

EXHIBIT "A"

2026-4534-ZC

PARCEL II

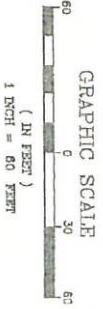
A certain piece or portion of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belong or in anywise appertaining, lying and being situated in Section 34, Township 8 South, range 13 East, Greensburg Land District, in the Parish of St. Tammany, State of Louisiana, more fully described as follows:

From the quarter section corner common to Section 27 and 34, Township 8 South, Range 13 East, run South 89 degrees 45 minutes West 1047.9 feet to a point on the west right-of-way line of Tranquility Road; thence, run South 01 degrees 47 minutes West along said right-of-way line 2034.4 feet to a point; thence, run South 89 degrees 48 minutes West 202.61 feet to an iron stake and the point of beginning.

From said point of beginning run South 01 degrees 57 minutes 30 seconds West 199.42 feet to an iron stake; thence, run North 83 degrees 12 minutes 58 seconds West 432.9 feet to an iron stake; thence run North 01 degrees 21 minutes 58 seconds West 432.9 feet to an iron stake; thence run North 01 degrees 21 minutes 37 seconds east 146.70 feet to an iron stake; thence run North 89 degrees 48 minutes 00 seconds East 433.20 feet to an iron stake at the point of beginning; all more particularly shown as a 1.716 acre parcel on plat of survey by Albert A. Lovell, La. Reg. Land Surveyor No. 4302, dated January 22, 1980, a copy of which is attached to Act recorded at Instrument No 434512.

Both Parcels being the property acquired by Vendor by Act dated January 28, 1980, and recorded in the official records of St. Tammany Parish at Instrument No. 434512, as corrected by Act of Correction dated March 4, 1992, and recorded in the official records of St. Tammany Parish at Instrument No. 810932.

Included in this transaction are any and all rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining in and to the property herein described.



SCALE: 1" = 60'

DATE: 9/19/14

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 20140648

SHEET 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encroachments shown herein are not necessarily exclusive. Encroachments of record as added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0395 D

DATE: 4/2/51

ZONE: C

S.F.E.: N/A

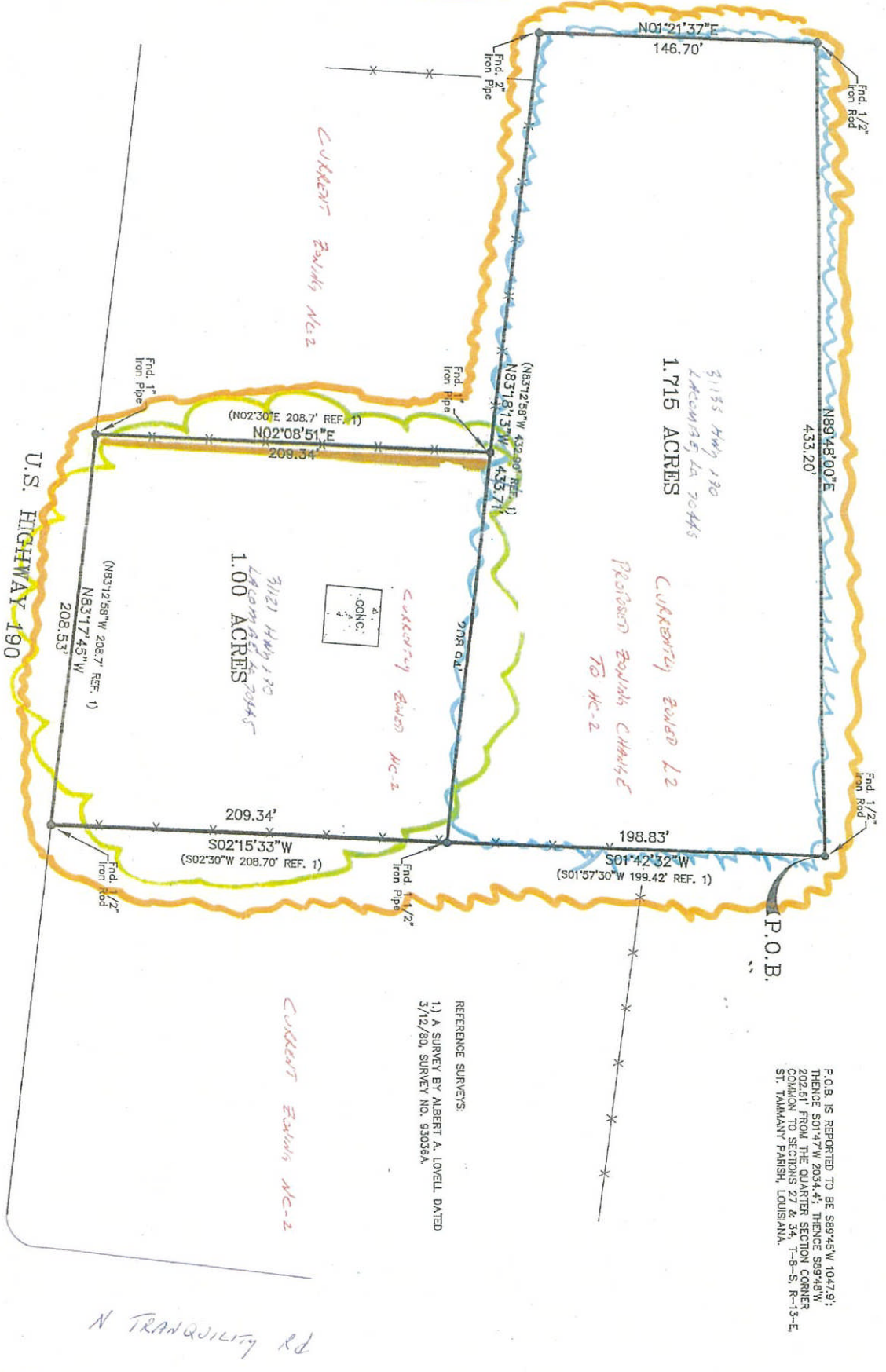
\* Verify prior to construction with local governing body.

I currently own two adjacent parcels:

- 3121 Hwy 190, Eased HC-2

- 3115 Hwy 190 Eased L2

I am requesting a boundary change on 3115 Hwy 190 from L2 to HC-2



**A SURVEY MAP OF A 1.00 AC. & A 1.715 AC. PARCEL OF LAND IN SECTION 34, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA**

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortt, Highway 70458 Slidell, Louisiana 70458 E-mail: jvburkes@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154 Mississippi Phone: 228-435-5800



REFERENCE SURVEYS:  
1.) A SURVEY BY ALBERT A. LOVELL DATED 3/12/80, SURVEY NO. 93035A.

P.O.B. IS REPORTED TO BE S89°45'W 1047.5'; HENCE S01°47'W 2034.4'; THENCE S89°48'W 202.61' FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 27 & 34, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA.

N TRANQUILITY RD

2026-4534-ZC

SPRUCE

MAY

L-2

LYDIA

HC-2

TRANQUILITY

190

NC-2

TRANQUILITY

R-2



# PUBLIC NOTICE

An application has been made to the  
Planning or Zoning Commission

## CASE NUMBER

**2026-4534-ZC**

will be heard at the St. Tammany  
Parish Council Chambers - 21490  
Koop Drive Mandeville, LA at 6:00 PM on

**03/09/2026**

for more information  
call: (985) 898-2529 or  
email: [planning@stpgov.org](mailto:planning@stpgov.org)  
[www.stpgov.org/development](http://www.stpgov.org/development)

Posted on 2-10-26 by JJ

**Administrative Comment**

May 7, 2026

**Department of Planning and Development**



**ZONING STAFF REPORT**  
2026-4534-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of US Highway 190, west of N. Tranquility Road; Lacombe; S34, T8S, R13E; Ward 9; District 7

**Reposted:** March 13, 2026

**Petitioner:** Thomas G. Trapp

**Prior Commission Hearing:** March 9, 2026 – Postponed

**Owner:** Thomas G. Trapp

**Prior Commission Hearing:** April 7, 2026

**Size:** 1.716 acres

**Determination:** Approved

**Current Zoning:**

L-2 (Large Lot Residential District)

**Requested Zoning:**

HC-2 (Highway Commercial District)

**Future Land Use:**

Residential Medium Intensity

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**Elevation Requirements:**

FFE is 12" above crown of street elevation



**FINDINGS**

- The applicant is requesting to rezone 1.1716 acres from L-2 (Large Lot Residential District) to HC-2 (Highway Commercial District). The subject property is located on the north side of US Highway 190, west of N. Tranquility Road, Lacombe.

*Zoning History*

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA
09-2020	SA	L-2 (Large Lot Residential District)

*Site and Structure Provisions*

- The site is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-2 (Large Lot Residential District)
South	Commercial	HC-2 (Highway Commercial District) & NC-2 (Neighborhood Commercial District)
East	Residential	L-2 (Large Lot Residential District)
West	Commercial	HC-2 (Highway Commercial District)

- As seen in Table 2, subject property abuts undeveloped residential parcels zoned L-2 (Large Lot Residential District) to the east, commercial parcels zoned HC-2 Highway Commercial District and

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NC-2 (Neighborhood Commercial District) to the south and west, and undeveloped residential parcels zoned L-2 (Large Lot Residential District) to the north.

6. The existing L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial use is prohibited in the L-2 District.
  - a. The minimum lot size required within the L-2 Large Lot Residential District is ½-acre or greater with a minimum parcel width of 100 feet.

7. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include:

Animal services, Art studio, Athletic field, Auto repair and service\*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental\*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave\*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.

8. If approved the applicant will be able to apply for a commercial building or site work permit to construct any of the above referenced uses.

#### *Consistency with New Directions 2040*

**Residential – Low Intensity:** Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

*Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.

**Administrative Comment**

**May 7, 2026**

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- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

