



Mayor
Ray Bourque
mayorbourque@broussardla.com
www.cityofbroussard.com

Council:
Angel Racca - District I
David M. Bonin - District II
Jesse Regan - District III
Michael Rabon - District IV
Kenny Higginbotham - District V
Ray Gary - District VI
Jeff Delahoussaye - At Large

Broussard Planning and Zoning Commission Meeting
416 East Main Street
Broussard LA 70518
Thursday, March 11, 2021
6:00 p.m.

Agenda

- 6:00 p.m. – 6:01 p.m. 1. Meeting called to order
- 6:02 p.m. – 6:05 p.m. 2. Pledge of Allegiance and Silent Prayer
- 6:05 p.m. – 6:10 p.m. 3. Adopt the minutes of the Thursday, February 11, 2021

Broussard Planning Commission

- 6:10 p.m.- 6:20 p.m. 1. Boundary Adjustment of Property owned by Maraist Investment Properties, LLC
Adjusting lot lines on Lot 1, Lot 2, and Lot 3 – Sections 27 & 34, T-10-S, R-5-E, St Nazaire Road.

Broussard Zoning Commission

- 6:20 p.m. – 6:30 p.m. 1. Introduce Zoning Map E-7 which includes property on a portion of South Bernard Road that has been recently annexed. Proposed to be Zoned as Light Industrial (LI)
- 6:30 p.m. – 6:40 p.m. 2. Introduce Zoning Map E-8 which includes property on a portion of W. Pinhook Road that has been recently annexed. Proposed to be zoned as Community Commercial
- 6:40 p.m. – 6:50 p.m. 3. Introduce Zoning Map F-14 which includes property on a portion of LA Hwy 92, which as been recently annexed. Proposed to be zoned as Community Commercial (CC)

Adjournment

- 6:50 p.m. 1. Adjourn Meeting



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Minutes of the Broussard Planning and Zoning Meeting
Held on Thursday, February 11, 2021

Members Present

Brad Hamman, Teddy Eastin, David Forbes, Craig Kimball

Others Present

Sarah Hebert, BPC Clerk,
Ray Bourque – Mayor
Gerald Delaunay, Attorney
Bryan Champagne, Fire Chief

Brad Hamman called the meeting to order, followed by the Pledge of Allegiance and a Silent Prayer. Teddy Eastin moved to approve the minutes of the meeting held on Thursday, January 14, 2021 as written.

Second by Craig Kimball

Discussion – none

Question – Teddy Eastin

Roll Call:

Brad Hamman, Yea - Teddy Eastin, Yea - David Forbes, Yea - Craig Kimball, Yea

Brad Hamman introduced David Forbes and welcomed him to the Broussard Planning/Zoning Commission.

There was no new business to discuss.

Adjourn

Craig Kimball moved to adjourn as there is no new business to discuss.

Second by Teddy Eastin

Discussion – none

Question – Teddy Eastin

Roll Call:

Brad Hamman, Yea - Teddy Eastin, Yea - David Forbes, Yea - Craig Kimball, Yea

CITY OF BROUSSARD
Check List – Review of Plat
PLAT SHOWING BOUNDARY LINE ADJUSTMENT OF PROPERTY OWNED BY
MARAIST INVESTMENT PROPERTIES, LLC. ELIMINATING LOT A, LOT B, &
PARCEL A CREATING LOT 1, LOT 2, & LOT 3 A COMMERCIAL DEVELOPMENT
By: COMEAUX ENGINEERING & CONSULTING
Date of Plat: June 8, 2020

Reviewed By: Shawn Macmenamin, P.L.S.
Duplantis Design Group, P.C.
1308 Camellia Blvd. Suite 200
Lafayette, LA 70508
smacmenamin@ddgpc.com
337-233-9914

MINIMAL GRAPHIC REQUIREMENTS
Based on REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE CITY
OF BROUSSARD, LA
Application for Plat Approval

GRAPHIC REQUIREMENTS:

Plat Name: YES
Address: (ALL ADDRESSES NOT SHOWN) Lot 2 Missing
Number of Lots/Units: YES
Proposed Use: YES
Existing Zoning: YES
Property Owners: YES
Plat Preparers: YES
Applicant: YES
Legal Description: YES
Total Acreage: YES
Minimum Lot Frontage: YES
Minimum Lot Size: YES
Vicinity Map with North Arrow oriented the same as the plat: YES
Names, address, and telephone numbers of the property owner(s): YES
Names, address, and telephone numbers of the developer(s): YES
Names, address, and telephone numbers of the surveyor: YES
Surveyors Stamp: YES
Names and address of adjacent property owners: YES
Scale of plat – written and graphic: YES
North Arrow: YES
Date of Preparation: YES
Existing and proposed street names: YES
Dimensions of all lots to the nearest foot: YES
Lots and blocks numbered consecutively: YES
Existing buildings, roads, easements, power lines, gas lines, and all features located in and abutting the plat: YES

All curve data: N/A
Bearings of all lot lines: YES
Distance from nearest intersection: YES

These are minimal requirements which must be provided for the acceptance of an application. By no means are these the only requirements for plat approval. This list is not a substitute for the Lafayette Parish United Development Code (UDC). In addition, the surveyor is required to adhere to the Regulations Governing the Subdivision of Land in the City of Broussard, Louisiana, and the current Louisiana Survey Standards of Practice.

REQUIREMENTS:

- 1) Show addresses for all tracts, missing on Lot 2.
- 2) Need to show monumentation on all set corners.
- 3) (#2) Label servitude of passage along West side so it can be mapped.
- 4) (#4) Label or detail conflicting monumentation.
- 5) (#3) Label bearing & distances along SLEMCO easements.
- 6) Fix scale on overhead electric in Legend.
- 7) Show adjacent property lines for reference.
- 8) (#8) Label easement.

SUGGESTION:

- Use hierarchy of calls.
- a. Natural monuments
 - b. Artificial Monuments
 - c. Calls
 - d. Bearings
 - e. Area



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Tuesday, February 9, 2021

TO: Various Property Owners Adjacent to Sections 27 & 34, T-10-S, R-5-E
Maraist Investment Properties, LLC.
Nearest intersecting street(s): St. Nazaire and Hwy 90
Re: Light Industrial Property

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Maraist Investment Properties LLC is adjusting Lot Lines on the above stated property. The Planning Commission will review the preliminary maps on Thursday, March 11, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

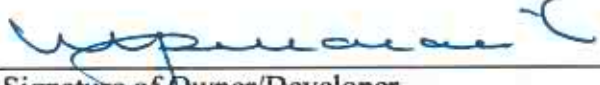
Sarah Hebert, Clerk
Broussard Planning Commission

Enclosure

**BROUSSARD PLANNING COMMISSION
APPLICATION FOR PLAT APPROVAL**

Deadline: February 9, 2021

Meeting: March 11, 2021

PLAT NAME	Plat Showing Boundary Line Adjustment of Property Owned by Maraist Investment Properties, LLC. Creating Lot 1, Lot 2, & Lot 3
LOCATION (SECTION, TOWNSHIP, RANGE)	Sections 27 & 34, T-10-S, R-5-E
NEAREST INTERSECTING STREET (& DISTANCE TO)	US Hwy 90 & St Nazaire Rd (+/- 775')
PROPOSED NUMBER OF LOTS	3
TOTAL ACREAGE (THREE DECIMAL PLACES)	16.763 Acres
PROPOSED USE	Commercial
OWNER/DEVELOPER	Maraist Investment Properties, LLC.
ADDRESS	P.O. Box 80673, Lafayette, La 70598
PHONE	337-962-5612
FAX	n/a
AUTHORIZED AGENT	Walter S. Comeaux, III, P. E., P. L. S.
ADDRESS	P. O. Box 452 Broussard, Louisiana 70518
PHONE	337-837-2210
FAX	337-837-2217
REGISTERED ENGINEER/ LAND SURVEYOR	Walter S. Comeaux, III, P. E., P. L. S.
ADDRESS	P. O. Box 452 Broussard, LA 70518
PHONE	337-837-2210
FAX	337-837-2217
I hereby certify that all information contained herein is true and correct to the best of my knowledge.	
I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.	
	2/8/21
Signature of Owner/Developer	Date



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RE: Zoning Map E-7

TO: The Property owners in portions of District I, Broussard LA

The Broussard Planning / Zoning Commission dictate that the property owners are notified when a property is being considered for zoning.

This map includes properties of South Bernard Road, which were recently annexed.

The areas to be zoned are the colored hatched mark areas representing the zoning code. The green hatched areas are proposed to be zoned Light Industrial. (LI) The solid colors represent previously zoned areas.

The Broussard Planning / Zoning Commission will review the introduction maps on **Thursday, March 11, 2021 in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518**, at 6:00 p.m.

If you should have any questions, please do not hesitate to contact me at, 337-837-6681 ext. 5.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk
Broussard Planning / Zoning Commission

Enclosure(s)



ZONING MAP OF THE
CITY OF BROUSSARD
MAP E-7
COMEAUS

SCALE 1"=400'
N

NEXT MAP F-7

NEXT MAP E-6

NEXT MAP E-8

NEXT MAP D-7



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RE: Zoning Map E-8

TO: The Property owners in portions of District 1, Broussard LA

The Broussard Planning / Zoning Commission dictate that the property owners are notified when a property is being considered for zoning.

This map includes properties of West Pinhook Road, which were recently annexed.

The areas to be zoned are the colored hatched mark areas representing the zoning code. The orange hatched areas are proposed to be zoned Community Commercial (CC) The solid colors represent previously zoned areas. The green hatched area is associate with Map E-7.

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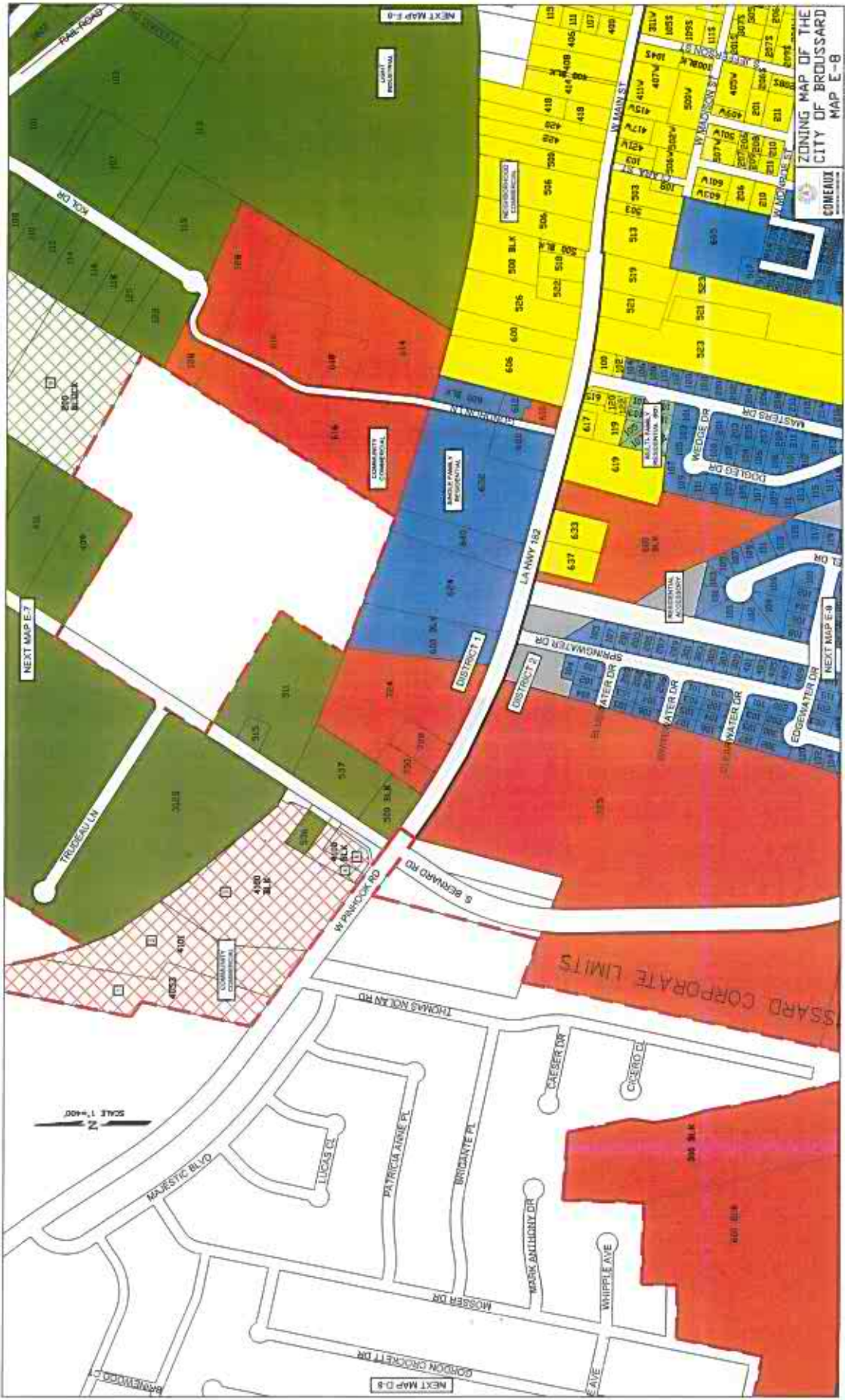
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RE: Zoning Map F-14

TO: The Property owners in portions of District 5, Broussard LA

The Broussard Planning / Zoning Commission dictate that the property owners are notified when a property is being considered for zoning.

This map includes properties on La Hwy 92, which were recently annexed.

The areas to be zoned are the colored hatched mark areas representing the zoning code. The red hatched areas are proposed to be zoned Community Commercial (CC). The solid colors represent previously zoned areas.

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