

**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, December 9, 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, November 11, 2021

**Broussard Planning Commission**

- 6:10 p.m. – 6:20 p.m. 1. Ricky Patel –Albertson Parkway – A Portion of Parcel F (2.975 acres)  
Residential Use  
6:20 p.m. – 6:30 p.m. 2. Adam J Mouton – South Bernard Road- A portion of Tracts D-23, D-26 &  
D-29, Creating Lots 1 &2- Commercial Use

**Broussard Zoning Commission**

No new business

**Adjourn**

- 6:30 p.m. 1. Adjournment

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Minutes of the Broussard Planning Commission Meeting Held on  
Thursday, November 11, 2021

**Members Present**

David Forbes, Russell Trahan, Teddy Eastin, Brad Hamman, Adam Mouton

**Members Absent**

Craig Kimball

**Other Present**

Sarah Hebert, BPC Clerk  
Walter Comeaux III, Comeaux Engineering  
Ben Theriot, Flood Plain Administrator,  
Mayor Ray Bourque  
Justin Denais, Deputy Chief, Broussard Fire Department  
Jesse Regan  
Callie Laviolette

Brad Hamman called the meeting to order.

Brad Hamman opened the Meeting with the Pledge of Allegiance followed by a Silent Prayer.

David Forbes moved to adopt the minutes of the Thursday, October 14, 2021, meeting.

Second by Russell Trahan

Discussion

Question Teddy Eastin

Roll Call:

David Forbes, Yea – Russell Trahan, Yea- Brad Hamman, Yea, - Teddy Eastin, Yea – Adam Mouton, Yea

**Kolston Carter Town Homes- Heart D Farm Road at N Larriviere Road.**

Recommendations as per Review by Walter Comeaux, III – Comeaux Engineering & Consulting.

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide a 1.469- acre tract into 20 residential (townhome) lots.
2. This property is located, in FEMA Zone X (outside of the 100-year floodplain).
3. City Ordinances require finished floor elevation of the structures be a minimum of 12" above the centerline of the road fronting the structure.

4. A Louisiana Department of Health permit is required prior to commencement of construction.
5. The developer shall be required to submit a street name for Street A that is acceptable to the Lafayette Parish Communications District. Further, the developer shall assign municipal numbers, acceptable to the City of Broussard, for each lot.
6. The developer is solely responsible to provide water and sewer service to the point of service of each lot.
7. No determination has been made at this time as to the downstream capacity of the city sewer system. The development may be required to participated in infrastructure improvements, with regard to, the city's ability to accept sewer flows from the proposed development.
8. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
9. This development is subject to the current Stormwater Management ordinance. Please note this location has a history of flooding issues.
10. 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.
11. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.
12. 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.
13. Provide a 15' sidewalk, drainage & utility easement along Heart D Farm and N. Larriviere Road. The developer is indicating rear yard setbacks with this development to be 5' the setback note shall be clarified to indicate that 5' rear setbacks do not apply to the lots adjoining Larriviere Road.

#### STREET AND ACCESS COMMENTS

1. Street A is currently configured to a T turnaround at it termination and "auto turn" analysis will be required to determine the adequacy of the geometry to the satisfaction of the Broussard Fire Department.
2. Provide a 1' reserve strip along Larriviere Road. Driveway access from Larriviere Road will not be permitted.

#### WAIVERS REQUESTED FROM THE COMMISSION.

1. The developer is requesting 15' front setbacks rather than the 20' typically required. Should the Commission grant this waiver it is recommended that the developer construct sidewalks adjoining the back of curb. Further it is recommended that a mail Kiosk be placed within the development so that mailboxes are not installed within the sidewalk.
2. The developer is requesting a 0' side setback rather than the typical 5'. Because this is a townhome development, this request is in order.

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.

Justin Denais, Deputy Chief, Broussard Fire Department asked what size water line will be place in this subdivision.

Mr. David Hensgens, Engineer of project stated it was 6 inches.

Justin Denais recommended that the waterline be at least 8 inches and that at least have 2 fire hydrants in place. One in the front and one in the back of the development. He also asked about firewalls. There will be a 2-hour firewall between each townhome.

The T-turnaround will have to meet the turning radius for the fire trucks. It has been known that these become parking spaces.

Mr. James Garbarino had concerns about drainage. There is a known problem in this area. He flooded in 2016. Walter Comeaux stated that there are comments that will be addressed. The developers will have to meet the City of Broussard's Stormwater Regulations and will have to satisfy the City, that the Drainage will be taken care of. Mr Hensgens will get with Mr. Garbarino and discuss his issues and concerns.

David Forbes Moved to approve contingent upon the above items being met, the Variance request of a 15- foot front setback from a 20- foot front set back will be granted and the 0-lot line (must have fire walls) as these are townhomes

Second By Adam Mouton

Question Brad Hamman

Roll Call:

David Forbes, Yea- Adam Mouton, Yea- Brad Hamman, Yea – Russell Trahan, abstain – Teddy Eastin, abstain

### **Adjourn Meeting**

Moved by David Forbes

Second by Russell Trahan

Discussion

Question Teddy Eastin

Roll Call:

David Forbes, Yea – Russell Trahan, Yea- Brad Hamman, Yea, - Teddy Eastin, Yea – Adam Mouton, Yea

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Tuesday, November 9, 2021

TO: Various Property Owners Adjacent to Section 60, T-10-S, R-5-E  
Nearest intersecting street(s): Albertson Parkway and Ave De Freres  
Re: Zoned as Community Commercial

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.

Ricky Patel is having this property properly platted. The Planning Commission will review the preliminary maps on Thursday, December 9, 2021, in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

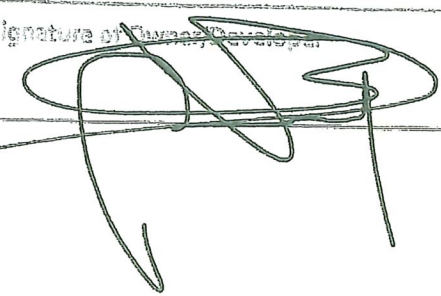
Sarah Hebert, Clerk  
Broussard Planning Commission

Enclosure





Broussard Planning Commission  
Application For Plat Approval

Plot Name	PORTION OF PARCEL F (2.975 ACRES)
Location (Sec, Township, Range)	SECTION 60, T10S, R5E
Nearest Intersecting Street (& Distance To)	ALBERTSON & AVE. DES FRERES
Proposed Number of Lots	1
Total Acreage (Three Decimal Places)	2.975
Proposed Use	RESIDENTIAL
Owner/Developer	RICKY PATEL
Address	2280. E MAIN ST BROUSSARD
Phone	337-303-8985
Fax	N/A
Authorized Agent	Same as above
Address	
Phone	
Fax	
Registered Engineer / Land Surveyor	SPEC, LLC
Address	107 NULAN RD. BROUSSARD
Phone	337-839-9096
Fax	N/A
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.</p> <p>*****</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>*****</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
	11/9/2021



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Kenny Higginbotham - District V

Ray Gary - District VI

Jeff Delahoussaye - At Large

Tuesday, November 9, 2021

TO: Various Property Owners Adjacent to Section 48, T-10-S, R-5-E  
Nearest intersecting street(s): Ambassador Caffery Parkway (+/- 750')  
Re: Zoned as Ambassador Caffery Commercial

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.

Adam Mouton is subdividing this property. This will be used as Commercial. The Planning Commission will review the preliminary maps on Thursday, December 9, 2021, in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

Sarah Hebert, Clerk  
Broussard Planning Commission

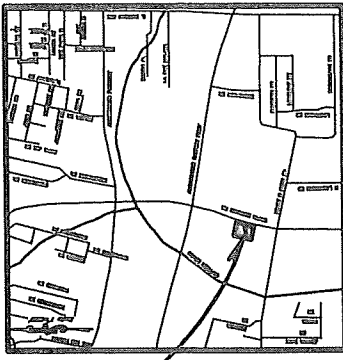
Enclosure





PLAT SHOWS PARTITION OF PROPERTY OWNED BY  
 ADAM JOSEPH MOULTON  
 BEING A PORTION OF TRACTS D-23, D-24, D-25 & D-26  
 A COMMERCIAL SUBDIVISION  
 LOCATED IN SECTION 42, T-10-N, R-7-E  
 LAVAYETTE PARISH, LOUISIANA

CLASS C SURVEY  
 DATED NOVEMBER 9, 2021  
 A PROFESSIONAL SURVEYOR  
 BRUNSWICK, LOUISIANA 70319



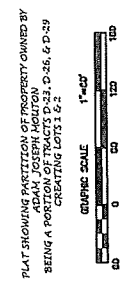
SCALE: 1" = 1000'

NO ATTEMPT HAS BEEN MADE BY COMFAUX ENGINEERING & CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP OR VALIDITY OF ANY PREVIOUS SURVEY OR PLAT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE PROPERTY OWNER THAN THAT ASSUMED BY THE OWNER OR HIS/HER REPRESENTATIVE.

COMFAUX ENGINEERING & CONSULTING  
 A PROFESSIONAL CORPORATION  
 100 CALDWAY STREET  
 BRUNSWICK, LOUISIANA 70319  
 P.O. BOX 422  
 PHONE: 504-337-2220  
 FAX: 504-337-2217

ADAM JOSEPH MOULTON  
 100 CALDWAY STREET  
 BRUNSWICK, LOUISIANA 70319  
 P.O. BOX 422  
 PHONE: 504-337-2220  
 FAX: 504-337-2217

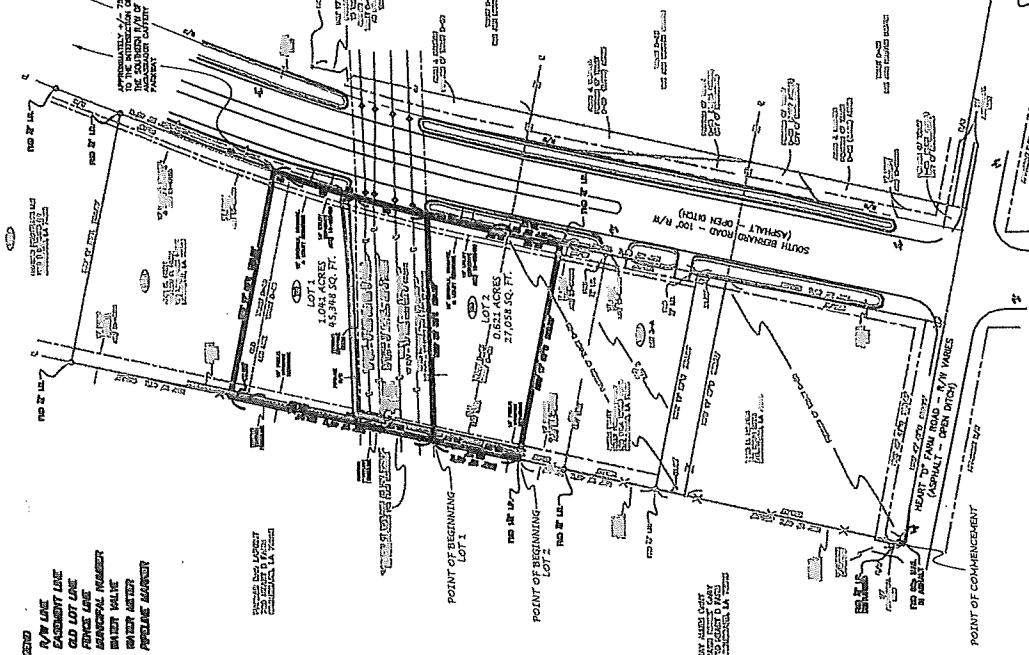
PRELIMINARY - NOT FOR RECORDATION



PLAT SHOWING PARTITION OF PROPERTY OWNED BY  
 ADAM JOSEPH MOULTON  
 BEING A PORTION OF TRACTS D-23, D-24, D-25, & D-26  
 CREATING LOTS 1 & 2

WALTER S. CORCAUAN, III, P.L.L.C., REG. NO. 47942

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	1,041,000	23.96
LOT 2	2,708,000	61.98
TOTAL	3,749,000	85.94



- LEGEND
- 1/4" LINE - CENTERLINE OF HIGHWAY
  - DASHED LINE - CASSEMIER LINE
  - SOLID LINE - OLD LOT LINE
  - THICK LINE - FENCE LINE
  - THIN LINE - MUNICIPAL RIGHT-OF-WAY
  - THIN LINE - WATER MAIN
  - THIN LINE - POWER LINE
  - THIN LINE - FUTURE WATER
  - THIN LINE - FUTURE SEWER

NOTE: THIS PROPERTY IS ZONED AMBASSADOR OFFICE COMMERCIAL AND IS LOCATED IN VOTING DISTRICT 6.

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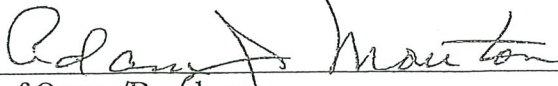
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**BROUSSARD PLANNING COMMISSION  
APPLICATION FOR PLAT APPROVAL**

**Deadline:** November 9, 2021

**Meeting:** December 9, 2021

PLAT NAME	Plat Showing Partition of Property Owned By Adam J Mouton Being A Portion of Tracts D-23, D-26, & D-29, Creating Lots 1&2
LOCATION (SECTION, TOWNSHIP, RANGE)	Sections 48, T-10-S, R-5-E
NEAREST INTERSECTING STREET (& DISTANCE TO)	Ambassador Caffery Pkwy (+/- 750')
PROPOSED NUMBER OF LOTS	2
TOTAL ACREAGE (THREE DECIMAL PLACES)	1.66 Acres
PROPOSED USE	Commercial
OWNER/DEVELOPER	Adam J. Mouton
ADDRESS	104 Cajun Street Broussard, La 70518
PHONE	(337) 857 1514
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.	
Signature of Owner/Developer	Date
	11/4/2021