

**CITY ORDINANCE NO. CO-002-2026**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. 2025-28-REZ 233 E. BROUSSARD ROAD #1 ANNEXATION, LOCATED GENERALLY NORTH OF E. BROUSSARD ROAD, EAST OF JOHNSTON STREET, AND SOUTH OF DUNVEGAN COURT; AND ASSIGNING A ZONING CLASSIFICATION OF CM-1 (COMMERCIAL MIXED) (DISTRICT 3)**

**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. 2025-28-REZ 233 E. Broussard Road #1 Annexation, located generally north of E. Broussard Road, east of Johnston Street, and south of Dunvegan Court; and assigning a zoning classification of CM-1 (Commercial Mixed). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, located in Section 76, T10S-R4E", prepared by: Lafayette City-Parish Consolidated Government, Lafayette Utilities System; a copy is attached hereto and made a part thereof.

**SECTION 2:** The foregoing described property is located within Lafayette City Council District No. 3.

**SECTION 3:** The description of the property to be annexed is as follows:

Beginning at a point on the existing City of Lafayette corporate limits, said point is the northwesterly property corner of LAF BROU TRACT LLC, and the northeasterly property corner of JUDY ANN BROUSSARD,

thence S58°18'02"E, a distance of approximately 510.00', along the northerly property line of LAF BROU TRACT LLC, and the southerly property line of REDDOCH DEVELOPMENT COMPANY LLC which is also the existing City of Lafayette corporate limits to a corner point,

thence S31°38'25"W, a distance of approximately 397.46', along the easterly property line of LAF BROU TRACT LLC, and the westerly property line of ANGELA DAWN BROUSSARD to a corner point,

thence N58°24'34"W, a distance of approximately 332.75', along the southerly property line of LAF BROU TRACT LLC to a corner point,

thence S31°23'24"W, a distance of approximately 167.40', along the easterly property line of LAF BROU TRACT LLC, and the westerly property line of RICHARD LEE RIPBERGER SR & LISA JAGNEAUX RIPBERGER to a corner point,

thence N58°24'34"W, a distance of approximately 170.00', along the southerly property line of LAF BROU TRACT LLC, and the northerly right-of-way of E Broussard Rd which is also the existing City of Lafayette corporate limits to a corner point,

thence N31°23'24"E, a distance of approximately 167.40', along the westerly property line of LAF BROU TRACT LLC, and the easterly property line of JEFFREY ALAN REDDOCH II to a corner point,

thence N58°24'34"W, a distance of approximately 7.25', along the southwestly property corner of LAF BROU TRACT LLC, and the northeasterly property corner of JEFFREY ALAN REDDOCH II to a corner point,

thence N31°38'26"E, a distance of approximately 398.43', along the westerly property line of LAF BROU TRACT LLC, and the easterly property line of JUDY ANN BROUSSARD to a

corner point,

which is also the existing City of Lafayette corporate limits and the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated September 19, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 76, T10S-R4E, 233 E BROUSSARD RD ANNEXATION - APPROX. 5.31 ACRES.**

**SECTION 4:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

**SECTION 5:** This ordinance shall become effective upon the elapse of thirty (30) days after publication or posting, pursuant to Louisiana Revised Statute 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council  
**FROM:** Lafayette Zoning Commission and Community Development & Planning Dept.  
**SUBJ:** 2025-28-REZ 233 E. Broussard Road #1 Annexation  
**PETITIONER:** Laf Brou Tract LLC

**DATE PETITION FILED:** October 17, 2025

**DATE OF PUBLIC HEARING:** December 15, 2025

**DATES OF PUBLICATIONS:** November 30, 2025  
December 10, 2025  
December 14, 2025

**DATE OF ZONING COMMISSION RECOMMENDATION:** December 15, 2025

**RECOMMENDATION:** Approve the ordinance that would assign a zoning classification of RM-1 (Residential Mixed) to property proposed for annexation into the city of Lafayette.

Motion: Lehman  
Second: Hebert  
Vote: 3-0-1-1  
Ayes: Hebert, Lehman, Pritchard  
Nays: None  
Absent: German  
Abstain: Pontiff

**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

**REASONS FOR RECOMMENDATION:** Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director  
Community Development and Planning Dept.



## Zoning Commission

Community Development and Planning Staff Report

### EXECUTIVE SUMMARY

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Drafted 10/17/2025  
Amended 12/16/2025

**Agenda Item #2**

**2025-28-REZ**

**City Council District:** 3 – Liz Hebert

**Parish Council District:** 4 – John Guilbeau

**Applicant:** Laf Brou Tract LLC

**Request:** The applicant is asking for a zoning assignment of CM-1 (Commercial Mixed) for property to be annexed into the city of Lafayette. The plans for the property are for a residential development of some type. A townhome development, or apartments, or possibly a cottage court layout.

**Location:** 233 E. Broussard Road #1

**Summary of Proposal:**

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation to receive LUS services for a residential development. This is a requirement of plat approval. The applicants request a zoning assignment of CM-1 (Commercial Mixed) for the development.

**Recommendation:**

The staff recommends a zoning assignment of RM-1 (Residential Mixed) instead for a residential development; either townhomes, apartments, or a cottage court layout.

**Reasons for Recommendation:**

The subject property is at the edge of the city of Lafayette limits, on the south side of Lafayette. The land uses in that area are varied, but there are many single-family residential developments directly to the north of the subject property: *Stonehaven on the River, Riverview Estates, Oak Trace, Bellevue Plantation, Acadiana Woods, Driftwood Subdivision* and many more. The properties closest to the proposed development are rural residential, also single-family, along E. Broussard Road, vacant

properties and *Stonehaven on the River* Subdivision to the north. The only CM-1 (Commercial Mixed) properties are across E. Broussard Road, on the south side. This subject property area is primarily residential. Allowing a CM-1 zoning classification in the middle of single-family rural residential and single-family residential developments is too intense a zoning district change for this area. This area is booming as far as residential developments go. Staff feels it would be irresponsible to introduce mixed-commercial uses here. There are still agricultural properties to the east of the subject property. Commercial-heavy and commercial mixed businesses follow Johnston Street to the northwest.

This is an appropriate location for a smaller residential development that provides easy access to a minor arterial, E. Broussard Road. Johnston Street, a principal arterial, is just .3 miles away. The applicants have stated that they are interested in developing a small residential development, either townhouses, apartments, or possibly a cottage court layout. A RM-1 (Residential Mixed) zoning classification would accomplish this use. The land uses closest to the subject property are a line of single-family, rural residential dwellings, with lots about 16,000 SF, or .38 acre. These should be compatible in use with the subject property, a residential development.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received no phone calls.

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its December 15, 2025, meeting and approved a motion to recommend that the City Council deny the request for a zoning classification of CM-1 (Commercial Mixed), but approve the request for a zoning classification of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette.

### **Summary of Public Comment:**

#### Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**December 15, 2025**

**2025-28-REZ**

**To:** City Zoning Commission

**From:** Tammy Luke, Director  
Neil Lebouef, Zoning and Development Manager

**City Council District:** 3 – Liz Hebert

**Parish Council District:** 4 – John Guilbeau

**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Laf Brou Tract LLC

**Request:** Zoning assignment of CM-1 (Residential Mixed) for a residential development, either townhomes, apartments, cottage court layouts, proposed for annexation into the city of Lafayette. Staff recommends RM-1 instead of CM-1.

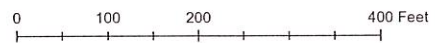
**Location:** 233 E. Broussard Road #1

**Description:** The petitioned property is approximately 5.31 acres. The property is located generally north of E. Broussard Road, east of Johnston Street, and south of Dunvegan Court. The applicant requests a zoning assignment of CM-1 (Commercial Mixed) for a residential development: townhouses, apartments or cottage courts, but staff recommends RM-1 (Residential Mixed).

**Why is Zoning Commission action required?**

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. To obtain a certificate of occupancy, building permit, or subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial, and industrial land uses. Each zoning district has a set of permitted and conditional uses.



*Subject property*

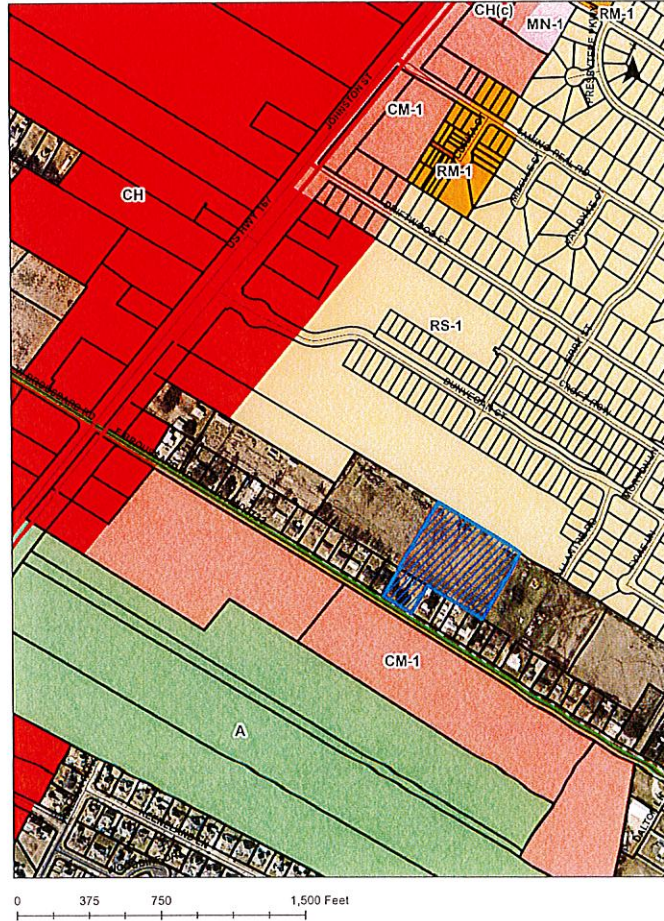


*Vicinity Map*

II. ANALYSIS

A. Existing conditions

*Zoning*

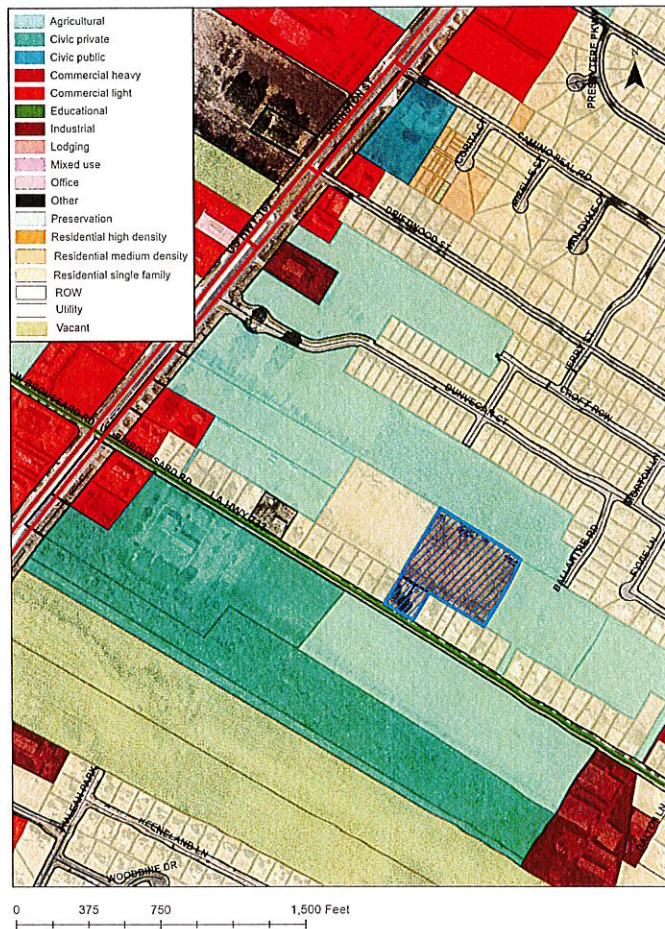


***Zoning map of the area surrounding the petitioned site***

The subject property is surrounded by unincorporated properties to either side and below it, while there are numerous RS-1 (Residential Single-Family) zoning districts directly to the north of the subject property. CH (Commercial-Heavy) and CM-1 (Commercial Mixed) zoning districts follow

Johnston Street, buffered in some places by RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts. CM-1 (Commercial Mixed) and A (Agricultural) zoning districts follow E. Broussard Road to the south. Further south are more unincorporated properties.

**Land Use**



**Land uses surrounding the petitioned site**

The land use which is most prevalent in this area is residential single family, with agricultural land uses also present in significant numbers. Some of these residential single-family land uses are rural residential, along E. Broussard Road. There are commercial mixed and commercial heavy land uses along Johnston Street, with one or two also along E. Broussard Road. The large civic



There are sidewalk systems in the newer neighborhoods, but there are none along Johnston Street and E. Broussard Road. E. Broussard Road would not be a comfortable road to walk on. There are no sidewalks, and there are ditches. There is no room to walk safely.

**B. Recent cases and relevant trends**

N/A.

**C. Purpose of rezoning and effect on adjacent land uses**

The applicant requests annexation to receive city services for a small residential development of townhomes, apartments, or cottage courts. The applicant is asking for a zoning assignment of CM-1 (Commercial Mixed). Staff recommends RM-1 (Residential Mixed) instead, as this area on the north side of E. Broussard Road is primarily single-family residential. RM-1 would be a compatible use; CM-1 might be intrusive. CM-1 opens the door to many uses that would not be compatible here: such as Retail, limited B (which is not limited in square footage), event halls, convenience stores, light manufacturing, and more. Nearby land uses are many single-family residential uses, alone and in developments, rural and standard, and agricultural land uses. There are also commercial properties that follow the classified roadways in the area; Johnston Street and E. Broussard Road. A new residential development with RM-1 (Residential Mixed) zoning districts would be compatible with these land uses.

**D. Evaluation of approval standards**

*The proposed rezoning is consistent with the comprehensive plan.*

N/A.

*There was a mistake in the original zoning map or text.*

N/A.

*The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.*

Yes. The proposed amendment, with a zoning classification of RM-1 in lieu of CM-1, would be compatible with current development trends in the area as this is a proposed residential development, which is typical for this area and for this time. There is a trend for different residential zoning districts other than the standard RS-1 (Residential Single-Family) zoning district, as the population grows and different needs are assessed for these new residential acres. There are commercial uses and support systems for residential uses in the area, mainly along classified roadways such as Johnston Street and E. Broussard Road.

*The proposed amendment promotes public health, safety, morals, and general welfare.*

N/A.

***The proposed amendment is compatible with surrounding land uses.***

Yes. The uses in the area of the subject property are almost completely residential with commercial businesses on nearby classified roadways.



## Internal Memorandum

Community Development and Planning Department  
Office of the Director (Route 9041)

**TO:** Rachel Godeaux **DATE:** December 15, 2025

**FROM:** Tammy Luke


**SUBJECT:** Case No. 2025-28-REZ  
233 E. Broussard Road #1 Annexation

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The attached ordinance would assign a zoning classification of CM-1 (Commercial Mixed) to property proposed for annexation into the city of Lafayette located generally north of E. Broussard Road, east of Johnston Street, and south of Dunvegan Court. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, December 15, 2025 meeting, recommended that the City Council deny the zoning classification of CM-1 (Commercial Mixed) and approve a zoning classification of RM-1 (Residential Mixed) instead. We request that Council Introduction be scheduled for Tuesday, January 6, 2026, with Final Adoption Tuesday, January 20, 2026.

Please call if you have any questions or require additional information in this matter.

  
\_\_\_\_\_  
Tammy Luke  
Director

**RECEIVED**

DEC 15 2025

OFFICE OF THE CAO

LAFAYETTE CITY COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would assign a zoning classification of CM-1 (Commercial Mixed) to property proposed for annexation into the city of Lafayette located generally north of E. Broussard Road, east of Johnston Street, and south of Dunvegan Court.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning classification of CM-1 (Commercial Mixed) to the subject property proposed for annexation into the city of Lafayette.
- 3) **REQUEST ACTION OF COUNCIL:**
  - A. INTRODUCTION: January 6, 2026
  - B. FINAL ADOPTION: January 20, 2026
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
  - A. Cover Memo from Director (1 page)
  - B. Submittal Form (1 page)
  - C. Zoning Commission Recommendation of Action (1 page)
  - D. Ordinance (2 pages)
  - E. Map (1 page)
  - F. Final Evaluation of Zoning Considerations (10 pages)
- 5) **FISCAL IMPACT:**  
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)  
 No Fiscal Impact

RECOMMENDED BY:

  
\_\_\_\_\_  
TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER