



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, November 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, October 14, 2021

Broussard Planning Commission

- 6:10 p.m. – 6:20 p.m. 1. Kolston Carter Town Homes – Heart D Farm at N. Larriviere Road

Broussard Zoning Commission

No new business

Adjourn

- 6:20 p.m. 1. Adjournment

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Minutes of the Broussard Planning Commission and the Broussard Zoning Commission Meeting
Held on Thursday, October 14, 2021

Members Present

Brad Hamman, Russell Trahan, Craig Kimball
David Forbes

Member Absent

Teddy Eastin

Others Present

Sarah Hebert, BPC-BZC Clerk
Jared Arthur – Paul Miers Engineering
Jason Morsi – Property Owner
Ben Theriot – Flood Plain Administrator

Brad Hamman called the meeting to order.

Brad Hamman opened the meeting with the Pledge of Allegiance, followed by a moment of Silent Prayer.

Russell Trahan moved to adopt the minutes of the Thursday, September 9, 2021.

Second by David Forbes

Discussion - none

Question- Craig Kimball

Roll Call: Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Jason Moresi

Per review by Walter Comeaux, III of Comeaux Engineering and Consulting.

General Comments (not subject to waiver)

1. The Subject property is located partially within the City Limits of Broussard and partially within Un-incorporated Lafayette Parish. A line delineating the corporate limits of Broussard should be shown on plat.
2. The subject property under consideration is within the City of Broussard
3. This proposed subdivision is to divide 0.461-acre residential lot from a 11.214-acre tract.
4. Portions of the property are located within Special Flood Hazard Areas and within Regulatory Floodways these areas should be delineated on the plat.
5. The developer is solely responsible to provide water and sewer service to the point of service of the lot.
6. This development is not subject to the current Stormwater Management Ordinance.

7. Place a note on the plat that City Ordinance do not permit fences to be placed within or across 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 relieved the Surveyor of Record/Engineer of Record from his professional responsibilities.

Moved by Craig Kimball to approve contingent the above review comments are met.

Second by Russell Trahan

Discussion

Question Craig Kimball

Roll Call: Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

RIVERWALK SUBDIVISION PHASE 1

Per review by Walter Comeaux, III of Comeaux Engineering and Consulting.

General Comments (not subject to waiver)

1. The subject property is located in St Martin Parish and is currently not within the corporate limits of the City. As of the date of this review, the property owner has not petitioned the city for annexation. Any action by the Commission is therefore provisional, based on the property becoming incorporated into the City.
2. This proposed subdivision is located within a larger tract of approximately 326 acres, a plat showing the entirety of the larger tract must be provided.
3. This proposed subdivision is to divide an 89.35 tract (of the 326-acre tract) into 209 residential lots and 1 commercial lot.
4. Portions of the property are located within Special Flood Hazard Area, Zone A. 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 or a minimum of 12" above the road fronting the residence.
5. A step-backwater analysis will be required to determine the BFE for the development.
6. A Louisiana Department of Health permit is required prior to the commencement of construction.
7. The developer shall be required to submit street names for Streets A, B, C & D that are acceptable to the St. Martin 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 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 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 the constructed to City of Broussard Requirements.
13. Place a note on the plat that City Ordinances no 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. Provided a 15' Sidewalk, Drainage and Utility Easement Along Hwy 182.
16. Provide a plat with a common scale.

17. Mid-block utility crossings may not be installed under the retention pond, a land bridge will be required in those instances. Further utility easements in these cases will have to be installed in an unobstructed easement, wide enough to accommodate city equipment (refer to comment 13).

STREET AND ACCESS COMMENTS

1. Street A is currently configured to have a cul-de-sac at its termination. The maximum length of a cul-de-sac street is 800' this street is approximately 2400'.
2. Street D & E have a block length of 1995' subdivision regulations permit a 1500' block length.
3. The length of Street A, D and E are conducive to speeding, the developer has agreed to provided traffic calming measures acceptable to the city.

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.

Russell moved to Eliminate #1 comment on review as this is being taken care of. Add Street A to # 2. The street lengths will need to pass Per City Traffic Engineer and will need a waiver.

Moved by Craig Kimball to approve pending all the above conditions are met and the changes to plat stated by Russell Trahan once the annexation is complete.

Second: Russell Trahan

Discussion

Question: David Forbes

Roll Call: Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Adjourn The Planning Commission meeting.

Moved by Russell Trahan to Adjourn the Planning Commission Portion of the Meeting

Second by David Forbes

Discussion

Question Craig Kimball

Roll Call: Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Zoning Commission Meeting

Moved by Craig Kimball to open the Zoning Commission Meeting.

Second by Russell Trahan

Discussion

Question David Forbes

Roll Call Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Map F8 – 4350 Hwy 90, 1 Lot to be zoned single family residential

Moved by Craig Kimball to introduce this map to the City Council that this lot be zoned as Single Family Residential

Second by David Forbes

Discussion

Question Brad Hamman

Roll Call Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Map F-12 400 Block of E Fairfield to be zoned as Community Commercial

Moved by Russell Trahan to introduce this map to the City Council to be zoned as Single Family Residential per phone call by the property owner to Sarah.

Second by David Forbes

Discussion

Question Craig Kimball

Roll Call Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

Adjournment

Moved by Craig Kimball to adjourn this meeting

Second by David Forbes

Discussion

Question Russell Trahan

Roll Call Brad Hamman, Yea – Russell Trahan, Yea – Craig Kimball, Yea – David Forbes, Yea

310 E. Main Street • Broussard, Louisiana 70518

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(337) 837-6681 • Fax (337) 837-8121

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Tuesday, October 12, 2021

TO: Various Property Owners Adjacent to Section 32- Township 10 South- Range 5 East
Nearest intersecting street(s): Heart D Farm Road and N. Larriviere Road

Re: Town Homes

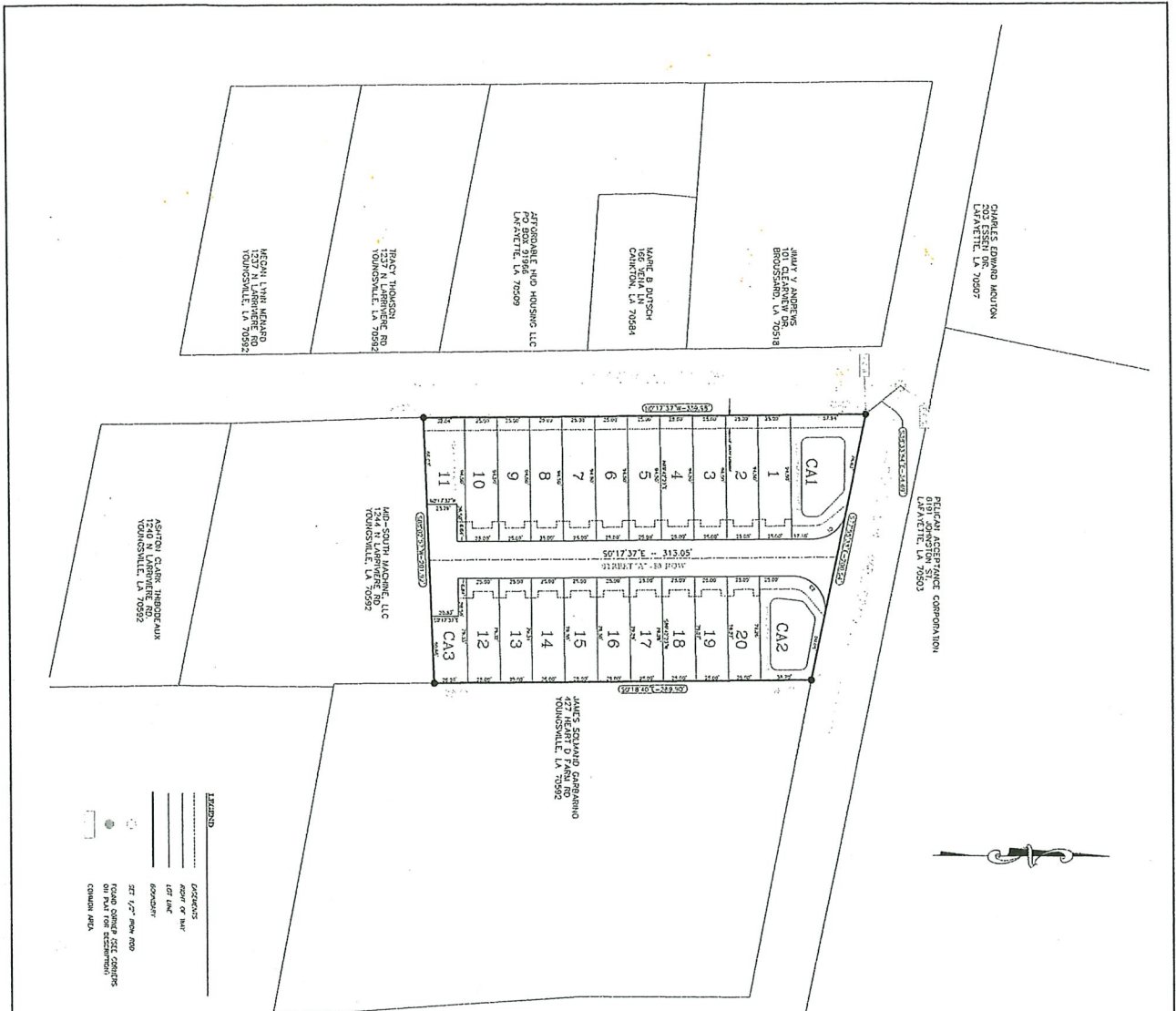
The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made. Kolston Carter Homes LLC/developer is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, November 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



GENERAL NOTES:
 1. THIS PROPERTY IS LOCATED IN ZONE Y, LANDS CONTAINING RESIDENTIAL USES. THE PROPERTY IS SUBJECT TO THE CITY OF HOUSTON'S SUBDIVISION MAP ACT AND THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS. THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS ARE AVAILABLE AT THE CITY OF HOUSTON'S OFFICE OF DEVELOPMENT, 1100 WEST 34TH STREET, HOUSTON, TEXAS 77019.
 2. THE PROPERTY IS LOCATED IN THE CITY OF HOUSTON, TEXAS. THE PROPERTY IS SUBJECT TO THE CITY OF HOUSTON'S SUBDIVISION MAP ACT AND THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS. THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS ARE AVAILABLE AT THE CITY OF HOUSTON'S OFFICE OF DEVELOPMENT, 1100 WEST 34TH STREET, HOUSTON, TEXAS 77019.
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LEGAL DESCRIPTION: SECTION 10, TOWNSHIP 35N, RANGE 12E, COUNTY OF HOUSTON, TEXAS. THE PROPERTY IS LOCATED IN THE CITY OF HOUSTON, TEXAS. THE PROPERTY IS SUBJECT TO THE CITY OF HOUSTON'S SUBDIVISION MAP ACT AND THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS. THE CITY OF HOUSTON'S SUBDIVISION MAP ACT REGULATIONS ARE AVAILABLE AT THE CITY OF HOUSTON'S OFFICE OF DEVELOPMENT, 1100 WEST 34TH STREET, HOUSTON, TEXAS 77019.

NEIGHBORHOOD: A RESIDENTIAL NEIGHBORHOOD IN THE CITY OF HOUSTON, TEXAS.

DATE OF PLAT: OCTOBER 12, 2011

SCALE: 1" = 40'

DESIGNED BY: K. COLSTON CARTER

PREPARED BY: K. COLSTON CARTER

APPROVED BY: K. COLSTON CARTER

DATE OF PLAT: OCTOBER 12, 2011

SCALE: 1" = 40'

DESIGNED BY: K. COLSTON CARTER

PREPARED BY: K. COLSTON CARTER

APPROVED BY: K. COLSTON CARTER