

CITY ORDINANCE NO. CO-041-2026

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. 2026-8-REZ 100 BLOCK DARBONNE ROAD ANNEXATION, LOCATED GENERALLY NORTH OF WOODBRIDGE DRIVE, EAST OF TOLSON ROAD, AND SOUTH OF DARBONNE ROAD; AND ASSIGNING A ZONING CLASSIFICATION OF RM-1 (RESIDENTIAL MIXED) (DISTRICT 4)

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. 2026-8-REZ 100 Block Darbonne Road Annexation, located generally north of Woodbridge Road, east of Tolson Road, and south of Darbonne Road; and assigning a zoning classification of RM-1 (Residential Mixed). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, Located in Section 24, 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. 4.

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 AGNES D GASPARD (ESTATE), the easterly right-of-way of Tolson Rd, and the southerly right-of-way of Darbonne Rd,

thence ± 66.00' north through the right-of-way and road of Darbonne Rd to the southwesterly property corner of ALICE GASPARD FOREMAN (ESTATE) to a point,

thence ± 212.00' southeast along the southerly property line of ALICE GASPARD FOREMAN (ESTATE), and the northerly right-of-way of Darbonne Rd to a point,

thence ± 69.00' south through the right-of-way and road of Darbonne Rd to the northeasterly property corner of AGNES D GASPARD (ESTATE), and the northwesterly property corner of RONALD JAMES DUHON to a point,

thence S00°18'23"E, a distance of approximately 454.38', along the easterly property line of AGNES D GASPARD (ESTATE), and the westerly property line of RONALD JAMES DUHON to a corner point,

thence N46°33'29"W, a distance of approximately 217.37', along the southerly property line of AGNES D GASPARD (ESTATE), and the northerly property line of BOARDWALK INVESTORS, SEENU G KASTURI & DIVYA S KASTURI, which is also the existing City of Lafayette corporate limits to a corner point,

thence N00°04'44"E, a distance of approximately 455.09', along the westerly property line of AGNES D GASPARD (ESTATE), and the easterly right-of-way of Tolson Rd, which is also the existing City of Lafayette corporate limits 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 December 17, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 24, T10S-R4E, 100 DARBONNE RD (TOLSON POINT SUBD) ANNEXATION - APPROX. 1.85 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: 2026-8-REZ 100 Block Darbonne Road Annexation
PETITIONER: SPEC, LLC

DATE PETITION FILED: December 16, 2025

DATE OF PUBLIC HEARING: April 20, 2026

DATES OF PUBLICATIONS: April 5, 2026
April 15, 2026
April 19, 2026

DATE OF ZONING COMMISSION RECOMMENDATION: April 20, 2026

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

Motion: Campbell
Second: Pritchard
Vote: 3-0-2-0
Ayes: Campbell, Lehman, Pritchard
Nays: None
Absent: German, Pontiff
Abstain: None

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 Department Staff Report

EXECUTIVE SUMMARY

Drafted 12/16/2025
Amended 5/21/2026

Agenda Item #6

2026-8-REZ

City Council District: 4 - Thomas Hooks

Parish Council District: 3– Ken Stansbury

Applicant: SPEC, LLC c/o Morgan Meyer

Request: This is a request for a zoning assignment of MN-1 (Mixed-Use Neighborhood) for property proposed for annexation into the city of Lafayette.

Location: 100 Block Darbonne Road (*Tolson Point Subdivision*)

Summary of Proposal:

The purpose of the proposed zoning assignment of MN-1 (Mixed-Use Neighborhood) for property to be annexed into the city of Lafayette is to allow for the development of lots for residential uses. The applicant requires annexation to receive LUS services. This is a requirement of plat approval.

Recommendation:

Staff recommends approval of a zoning assignment of MN-1 (Mixed-Use Neighborhood), as requested by applicant.

Reason for Recommendation:

This is a proposed ten (10) lot residential subdivision, *Tolson Point Subdivision*. The minimum sized lot is 4024 SF, and the applicant has selected MN-1 for the zoning classification. (The minimum lot size for a residential lot in MN-1 is 3000 SF.) The subject property is completely surrounded by residential land uses, both in the city of Lafayette and in Lafayette Parish. A large

RS-2 (Residential Single-Family) residential development is under construction to the north of the subject property, *Hamilton Parc Subdivision*. A RS-1 (Residential Single-Family) neighborhood, *Green Farms Subdivision*, lies to the west. There is a small area of RM-1 (Residential Mixed) zoning districts on nearby Artisan Road. The unincorporated properties near the subject property are almost all single-family residential uses. There are a few random commercial uses in the nearby parish properties, but overall, this area is almost completely residential until the border of commercial properties following Verot School Road. This small residential development should be compatible with surrounding land uses.

RM-1 (Residential Mixed) would also be an acceptable zoning classification for the residential development. MN-1 permits light commercial uses along with residential. This property is surrounded by residential zoning districts, including RS-1 (Residential Single-Family), RM-1 (Residential Mixed) and RS-2 (Residential Single-Family). The subject property is also surrounded by unincorporated properties, which are almost all residential uses. There are few commercial uses directly around the subject property, except for one commercial heavy use farther south on Darbonne Road, a contractor's office and insulation sales, and a motorcycle shop. Both of these businesses are in Lafayette Parish, not in the city of Lafayette. All other commercial zoning districts such as MN-1 (Mixed-Use Neighborhood), CM-1 (Commercial Mixed), CH (Commercial-Heavy) and IL (Industrial-Light) are farther north, along Verot School Road. Staff would ask consideration of RM-1 along with MN-1, as MN-1 could bring in commercial uses. However, this may be desirable from the applicant's point of view. Tolson Road is a minor collector at this point, and becomes a major collector further south. Tolson Road could support some small businesses such as personal services (beauty parlor, nail salon, pet groomers, etc.) and office space.

Summary of Public Comment:

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

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its April 20, 2026, meeting and recommended that the City Council approve the request for a zoning classification of RM-1 (Residential Mixed) 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: 1

Neutral: 0

Zoning Commission Meeting

April 20, 2026

2026-8-REZ

To: City Zoning Commission

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

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: SPEC, LLC

Request: This is a request for a zoning assignment of MN-1 (Mixed-Use Neighborhood) for property proposed for annexation into the city of Lafayette.

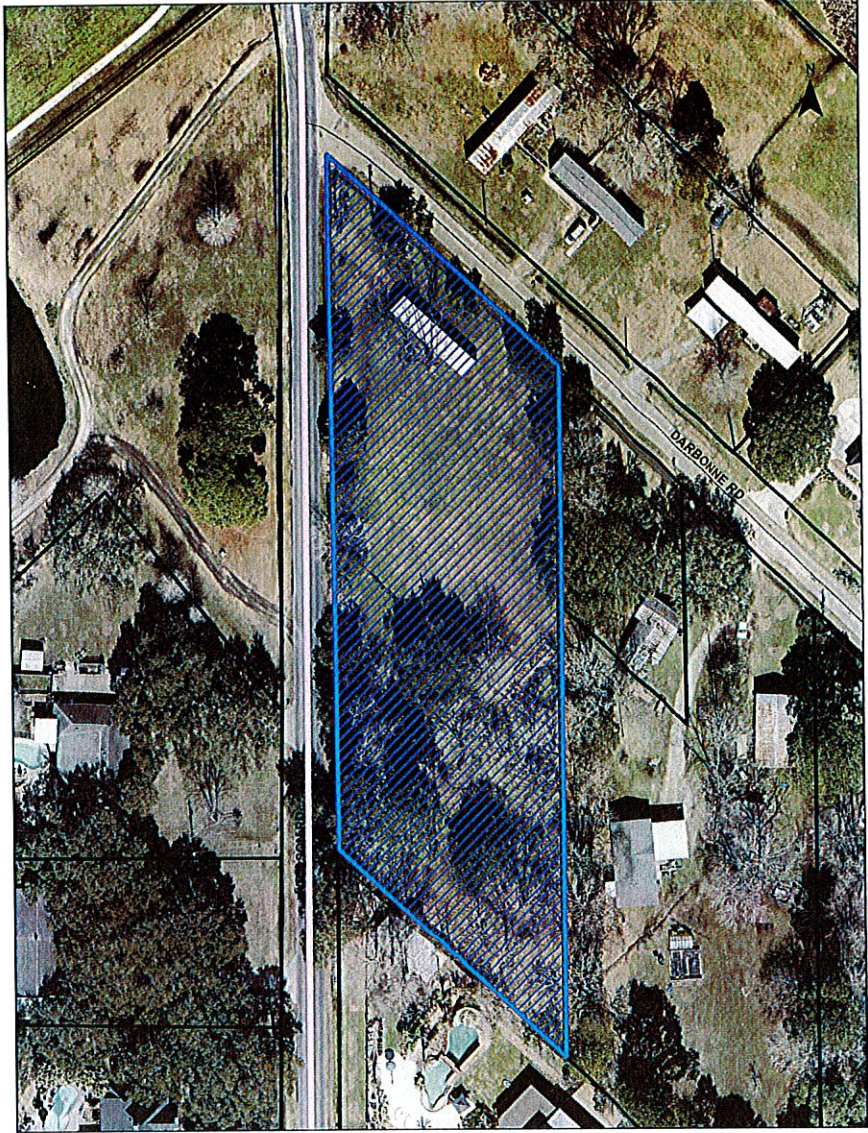
Location: 100 Block Darbonne Road, *Tolson Point Subdivision*

Description: The subject property is located generally north of Woodbridge Drive, east of Tolson Road, and south of Darbonne Road, and is approximately 1.633 acres.

Why is Zoning Commission action required?

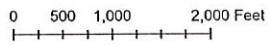
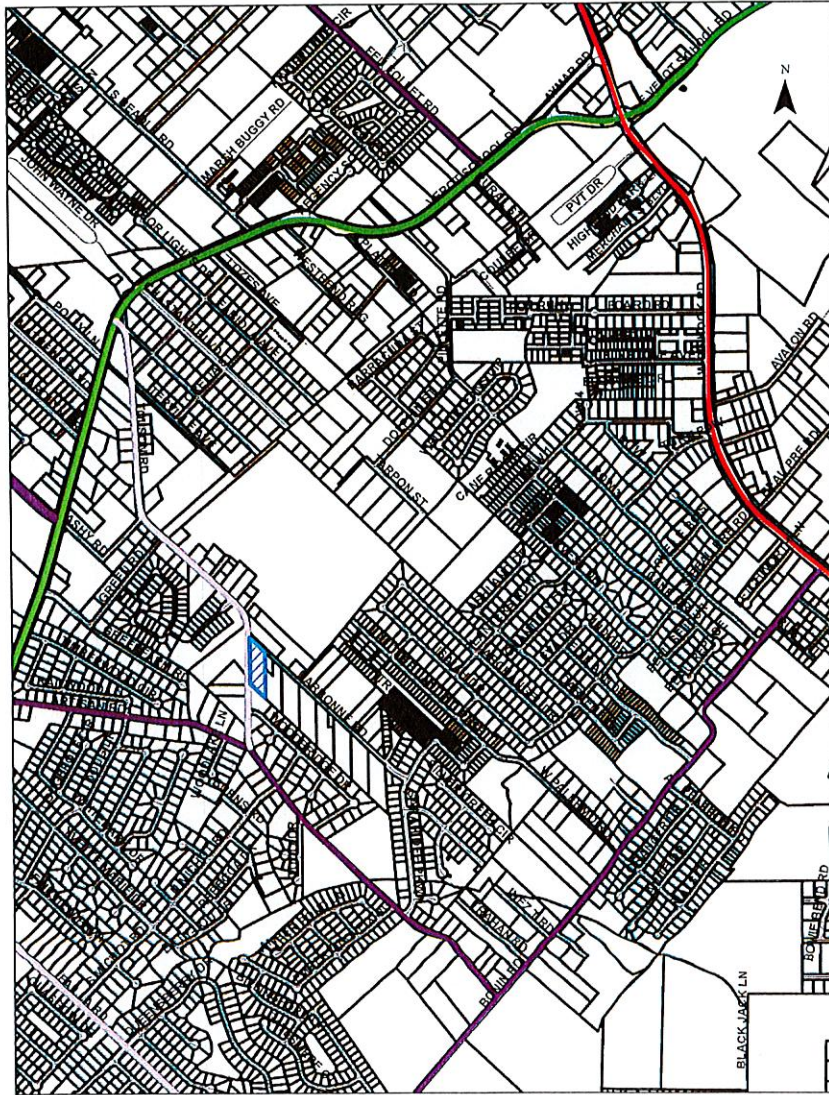
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. To obtain a certificate of occupancy, building permit or to 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/or conditional uses.



0 37.5 75 150 Feet

Subject Property

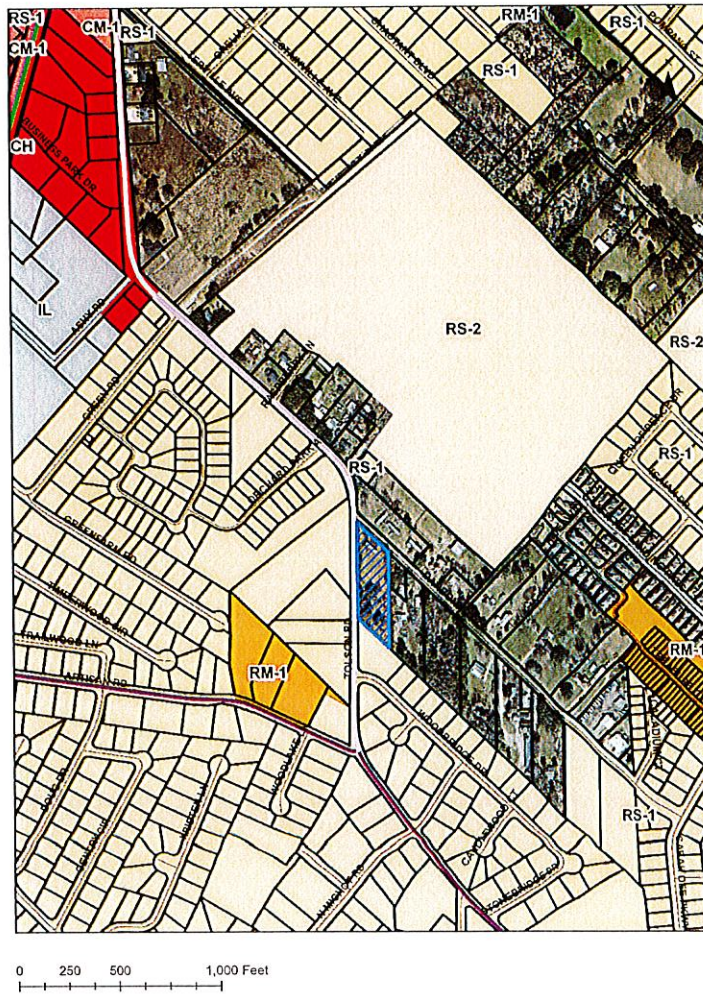


Vicinity Map

II. ANALYSIS

A. Existing conditions

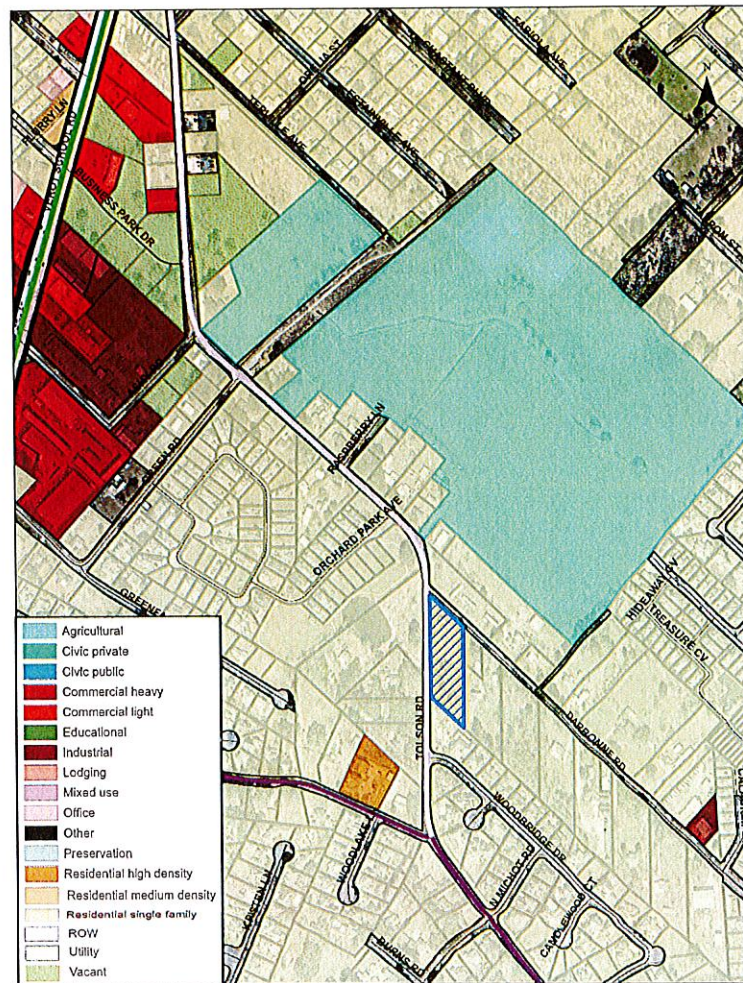
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is part of a group of unincorporated properties surrounded by residential zoning districts. Hamilton Parc, to the north east of the subject property is a recent annexation with a zoning classification of RS-2 (Residential Single-Family). Most of the other neighborhoods are comprised of RS-1 (Residential Single-Family) zoning districts. There are

several small areas of RM-1 (Residential Mixed). There are CM-1 (Commercial Mixed), CH (Commercial-Heavy) & IL (Industrial-Light) zoning districts following Verot School Road.



Land Use Map

The Land Use map indicates that the subject property is surrounded by single-family residential land uses. There is one residential mixed land use in the area, along with one commercial-heavy land use at the end of Darbonne Road (A contractor's office and insulation sales). There are commercial mixed, commercial heavy, civic, and a few residential single-family land uses along Verot School Road, but the majority of the land

uses in the area of the subject property are residential land uses, with residential single-family the most common.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts Tolson Road and Darbonne Road. Tolson Road is a minor collector at this point, with Darbonne Road a local road. Artisan Road is a major collector and Verot School Road is a minor arterial. Sidewalks are present in some of the neighborhoods shown but not in all.

B. Recent cases and relevant trends

There is another annexation case this month that is also associated with Tolson Road, but is in the 300 block, further north. The lots in that case, **2026-6-REZ 300 Block Tolson Road Annexation**, are intended for commercial mixed uses, not for residential uses, as this case is. 300 Block Tolson Road is much closer to Verot School Road than the subject property, and is directly adjacent to commercial heavy business parks. 300 Block Tolson Road is then asking for a zoning classification that is compatible with commercial uses, CM-1 (Commercial Mixed). It is appropriate to that location while this case's residential/light commercial zoning of MN-1 (Mixed-Use Neighborhood) is more appropriate to this area of residential uses. 100 Darbonne Road is in an area of residential uses, so their request for a zoning classification of MN-1 (or RM-1) will be feasible.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the requested zoning assignment of MN-1 (Mixed-Use Neighborhood) is to allow for a new residential single-family development and to have access to LUS services. There is a large amount of residential development all around the subject property. Most of the properties immediately to the south east are unincorporated, but they are still residential land uses. Another single-family residential development should have no negative effect on adjacent land uses as they are very similar.

D. Evaluation of approval standards

The proposed use 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.

The uses in the vicinity of the subject property are primarily single-family residential. This current case has lots of a smaller size, the smallest lot approximately 4000 SF. This is in conjunction with the last two single-family residential developments recently annexed in this area, both of which asked for a zoning classification of RS-2 (Residential Single-Family). RS-2 has a minimum lot size of 4000 SF also. RS-1 (Residential Single-Family) has always been the most dominant zoning district in residential uses, but more options are being offered today. Some prefer a smaller house and lot, with less to maintain. Often the elderly are unable to maintain a 6000 SF lot, and young families just starting out can find a more affordable option with zoning districts other than the standard 6000 SF.



Internal Memorandum

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

TO: Rachel Godeaux **DATE:** April 22, 2026

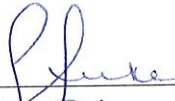
FROM: Tammy Luke

SUBJECT: Case No. 2026-8-REZ
100 Block Darbonne Road Annexation

The attached ordinance would assign a zoning classification of RM-1 (Residential Mixed) to properties proposed for annexation into the city of Lafayette located generally north of Woodbridge Drive, east of Tolson Road, and south of Darbonne Road. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, April 20, 2026 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, May 19, 2026, with Final Adoption Tuesday, June 2, 2026.

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



Tammy Luke
Director

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APR 27 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 the zoning classification of RM-1 (Residential Mixed) to properties located generally north of Woodbridge Drive, east of Tolson Road, and south of Darbonne Road.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of RM-1 (Residential Mixed) to properties proposed for annexation into the city of Lafayette.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: May 19, 2026
 - B. FINAL ADOPTION: June 2, 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 (11 pages)

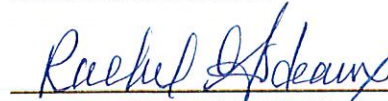
- 5) **FISCAL IMPACT:**
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 No Fiscal Impact

RECOMMENDED BY:



TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER