

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



**Broussard Planning and Zoning Commission Meeting**  
416 East Main Street  
Broussard LA 70518  
Thursday, July 8, 2021  
6:00 p.m.

**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

**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, June 10, 2021

**Broussard Planning Commission**

- 6:10 p.m. – 6:20 p.m. 1. Camelot Cove – A Mixed Use Development  
Ambassador Caffery Parkway – Developer- Stillwater Development, LLC  
Owner: Freddie Mouton III

**Adjourn**

- 6:20 p.m. 1. Adjournment



# COME AUX

## ENGINEERING & CONSULTING

P.O. Box 452  
601 East Second Street  
Broussard, Louisiana 70518

Phone: (337) 837-2210  
Fax: (337) 837-2217

Email: [walt@comeauxengineering.com](mailto:walt@comeauxengineering.com)

June 23, 2021

Ms. Sarah Hebert  
City of Broussard  
310 East Main Street  
Broussard, Louisiana 70518

Walter S. Comeaux, III, P.E., P.L.S.  
Mallory Comeaux Hutchinson, P.E.  
Daniel R. Hutchinson, P.E.  
Walter S. Comeaux, IV, P.E.  
Trevor Evans, L.S.I.

Re: Broussard Planning – July 2012 Hearing  
Camelot Cover  
Mixed Use Development  
2021002 009

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

### GENERAL COMMENTS (Not Subject to Waiver)

1. This proposed subdivision is to divide a 25.124 acre tract into 48 residential lots, 3 commercial lots and one multi-family lot.
2. Provide a legal description of the property being subdivided.
3. Portions of the property are located within Special Flood Hazard Area, Zone AE. Federal regulations require that all structures, enclosed on three or more sides must have a Finished Floor Elevation at or greater than the Base Flood Elevation. City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12" above the Base Flood Elevation.
4. Driveway permits will be required for the connections to Ambassador Caffery Parkway. This permit is issued through the LDOTD.
5. Please be advised that LDOTD may have drainage analysis requirements that differ from the City of Broussard.
6. A Louisiana Department of Health permit is required prior to commencement of construction.
7. The developer shall be required to submit street names for Streets A, B, C & D that are acceptable to the Lafayette Parish Communications District. Further, the developer shall assign municipal numbers, acceptable to the City of Broussard, for each lot.
8. The developer is solely responsible to provide water and sewer service to the point of service of each lot.

9. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
10. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
11. This development is subject to the current Stormwater Management ordinance.
12. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements
13. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
14. Sidewalks are required within residential subdivisions and may be constructed at the time that the residence is constructed. Certificates of Occupancy will not be issued until such time that the sidewalks are constructed.
15. Provide a 15' Sidewalk, Drainage & Utility Easement along Ambassador Caffery South.
16. There are numerous errors in the "Typical Finished Sections" shown on the plat please correct these.
17. Provide a 10' utility easement along the frontage of all public streets and along the frontage of all lots serviced by private access. Based on my review of the Requested Setbacks these easements will not impact the buildable envelope of the proposed lots.
18. No public utilities or drainage are to be placed within Rights-of-Passage.
19. Drainage within Rights-of-Passage shall be designed such that they convey de minimis runoff and will be considered to be private drains.
20. The Private Streets fronting Lots 37-44 and 45-48 shall have a minimum unobstructed width of 28'.

#### STREET AND ACCESS COMMENTS

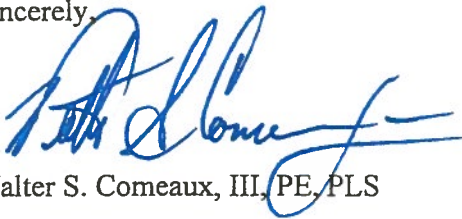
1. Of paramount importance when considering the geometric layout of the street system is emergency access primarily of Fire Trucks. The review of street geometry primarily focuses on this issue.
2. The city standard for residential streets is a 27' back of curb to back of curb asphalt (or concrete) street having 2-2' curbs and 23' of paved road surface within a 50' right-of-way. It is typical for the road right-of-way to have 10' utility easements on either side of the street. The Lafayette Parish Utility allocation plan is based on this cross-sectional geometry and has been found to provide adequate clearance from the various underground utilities such that maintenance and repair activities are unimpeded. City of Broussard Subdivision Regulations allow 40' width rights-of-way under certain conditions which can be evaluated during construction plan review.

3. The 23' paved road surface mentioned above has also, through long practice, been determined to be adequate for emergency access even in those cases where vehicles are parked along the street. Many of the lots proposed are rear loaded meaning they will have no front facing garage or driveway. This just about guarantees that street parking will be prevalent in this development. With this in mind we **do not** recommend any waivers that would result in pavement widths of less than 23' or lane widths of less than 11.5'.
4. As mentioned previously the Typical Finished Sections shown on the plat have numerous errors and are not clear with regard to the use within the section please correct and clarify.
5. The Typical Finished Sections indicate 1.5' wide curbs, standard curbs are 2' wide. Both myself and the Director of Public Works agree that the curbs, *within these proposed public streets*, should conform to the 2' standard. Narrower curb sections are more prone to cracking, settling and rolling which is an all-too-common occurrence with the typical larger cross-section.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Should you have any questions regarding this matter feel free to contact our office.

Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque  
Mel Bertrand City Manager/Director of Public Works  
Ben Theriot, Flood Plain Administrator



**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
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Monday, June 21, 2021

**TO:** Various Property Owners Adjacent to Section 36, Township 9S, Range 5E  
Nearest Intersecting Street and Distance To: Ambassador Caffery South & South Bernard  
Road (0.35 miles west)

**Re:** Mixed Use -46 Residential Lots, 1 Apartment Lot, 3 Commercial Lots.

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.

Louisiana Guest House, LLC, is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, July 8, 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 blue ink that reads "Sarah Hebert".

Sarah Hebert, Clerk  
Broussard Planning Commission

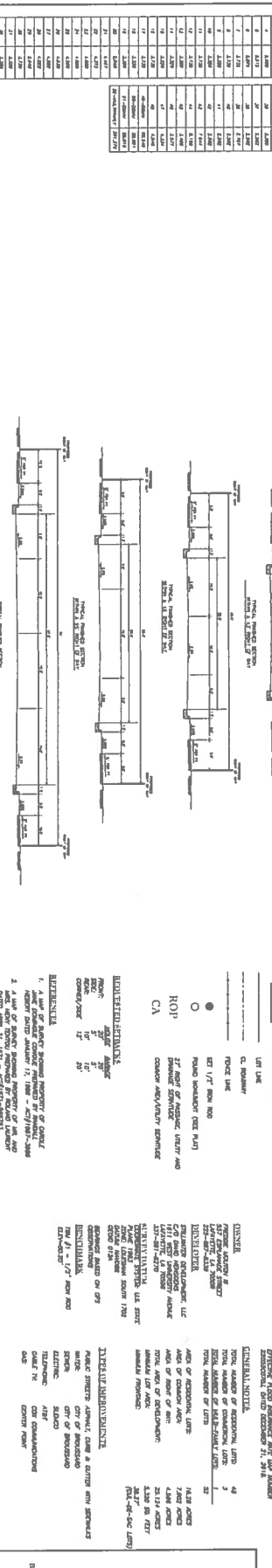
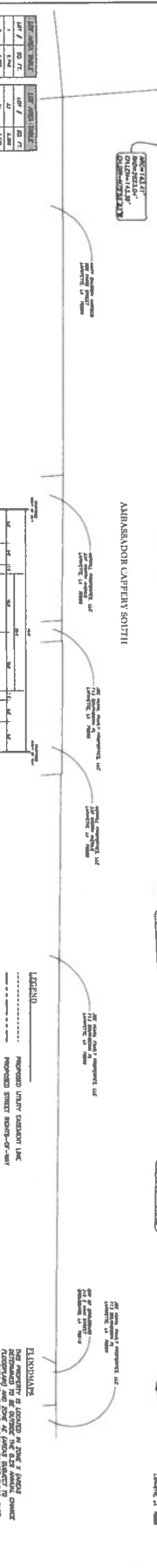
Enclosure

THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

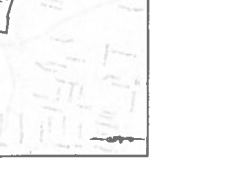
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Lot #	Area (sq ft)	Area (sq m)	Owner
1	12,000	1,100	AMMUNITION CANYON SOUTH
2	12,000	1,100	AMMUNITION CANYON SOUTH
3	12,000	1,100	AMMUNITION CANYON SOUTH
4	12,000	1,100	AMMUNITION CANYON SOUTH
5	12,000	1,100	AMMUNITION CANYON SOUTH
6	12,000	1,100	AMMUNITION CANYON SOUTH
7	12,000	1,100	AMMUNITION CANYON SOUTH
8	12,000	1,100	AMMUNITION CANYON SOUTH
9	12,000	1,100	AMMUNITION CANYON SOUTH
10	12,000	1,100	AMMUNITION CANYON SOUTH
11	12,000	1,100	AMMUNITION CANYON SOUTH
12	12,000	1,100	AMMUNITION CANYON SOUTH
13	12,000	1,100	AMMUNITION CANYON SOUTH
14	12,000	1,100	AMMUNITION CANYON SOUTH
15	12,000	1,100	AMMUNITION CANYON SOUTH
16	12,000	1,100	AMMUNITION CANYON SOUTH
17	12,000	1,100	AMMUNITION CANYON SOUTH
18	12,000	1,100	AMMUNITION CANYON SOUTH
19	12,000	1,100	AMMUNITION CANYON SOUTH
20	12,000	1,100	AMMUNITION CANYON SOUTH
21	12,000	1,100	AMMUNITION CANYON SOUTH
22	12,000	1,100	AMMUNITION CANYON SOUTH
23	12,000	1,100	AMMUNITION CANYON SOUTH
24	12,000	1,100	AMMUNITION CANYON SOUTH
25	12,000	1,100	AMMUNITION CANYON SOUTH
26	12,000	1,100	AMMUNITION CANYON SOUTH
27	12,000	1,100	AMMUNITION CANYON SOUTH
28	12,000	1,100	AMMUNITION CANYON SOUTH
29	12,000	1,100	AMMUNITION CANYON SOUTH
30	12,000	1,100	AMMUNITION CANYON SOUTH
31	12,000	1,100	AMMUNITION CANYON SOUTH
32	12,000	1,100	AMMUNITION CANYON SOUTH
33	12,000	1,100	AMMUNITION CANYON SOUTH
34	12,000	1,100	AMMUNITION CANYON SOUTH
35	12,000	1,100	AMMUNITION CANYON SOUTH
36	12,000	1,100	AMMUNITION CANYON SOUTH
37	12,000	1,100	AMMUNITION CANYON SOUTH
38	12,000	1,100	AMMUNITION CANYON SOUTH
39	12,000	1,100	AMMUNITION CANYON SOUTH
40	12,000	1,100	AMMUNITION CANYON SOUTH
41	12,000	1,100	AMMUNITION CANYON SOUTH
42	12,000	1,100	AMMUNITION CANYON SOUTH
43	12,000	1,100	AMMUNITION CANYON SOUTH
44	12,000	1,100	AMMUNITION CANYON SOUTH
45	12,000	1,100	AMMUNITION CANYON SOUTH
46	12,000	1,100	AMMUNITION CANYON SOUTH
47	12,000	1,100	AMMUNITION CANYON SOUTH
48	12,000	1,100	AMMUNITION CANYON SOUTH
49	12,000	1,100	AMMUNITION CANYON SOUTH
50	12,000	1,100	AMMUNITION CANYON SOUTH

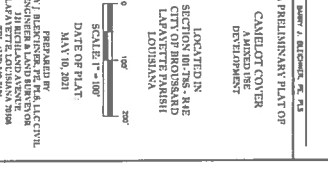
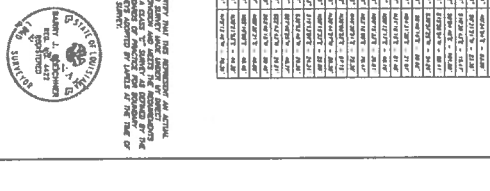


Lot #	Area (sq ft)	Area (sq m)	Owner
51	12,000	1,100	AMMUNITION CANYON SOUTH
52	12,000	1,100	AMMUNITION CANYON SOUTH
53	12,000	1,100	AMMUNITION CANYON SOUTH
54	12,000	1,100	AMMUNITION CANYON SOUTH
55	12,000	1,100	AMMUNITION CANYON SOUTH
56	12,000	1,100	AMMUNITION CANYON SOUTH
57	12,000	1,100	AMMUNITION CANYON SOUTH
58	12,000	1,100	AMMUNITION CANYON SOUTH
59	12,000	1,100	AMMUNITION CANYON SOUTH
60	12,000	1,100	AMMUNITION CANYON SOUTH
61	12,000	1,100	AMMUNITION CANYON SOUTH
62	12,000	1,100	AMMUNITION CANYON SOUTH
63	12,000	1,100	AMMUNITION CANYON SOUTH
64	12,000	1,100	AMMUNITION CANYON SOUTH
65	12,000	1,100	AMMUNITION CANYON SOUTH
66	12,000	1,100	AMMUNITION CANYON SOUTH
67	12,000	1,100	AMMUNITION CANYON SOUTH
68	12,000	1,100	AMMUNITION CANYON SOUTH
69	12,000	1,100	AMMUNITION CANYON SOUTH
70	12,000	1,100	AMMUNITION CANYON SOUTH
71	12,000	1,100	AMMUNITION CANYON SOUTH
72	12,000	1,100	AMMUNITION CANYON SOUTH
73	12,000	1,100	AMMUNITION CANYON SOUTH
74	12,000	1,100	AMMUNITION CANYON SOUTH
75	12,000	1,100	AMMUNITION CANYON SOUTH
76	12,000	1,100	AMMUNITION CANYON SOUTH
77	12,000	1,100	AMMUNITION CANYON SOUTH
78	12,000	1,100	AMMUNITION CANYON SOUTH
79	12,000	1,100	AMMUNITION CANYON SOUTH
80	12,000	1,100	AMMUNITION CANYON SOUTH
81	12,000	1,100	AMMUNITION CANYON SOUTH
82	12,000	1,100	AMMUNITION CANYON SOUTH
83	12,000	1,100	AMMUNITION CANYON SOUTH
84	12,000	1,100	AMMUNITION CANYON SOUTH
85	12,000	1,100	AMMUNITION CANYON SOUTH
86	12,000	1,100	AMMUNITION CANYON SOUTH
87	12,000	1,100	AMMUNITION CANYON SOUTH
88	12,000	1,100	AMMUNITION CANYON SOUTH
89	12,000	1,100	AMMUNITION CANYON SOUTH
90	12,000	1,100	AMMUNITION CANYON SOUTH




1. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

SECTION 01050 - ROADS AND RELATED WORK  
 PART 1 - GENERAL  
 A. SUMMARY  
 1. Section Includes  
 a. Paved Streets  
 b. Storm Sewers  
 c. Sanitary Sewers  
 d. Water Mains  
 e. Gas Mains  
 f. Fire Mains  
 g. Electric Mains  
 h. Telecommunications  
 i. Other Utilities  
 2. Related Sections  
 a. Earth Retention  
 b. Foundations  
 c. Structures  
 d. Site Preparation  
 e. Earthwork  
 f. Landscaping  
 g. Paving  
 h. Traffic Signs and Signals  
 i. Safety Barriers  
 j. Street Furniture  
 k. Lighting  
 l. Traffic Control  
 m. Other Utilities  
 3. Related Sections  
 a. Earth Retention  
 b. Foundations  
 c. Structures  
 d. Site Preparation  
 e. Earthwork  
 f. Landscaping  
 g. Paving  
 h. Traffic Signs and Signals  
 i. Safety Barriers  
 j. Street Furniture  
 k. Lighting  
 l. Traffic Control  
 m. Other Utilities



Lot #	Area (sq ft)	Area (sq m)	Owner
91	12,000	1,100	AMMUNITION CANYON SOUTH
92	12,000	1,100	AMMUNITION CANYON SOUTH
93	12,000	1,100	AMMUNITION CANYON SOUTH
94	12,000	1,100	AMMUNITION CANYON SOUTH
95	12,000	1,100	AMMUNITION CANYON SOUTH
96	12,000	1,100	AMMUNITION CANYON SOUTH
97	12,000	1,100	AMMUNITION CANYON SOUTH
98	12,000	1,100	AMMUNITION CANYON SOUTH
99	12,000	1,100	AMMUNITION CANYON SOUTH
100	12,000	1,100	AMMUNITION CANYON SOUTH

**Broussard Planning Commission  
Application For Plat Approval**

Plat Name	Camelot Cove, A Mixed Use Development
Location (Sec, Township, Range)	Section 36, Township 9 S, Range 5 E
Nearest Intersecting Street (& Distance To)	Ambassador Caffery South & S. Bernard Road(0.35 mi. West)
Proposed Number of Lots	46 Residential Lots, 1 Apartment Lot, 3 Commercial Lots
Total Acreage (Three Decimal Places)	22.763 Acres
Proposed Use	Residential, Commercial, Multi-Family
Owner/Developer	Louisiana Guest House, LLC c/o Lannie Richardson
Address	1115 Dulles Drive, Lafayette, LA 70506
Phone	337-216-0950
Fax	N/A
Authorized Agent	Steven Oubre - <i>Steven.oubre@gmail.com</i>
Address	102 Bradbury Crossing, Lafayette, LA 70508
Phone	337-278-9708
Fax	N/A
Registered Engineer /Land Surveyor	Barry Bleichner
Address	321 Richland Ave, Lafayette, LA 70508
Phone	337-849-7696
Fax	N/A
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.  *****  *****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.  *****  *****</p> <p>Furthermore, by signing this I acknowledge that NO type of Construction, Dirt Work, ETC may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning as been granted</p>	
Signature of Owner/Developer	Date
	<i>6/17/21</i>

*Steven*

**Mayor**  
Ray Bourque  
mayorbourque@broussardla.com  
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Jeff Delahoussaye - At Large

**MINUTES OF THE BROUSSARD PLANNING AND ZONING COMMISSION MEETING  
HELD ON THURSDAY, JUNE 10, 2021**

**MEMBERS PRESENT**

Teddy Eastin, Russell Trahan, Brad Hamman, David Forbes

**Members Absent**

Craig Kimball

**OTHERS PRESENT**

Mayor Ray Bourque

Mallory Hutchinson, Comeaux Engineering

Gerald DeLauney, Attorney

Callie Laviolette,

Ben Theriot, Flood Plain Administrator

Cliff Guidry, Developer

Will Potier, Surveyor-

Brian Champagne, Fire Chief

Heather Klingman, DDG

Stephen Hebert, Billeaud Properties

Ray Gary, City Councilman- District V

Trevor Evans – Comeaux Engineering

Andrea Fontenot

Daniel Hutchinson, Comeaux Engineering

Shawn Macmenamin- DDG

Bryan Mclain – Property Owner/developer

Brad Hamman opened the meeting with the Pledge of Allegiance followed by a short prayer.

Russell Trahan moved to adopt the minutes of the May 13, 2021 meeting.

Second by Teddy Easting

Discussion

Question – David Forbes

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

**Broussard planning commission**

**Marteau Estates was removed from the agenda prior to the meeting, by the developer.**



**Whispering Meadows Phase III – Single Family Residential Subdivision-  
Recommendations per review by Comeaux Engineering and Consulting**

Mallory Hutchinson with Comeaux Engineering read for the record.

1. The property under consideration at this time is not located within the corporate limits of the City of Broussard. The Engineer of Record for the developer has indicated that the developer intends to annex the property into the city. Preliminary Plat approval is contingent on and effective upon annexation of the property.
2. This proposed subdivision is to divide a 33.56-acre tract into 104 single family residential lots.
3. Portions of the property are located within Zone AE and within a regulatory Floodway. Fill placement or construction which would impede the floodway is prohibited. Please identify the limits of the Regulatory Floodway.
4. Sidewalks are required within residential subdivisions within the City of Broussard.
5. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer shall be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
6. The developer shall be required to provide water mains and hydrants to ensure that coverage for fire protection is adequate to the satisfaction of the City Engineer and Broussard Fire Department.
7. It is the sole responsibility of the developer to provide water and sewer to the point of service of each lot.
8. The developer shall provide street names acceptable to the Lafayette Parish Communications District.
9. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
10. This development is subject to the current Stormwater Management ordinance.
11. Construction plans, specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard requirement.
12. A Louisiana Department Health permit is required prior to commencement of construction.
13. Place a note on the plat stating that City Ordinances do not permit fences to be placed with City servitudes.
14. Please identify the use of the "15' utility easement to be dedicated to the City of Broussard."
15. Please identify the lines shown along the western border of the subdivision.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

**Discussion**

Cliff Guidry, Developer –I would be happy to answer any questions you may have. Stated he is good with all comments.

Mr. Eric Francis a concerned citizen of Whispering Meadows, has concerns about the about of traffic this will bring, as there is only one way in and one way out.

Mr. Guidry stated that there is no secondary access available.

Mallory Hutchinson stated that there is a stub street on the West property line. If that property is ever developed, there will be a tie in point for exit there. But, like Mr. Guidry said to the south and east there is nothing there.

Russell Trahan stated that we have currently it is not within the city we really have no jurisdiction over this right now. But the fact that is adjacent to the city and plans on annexing into the city, so basically, we are weighing in, with the understanding that it is completed they will come back to the administration.

Teddy Eastin motioned to approve upon all above conditions and annexation being met.

Second by Russell Trahan.

Question David Forbes

Roll call: Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

**Sabal Point – Residential Commercial Development**  
**Recommendations per review by Comeaux Engineering and Consulting**  
**Mallory Hutchinson – Read for the record**

1. This property is to divide a 4.274 - acre tract into one commercial lot and 19 zero lot line residential lots.
2. The developer has requested that the front setback be reduced to 15'. This would place the residential foundation as the edge of the utility easement. We recommend approval of this request only if the following conditions are met.
  - a. City water mains shall maintain a minimum 6' clearance from home foundations.
  - b. City sewer mains and manholes shall maintain a minimum clearance of 10' from home foundations (this requirement may increase dependent on the depth of the sewer mains.
  - c. The developer shall install all water meters.
  - d. The developer shall sign an agreement, acceptable to the City Attorney, stating that the City will not be responsible for foundation failures to the homes caused by utility trench failures or leaking water/sewer lines.
  - e. The developer shall also sign an agreement, acceptable to the City Attorney, stating that the City will not be responsible for damages to homes, streets or other subdivision features caused by repair work to utilities.
3. The developer has also requested a waiver of the street width from 28' to 25'. Broussard Subdivision regulations require a minimum 28' width for private streets. We do not recommend that the Commission grant this waiver due to emergency access concerns.
4. Preliminary layouts of this development were shared with City staff during a preapplication meeting. The Layout indicated two driveways to the commercial lot and an additional driveway to the residential lots. Please be informed that all of these proposed driveways are in exceedingly proximity to the roundabout. During this meeting City Staff recommended eliminating the southernmost commercial drive and utilizing residential drive as a common access; the developer has chosen not to do this. Due to the proximity of the roundabout, this will require additional analysis by a Traffic Engineer and may trigger requirements in addition to the requirements herein. This analysis may be performed during the plan review process.
5. The access point for the residential area shall be right turn in and right turn out only and shall be channelized. The developer shall be required to install some type of median barricade, acceptable to the City, to prohibit median crossover access to or from the subdivision entrance.
6. The developer shall be required to provide an end treatment, acceptable to the City, at the termination of Street B to prohibit access to West Fairfield.

7. The current configuration of the streets would require Fire Trucks or other large vehicles to back out onto West Fairfield. This is unacceptable. The developer shall be required extend Street A to the western border of the residential area to facilitate a Fire Truck or other large vehicle turn around. Due to Planning Commission plat review time constraints, Fire Department access will be required to be thoroughly evaluated during the plan review process. Access to this development shall be acceptable to the Broussard Fire Department.
8. Driveways for the commercial lot will be further evaluated during site plan review of the commercial lot, however, as a general rule the two driveways shall be situated as far to the north and east of the roundabout as possible. This comment shall not be construed to approve two access points for the commercial lot, that issued shall be evaluated during the review for the commercial lot. Further, any driveway access shall require median treatment as described in item 5.
9. Please revise the utility easement along South Bernard and West Fairfield as a 15' Sidewalk, Drainage and Utility Easement.
10. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
11. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
12. The developer shall be required to submit acceptable street names for Street B & C
13. The developer shall be required to place municipal addresses on each lot assigned by the City of Broussard.
14. This development is subject to the current Stormwater Management ordinance.
15. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The Proposed development shall be required to be constructed to City of Broussard Requirements.
16. A Louisiana Department of Health permit is required prior to commencement of construction.
17. Place a note on the plat that the City Ordinances do not permit fences to be placed within or across City servitudes.
18. Please correct the note indicating the number of lots.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of record/Engineer of Record from his professional responsibilities.

Stephen Hebert - This is a joint venture with Bryan McLain. Bryan McLain, in reference to all of the objections or comments on the reduced setback – this is a reduced setback we have obtained twice in the City of Broussard and multiple times in other cities, and we have been able to work it out and we will adhere to all of the request. Install our own water meters. It is tight quarters, but these smaller lots are desirable, these pocket neighborhoods work. The location, we know is near the round-a-bout. We will make sure we comply with the right turn in/out, the barricades. The fire truck comment we will get with the fire department. Anything on here where they will not have to back out. We will work this out with Administration to move forward.

Russell Trahan – one of the comments that we had questions on is that the turnaround of fire trucks. I will have to remove that Item if you have started to work on this with the fire department. And you can work this out with the administration. My only concern with this development is the reduction of the setback. With the foundation so close to utilities. How far will the city have to dig to repair water/sewer? What will be the depth of the electric lines?

Bryan McLain- We will be building from the ground up – we will have control of this. No other builders will build in here.

Teddy Eastin- I make a motion that we move forward with this. As long as everything is negotiated with the Administration and The Engineer and Fire Department

Second by David Forbes

Discussion

Question Russell Trahan

Roll call Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

**Billeaud Farm, LLC – Residential/Community Commercial**  
**Recommendations per review by Duplantis Design Group**

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

1. Add address for Tract 2
2. Add Utility Servitude for Tract 2.

Shawn Macmenamin with DDG stated that he reviewed this plat and all conditions have been met.  
Moved by Teddy Eastin to approve.

Second by Brad Hamman

Question Teddy Eastin

Teddy Eastin, Yea- Russell Trahan, Abstain, Brad Hamman, Yea - David Forbes, Yea

**Listi Cove – Commercial Use Subdivision**

Recommendations per review by Comeaux Engineering and Consulting

1. This proposed subdivision is to divide a 5.897-acre tract into 14 commercial lots.
2. Please add the name and phone number of the applicant.
3. Note that the strip of property south of the ditch on Lots 1-12 is part of the drainage easement.
4. Provide a drainage easement between Lots 3 & 4, 20'(20 feet) from bank of ditch on either side and inclusive of channel.
5. If Carlo Listi Drive drainage system drains adjoining properties change the note from Private Access & Utility Easement to Private Access, Utility & Drainage Easement.
6. The Servitude providing access to Lot 14 must be 28' wide.
7. Additional utility servitudes may be required along Carlo Listi Drive, to be determined during plan review.
8. Carlo Listi Drive is currently in extremely poor condition; the private drive must be improved in accordance with subdivision regulations.
9. Portions of the property are located within Special Flood Hazard Area Zone A. City Ordinances require structures within SFHA's to be constructed with finished floor elevations 1' minimum above Base Flood Elevation.
10. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.

11. The developer shall be required to provide water mains and hydrants to ensure that coverage for fire protection is adequate to the satisfaction of the City Engineer and Broussard Fire Department.
12. It is the sole responsibility of the developer to provide water and sewer to the point of service of each lot.
13. The developer shall be required to place municipal addresses on each lot as assigned by the City of Broussard.
14. This development is subject to the current Stormwater Management Ordinance. An analysis and evaluation of the existing drainage must be included as part of the design submission.
15. Construction plans, Specifications and Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements
16. A Louisiana Department of Health permit is required prior to commencement of construction.
17. Place a note on the plat stating that City Ordinances do not permit fences to be placed within city servitudes.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Mike Mullins – when it comes to the road concerns, this road has been fenced off – he does plan to repave the portion he owns.

Russell Trahan- All of the other property owners still have access to their property.

Mike Mullins – Yes, they do.

Teddy Eastin moved contingent open above conditions being met and as negotiated and engineering approval.

Second by Russell Trahan.

Discussion

Question David Forbes.

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

**Ambassador Common – A single family residential subdivision**  
**Recommendations per review by Comeaux Engineering and Consulting**

1. This proposed subdivision is to divide a 27.903-acre tract into 168 residential lots.
2. Please resubmit this plat on one sheet, a 1"=100' oversize drawing is acceptable.
3. Provide the name, address and phone number of the owner and developer on the plat.
4. Indicate the plat type (single family residential).
5. Provide a legal description of the property being subdivided.
6. The notes show the total area of lots, show the total acreage.
7. Show the distance to the nearest intersecting street.
8. Show the dated of preparation of the Preliminary Plat.
9. Show edge of asphalt on Marteau and East Fairfield.
10. Provide additional R/W along Marteau measuring 30' from centerline of existing road.
11. Provide a 15' sidewalk, drainage and utility easement along Marteau and East Fairfield.
12. Sidewalks are required on all interior subdivision streets. Sidewalks may be constructed at the time of residential construction; certificates of occupancy will not be issued until such time that required sidewalks are constructed and accepted by Broussard.
13. Provide 25' fillets at all intersections including Marteau and East Fairfield.

14. Place a note on the plat that no fences are permitted within or across city servitudes.
15. Provide street names on all proposed streets acceptable the Lafayette Parish Communication District.
16. Indicate municipal numbers on each lot as assigned by the city. Municipal point of service addresses is required on all common areas requiring utility services.
17. Contact the Broussard Post Office to determine the need for a mail kiosk.
18. Provide a stub street to the south.
19. An auto-turn analysis of the "T" turnarounds shall be performed and shall be acceptable to the Broussard Fire Department.
20. No determinations have been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regards to the city's ability to accept sewer flows from the proposed development.
21. Hydrant placement within the development shall be acceptable to the Broussard Fire Dept.
22. This development is subject to the current Stormwater Management ordinance.
23. Construction plans, Specifications and Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
24. Drainage of this subdivision is facilitated through three sub laterals of Cypress Bayou each of which is located in Special Flood Zone A. Step backwater analysis of each lateral shall be conducted to determine the Base Flood Elevations of each area.
25. Stormwater impacts to each sub lateral shall be mitigated in accordance with City ordinances. Please note that a residence located to the south of this development along St Etienne Road has experienced flooding in the past.
26. All residences constructed within Zone A areas must have a finished floor elevations 1' minimum above the Base Flood Elevation.
27. Based on examination of the plat it appears that in-line stormwater management is proposed for this development. The city stormwater ordinance requires that a step backwater and pond storage analysis be performed to ensure that the peak rate of flow is reduced and to determine that the water surface elevation is not increased during the design storm event.
28. Provide a 1' reservice strip on all lots adjoining existing public roads.
29. A Louisiana Department of Health permit is required prior to commencement of construction.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Stephen Hebert- Billeaud Companies – This is owned by St Etienne Development LLC.

Heather Klingman – We want to make note of Item 20. There is a lift station on this property. This was coordinated with the city of the time.

#11. The Request for the additional 15' along Fairfield and Marteau, we are dedicating the additional along Marteau. On Fairfield, if we have to dedicate another 5' it will cut into the lot depth. We really done want to do that.

And # 18, Provide a stub street to the South. That is something that we would like to ask not to. We do not want a stub street.

Stephen Hebert- I guess what we are asking that you waive is item #11 and # 18.

The sub street and the additional 5' along Fairfield.

Mallory Hutchinson – I can speak on this a little bit. Fairfield and Marteau are 2 different streets at the end of the day. Part of why we request that 15' is an open ditch, it will allow the city to put the sidewalk there without have to close the ditch in, to put a sidewalk. Sidewalks on this street are efficient to the

city because there is a school there. That is why we have the comment there. Because there is a school and it is open-ditch on Fairfield. In the future without that additional 5' when the City is wanting to add the sidewalk, the cost to add the sidewalk would do up quite a bit, the ditch would have to be piped in first.

Stephen Hebert, we spoke to the Mayor and Walter at a predevelopment meeting. We do want the area walkable. We do plan on developing mixed use in the future.

Daniel Hutchinson, explained the drainage and the ditches being cleaned in the area.

Stephen Hebert, this is a critical issue to us, but, instead of waiving Item 11, give us a chance to negotiate this and have it worked out with the Administration.

Russell Trahan to reject for the 5' additional easement and the waiver for the South stub street.

Teddy Eastin, I would like to bring up a substitute motion to Mr. Trahan's motion, leave everything as is and continue to work with the administration on all issues. Is that acceptable? That's my motion.

Second by David Forbes

Question – Russell Trahan

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

Russell Trahan moved to Adjourn the Planning Commission Meeting.

Second by Teddy Eastin

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

### **Broussard Zoning Commission**

Teddy Eastin moved to open the Zoning portion of the meeting.

Second by Russell Trahan.

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

Map H-7 and Map H-8

Portions of Bayou Tortue Road – Introduced to be zoned as Community Commercial.

Russell Trahan moved to accept this as Community Commercial and present to the City Council to be zoned as Community Commercial.

Second by Teddy Eastin

Question – David Forbes

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea

### **Adjourn**

Russell moved to adjourn this meeting.

Second by Teddy Eastin

Teddy Eastin, Yea- Russell Trahan, Yea- Brad Hamman, Yea - David Forbes, Yea