

CITY ORDINANCE NO. CO-019-2026

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. 2026-1-REZ 144 & 146 LEBESQUE ROAD (TRACT 12 & 13B) ANNEXATION, LOCATED GENERALLY NORTH OF LEBESQUE ROAD, WEST OF NORTH UNIVERSITY AVENUE, AND SOUTH OF DUGAS ROAD; AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 1)

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. 2026-1-REZ 144 & 146 Lebesque Road (Tract 12 & 13B) Annexation, located generally north of Lebesque Road, west of North University Avenue, and south of Dugas Road; and assigning a zoning classification of RS-1 (Residential Single-Family). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, Located in Section 10, T9S-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. 1.

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 southeasterly property corner of SARAH ANN COMEAUX CLAVELLE, the northeasterly property corner of TIMOTHY PAUL DENAIS, KIMBERLY DAVID DENAIS, JOHN QUEBEDEAUX JR & MARIANNE DAVID QUEBEDEAUX, and the westerly right-of-way of LA 182 N University Ave,

thence ±18.50 east to the westerly right-of-way of LA 182 University Ave, and the westerly road edge of LA 182 University Ave to a point,

thence ±935.00' southeast along the westerly right-of-way of LA 182 University Ave, and the westerly road edge of LA 182 University Ave to a point,

thence a curve southwest at the corner of LA 182 University Ave and Lebesque Rd to a point,

thence ±1,248.00' west along the northerly right-of-way of Lebesque Rd, and the northerly road edge of Lebesque Rd to a point,

thence ±16.00' north through the right-of-way of Lebesque Rd, to the southwest property corner of MARIA G ESCUTIA to a point,

thence N00°01'22"W, a distance of approximately 431.32', along the westerly property line of MARIA G ESCUTIA, and the easterly property line of LOIS CARMOUCHE GUILLORY to a corner point,

thence N89°48'48"E, a distance of approximately 59.98', along the northerly property line of MARIA G ESCUTIA, and the southerly property line of KIMBERLY DAVID to a point,

thence N89°48'48"E, a distance of approximately 119.90', along the northerly property line of MARIA G ESCUTIA, and the southerly property lines of KIMBERLY DAVID & LYNETTE DAVID to a corner point,

thence S00°09'20"E, a distance of approximately 431.00', along the easterly property line of MARIA G ESCUTIA, and the westerly property line of WILSON CARMOUCHE (ESTATE) to a corner point,

thence N89°55'21"E, a distance of approximately 119.95', along the southerly property line of WILSON

CARMOUCHE (ESTATE), and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 118.95', along the southerly property line of CHRISTOPHER TROY LANDRY & KIERRA VONDELL FRANKLIN LANDRY, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 117.95', along the southerly property line of DENISE NICOLE MITCHELL HUDSON & AMANDA MARIE MITCHELL, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 116.95', along the southerly property line of MICHAEL JAMAL BABINEAUX, GERALD MARLOW SIMPKINS & NIYEMAH JOLI BABINEAUX, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 115.95', along the southerly property line of RITA ZENO WILLIAMS & CHRISTOPHER J WILLIAMS, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 114.95', along the southerly property line of JOSEPH CLEMENT CARMOUCHE & CHERYL MARIE RICHARD CARMOUCHE, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 182.40', along the southerly property lines of RACHEL CORMIER, SANDRA CORMIER, RHONDA CORMIER WILMER & AMANDA LYNN CARMOUCHE COLE, and the northerly right-of-way of Lebesque Rd to a point,

thence N89°55'21"E, a distance of approximately 213.60', along the southerly property line of JANELLE CARMOUCHE PAUL (ESTATE), AUDRETA MARIE CARMOUCHE BROUSSARD, SHEILA ANN CARMOUCHE MASON & JASON PAUL CARMOUCHE, and the northerly right-of-way of Lebesque Rd to a point,

thence N35°51'12"E, a distance of approximately 59.10', along the southeasterly property line of JANELLE CARMOUCHE PAUL (ESTATE), AUDRETA MARIE CARMOUCHE BROUSSARD, SHEILA ANN CARMOUCHE MASON & JASON PAUL CARMOUCHE, to a point,

thence N17°58'20"W, a distance of approximately 61.90', along the easterly property line of JANELLE CARMOUCHE PAUL (ESTATE), AUDRETA MARIE CARMOUCHE BROUSSARD, SHEILA ANN CARMOUCHE MASON & JASON PAUL CARMOUCHE, and the westerly right-of-way of LA 182 University Ave to a point,

thence N17°58'20"W, a distance of approximately 111.70', along the easterly property line of JANELLE CARMOUCHE PAUL (ESTATE), AUDRETA MARIE CARMOUCHE BROUSSARD, SHEILA ANN CARMOUCHE MASON & JASON PAUL CARMOUCHE, and the westerly right-of-way of LA 182 University Ave to a point,

thence N13°42'30"W, a distance of approximately 111.70', along the easterly property line of JASON P CARMOUCHE & DEBRA ANN BROWN, and the westerly right-of-way of LA 182 University Ave to a point,

thence N13°42'30"W, a distance of approximately 111.70', along the easterly property line of KEVIN BENJAMIN & MAURINE CARMOUCHE, and the westerly right-of-way of LA 182 University Ave to a point,

thence N08°12'27"W, a distance of approximately 137.26', along the easterly property line of ROSS ELLIS DAVID & ANGELICA PRIMEAUX DAVID, and the westerly right-of-way of LA 182 University Ave to a point,

thence N09°24'21"W, a distance of approximately 30.67', along the easterly property line of ROSS ELLIS DAVID & ANGELICA PRIMEAUX DAVID, and the westerly right-of-way of LA 182 University Ave to a point,

thence N09°55'18"W, a distance of approximately 394.91', along the easterly property line of TIMOTHY PAUL DENAIS, KIMBERLY DAVID DENAIS, JOHN QUEBEDEAUX JR & MARIANNE DAVID QUEBEDEAUX, and the westerly right-of-way of LA 182 University Ave to a 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 June 27, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 10, T9S-R4E, 200 BLK LEBESQUE RD (TRACT 12 & 13B) ANNEXATION - APPROX. 2.64 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 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: 2026-1-REZ 144 & 146 Lebesque Road (Tract 12 & 13B) Annexation
PETITIONER: Maria G. Escutia

DATE PETITION FILED: May 20, 2025

DATE OF PUBLIC HEARING: February 23, 2026

DATES OF PUBLICATIONS: February 8, 2026
February 18, 2026
February 22, 2026

DATE OF ZONING COMMISSION RECOMMENDATION: February 23, 2026

RECOMMENDATION: Zoning Commission has no recommendation for the ordinance that would assign the zoning classification of RS-1 (Residential Single-Family) to property proposed for annexation into the city of Lafayette.

Motion: Campbell
Second: None
Vote: 0-0-0-0
Ayes: None
Nays: None
Absent: German, Pritchard
Abstain: Pontiff

ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,


for Tammy Luke, Director

Community Development and Planning Dept.

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 5/20/2025
Amended 2/24/2026

Agenda Item #3

2026-1-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Applicant: Maria G. Escutia

Request: Zoning assignment of RS-1 (Residential Single-Family) for one single-family residence on property proposed for annexation into the city of Lafayette.

Location: 144 & 146 Lebesque Road (Tract 12 & 13B)

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 single-family residence. This is a requirement of plat approval. The applicant requests a zoning assignment of RS-1 (Residential Single-Family) for one single-family residence.

Recommendation:

The staff recommends a zoning assignment of RS-1 (Residential Single-Family).

Reasons for Recommendation:

This is an appropriate location for a single-family residence, in a rural residential layout. From the corner of Lebesque Road and North University Avenue moving west is a line of rural residential single-family homes. Most of these lots are oversized, with sizes ranging from 27,000 SF fronting North University Avenue, to 52,000 SF fronting Lebesque Road (There is one lot that is 7,000 SF, being carved out of one of the bigger lots).

There are several other residential developments in the area. There is a proposed development with a zoning classification of RS-2 (Residential Single-Family) just to the south of the subject property,

across Lebesque Road. There are RS-1 (Residential Single-Family) residential developments under construction to the north of the subject property. There is a large unincorporated residential area across North University Avenue also. While there are commercial properties with CM-1 and CH zoning districts following North University Avenue, they are south of the subject property.

Summary of Public Comment:

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

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its February 23, 2026, meeting and had no recommendation that the City Council approve the request for a zoning classification of RS-1 (Residential Single-Family) for property proposed for annexation.

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: 1

Opposition: 0

Neutral: 0

Zoning Commission Meeting

February 23, 2026

2026-1-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Neil LeBouef, Zoning and Development Manager

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Maria G. Escutia

Request: A request to assign a RS-1 (Residential Single-Family) zoning classification to the property proposed for annexation in order to build one single-family residence.

Location: 144 & 146 Lebesque Road (Tract 12 & 13B)

Description: The petitioned property is approximately 2.64 acres. The property is located generally north of Lebesque Road, west of North University Avenue, and south of Dugas Road. The applicant requests a residential zoning assignment of RS-1 (Residential Single-Family).

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.



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Subject property

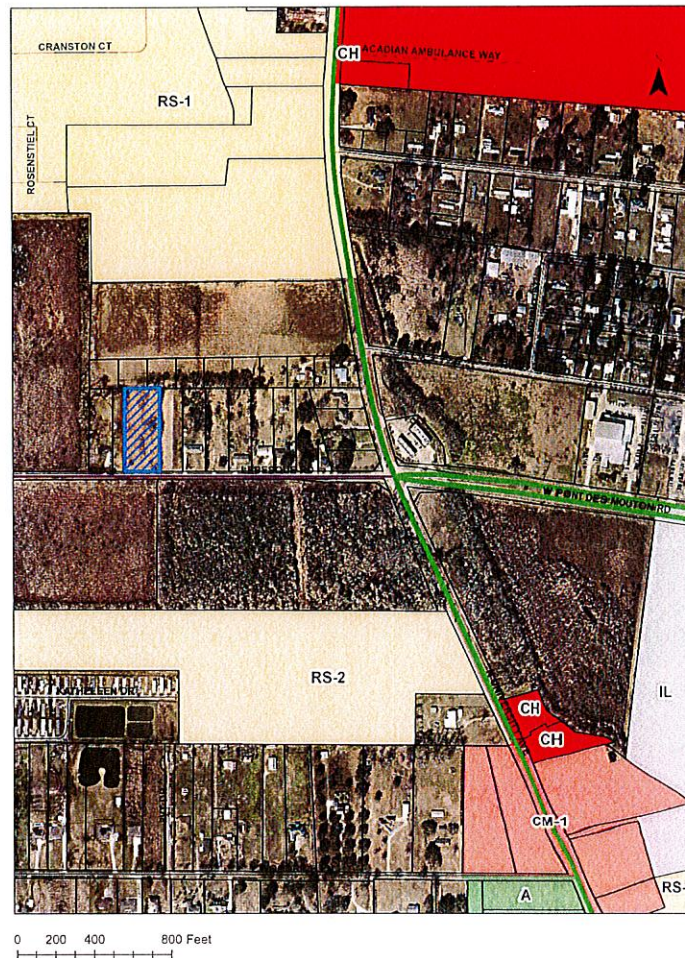


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

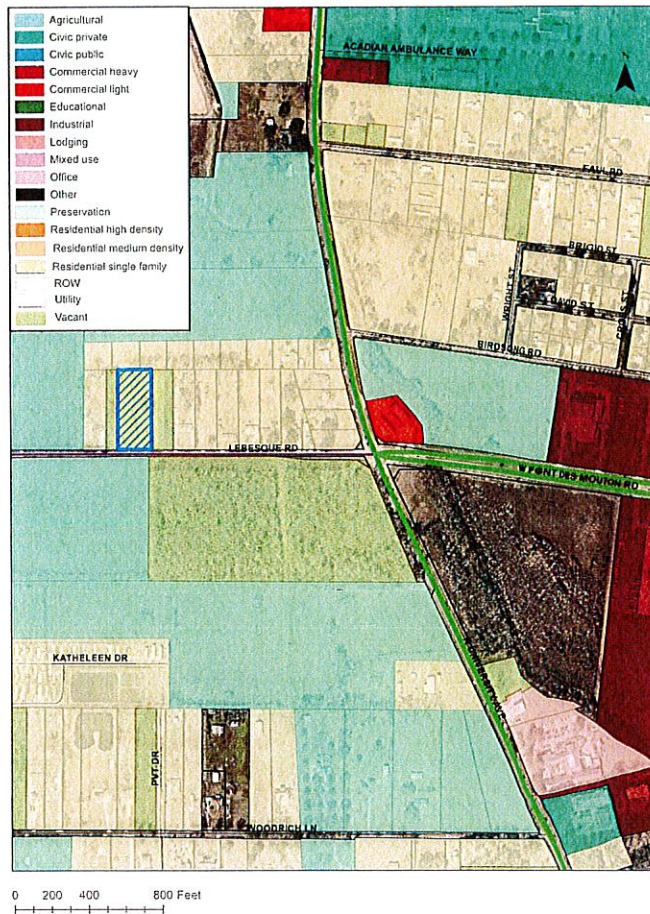


Zoning map of the area surrounding the petitioned site

The subject property is part of a line of unincorporated rural residential properties fronting Lebesque Road. A similar line of oversized single-family residential properties also follow Woodrich Lane to the south. There is still a large amount of unincorporated agricultural land in this area. CM-1 (Commercial Mixed) and CH (Commercial-Heavy) zoning districts follow North

University Avenue to the south, while there are RS-1 (Residential Single-Family) and RS-2 (Residential Single-Family) zoning districts to the north and south of the subject property. There is one large CH (Commercial-Heavy) zoning district to the north, but it is civic uses mostly, such as educational and emergency training uses.

Land Use



Land uses surrounding the petitioned site

This is an area that is mostly residential uses, both in the city of Lafayette and in the unincorporated parish. Agricultural uses are also dominant in this area. There are industrial and heavy commercial uses following West Pont des Mouton, and a few small commercial heavy uses

along North University Avenue, such as a bar, a gas station, a crematory and a food products supplier.

Infrastructure



Street classification and sidewalk inventory

The subject property fronts Lebesque Road, which is a major collector. Lebesque Road connects directly with North University Avenue and West Pont des Mouton Road, which are both minor arterials. There are sidewalks on portions of West Pont des Mouton, but none on Lebesque Road or North University Avenue.

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 single-family residence. The applicant is asking for a zoning assignment of RS-1 (Residential Single-Family). Nearby land uses are single-family residential and a few mixed residential developments, both within the city and in the parish. There are also quite a few agricultural properties still and some undeveloped properties but this area's land use is clearly residential, with commercial and industrial uses across North University Avenue on West Pont des Mouton. There are also a mixture of land uses following North University Avenue itself, including a few heavy commercial 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. There are many other residential developments in the area, and there will probably be more. The proposed amendment would be compatible with current development trends in the area as this is a proposed single-family residence, one of many in this area. There is starting to be a great deal of growth in this area, mainly trending toward residential uses, both single-family and mixed-residential. There are commercial uses and support systems for residential uses in the area, mainly along roadways such as West Pont des Mouton Road and North University Avenue.

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 mainly residential with some commercial businesses following West University Avenue or Pont des Mouton Road.



Internal Memorandum

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

TO: Rachel Godeaux

DATE: February 20, 2026

FROM: Tammy Luke

SUBJECT: Case No. 2026-1-REZ
144 & 146 Lebesque Road (Tracts 12 & 13B) Annexation

The attached ordinance would assign a zoning classification of RS-1 (Residential Single-Family) to properties located generally north of Lebesque Road, west of North University Avenue, and south of Dugas Road. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, February 23, 2026 meeting, had no recommendation that the council approve or deny the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 10, 2026, with Final Adoption Tuesday, March 24, 2026.

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


for Tammy Luke
Director

RECEIVED

FEB 20 2026

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 RS-1 (Residential Single-Family) to properties located generally north of Lebesque Road, west of North University Avenue, and south of Dugas Road.

- 2) **ACTION REQUESTED:** Zoning Commission has no recommendation for the attached ordinance to assign the zoning classification of RS-1 (Residential Single-Family) to properties proposed for annexation into the city of Lafayette.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: March 10, 2026
 - B. FINAL ADOPTION: March 24, 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 (3 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:

for 
TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:


CHIEF ADMINISTRATIVE OFFICER