

CITY ORDINANCE NO. CO-039-2026

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. 2026-6-REZ 300 BLOCK TOLSON ROAD ANNEXATION (LOTS 1-5), LOCATED GENERALLY NORTH OF HAMILTON PARC WAY, EAST OF TOLSON ROAD, AND SOUTH OF TERVILLE AVENUE; AND ASSIGNING A ZONING CLASSIFICATION OF CM-1 (COMMERCIAL 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. 2026-6-REZ 300 Block Tolson Road Annexation (Lots 1-5), located generally north of Hamilton Parc Way, east of Tolson Road, and south of Terville Avenue; 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 13, 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 southwesterly property corner of MARGARET POIRIER HEBERT, the northwesterly property corner of RONALD B HASKIN (ESTATE) & VERNA GARRET HASKIN (ESTATE), and the easterly right-of-way of Tolson Rd,

thence N03°31'16"W, a distance of approximately 438.12', along the westerly property line of MARGARET POIRIER HEBERT, and the easterly right-of-way of Tolson Rd which is also the existing City of Lafayette corporate limits to a corner point,

thence N89°32'33"E, a distance of approximately 146.80', along the northerly property line of MARGARET POIRIER HEBERT, and the southerly property line of VERNA GARRET HASKIN (ESTATE) to a corner point,

thence N02°56'20"W, a distance of approximately 169.05', along the westerly property line of MARGARET POIRIER HEBERT, the easterly property line of VERNA GARRET HASKIN (ESTATE), and the easterly property line of a lot with no information to a corner point,

thence S45°54'51"E, a distance of approximately 406.64', along the northeasterly property line of MARGARET POIRIER HEBERT, and the southwesterly property line of LEONA BENOIT MALVEAUX to a corner point,

thence S51°11'29"W, a distance of approximately 517.57', along the southeasterly property line of MARGARET POIRIER HEBERT, and the northwesterly property line of RONALD B HASKIN (ESTATE) & VERNA GARRET HASKIN (ESTATE) 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 January 14, 2026 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 13, T10S-R4E, 300 BLK TOLSON RD (LOTS 1-5) ANNEXATION - APPROX. 2.908 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.*

* * * * *

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council
FROM: Lafayette Zoning Commission and Community Development & Planning Dept.
SUBJ: 2026-6-REZ 300 Block Tolson Road Annexation
PETITIONER: Benison Enterprises, LLC, c/o Margaret Hebert

DATE PETITION FILED: December 24, 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

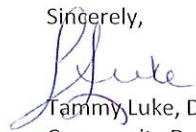
RECOMMENDATION: Approve the ordinance that would assign a zoning classification of CM-1 (Commercial Mixed) for property proposed for annexation into the city of Lafayette.

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

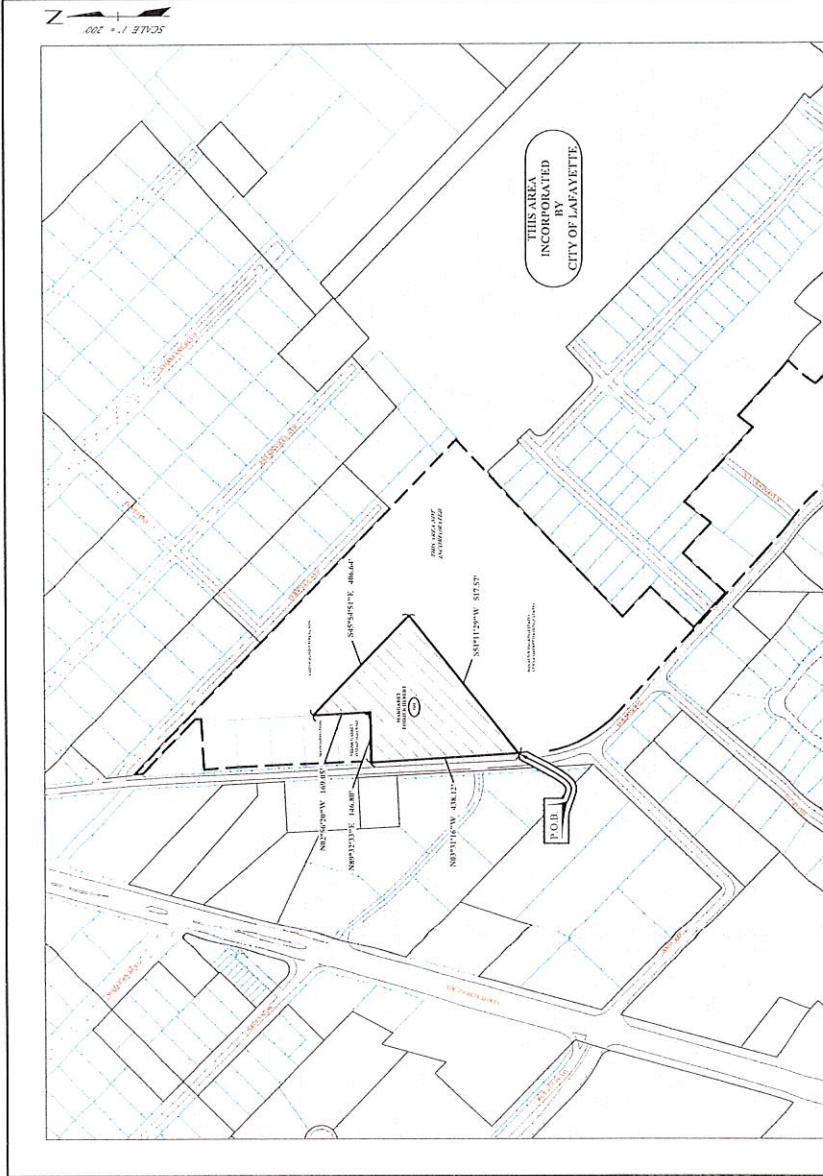
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.



**MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 13, T10S-R4E
300 BLK TOLSON RD (LOTS 1-5)
ANNEXATION
APPROX. 2.908 ACRES**

LEGEND

- POB.
- POINT OF BEGINNING
- PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE

NOTE:
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM
A PLAT PREPARED BY S. J. LANGLOIS & ASSOCIATES INC. DATED
OCTOBER 27, 2025

Prepared by: Lafayette City - Parish Consolidated Government
Department: Lafayette Utilities System
Date: January 14, 2026
Approved by: J.M.
Drawn by: ELO

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 11/20/2025
Amended 4/21/2026

Agenda Item #4

2026-6-REZ

City Council District: 4 - Thomas Hooks

Parish Council District: 4 – John Guilbeau

Applicant: Benison Enterprises, LLC c/o Margaret Hebert

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

Location: 300 Block Tolson Road (Lots 1-5: 321, 323, 401, 403 & 405)

Summary of Proposal:

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

Recommendation:

Staff recommends a zoning assignment of CM-1 (Commercial Mixed).

Reason for Recommendation:

CM-1 (Commercial Mixed) zoning districts implement the Commercial/Office future land use category of PlanLafayette. There are also quite a variety of commercial uses available, such as: hotels/motels, restaurants, business support services, theatres, hospitals, schools, cell towers, light manufacturing and many more. The applicant is hoping to develop a commercial mixed business park, similar to the area between Tolson Road and Verot School Road, which is across

Tolson Road from the subject property, and is a CH (Commercial-Heavy) commercial business park. That business park has retail, personal services, and auto repair and tires. Farther south on Verot School Road are woodworking businesses, sign manufacturing, and other heavier commercial uses. The subject property is also adjacent to two apartment buildings and adjacent to unincorporated residential land and agricultural land. Along Tolson Road to the north are more apartments, single-family dwellings and a trailer park. A large area to the south east is now being developed as Hamilton Parc, a single-family residential development with a RS-2 (Residential Single-Family) zoning classification.

There are a mixture of uses in this area, but the applicant's business park would be operating in the same general area as the existing mixed commercial businesses.

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 CM-1 (Commercial 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: 0

Neutral: 0

Zoning Commission Meeting

April 20, 2026

2026-6-REZ

To: City Zoning Commission

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

City Council District: 4 – Thomas Hooks

Parish Council District: 4– John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Benison Enterprises, LLC c/o Margaret Hebert

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

Location: 300 Block Tolson Road (Lots 1-5: 321, 323, 401, 403 & 405)

Description: The subject property is located generally north of Hamilton Parc Way, east of Tolson Road, and south of Terville Avenue and is approximately 2.908 acres.

Why is Zoning Commission action required?

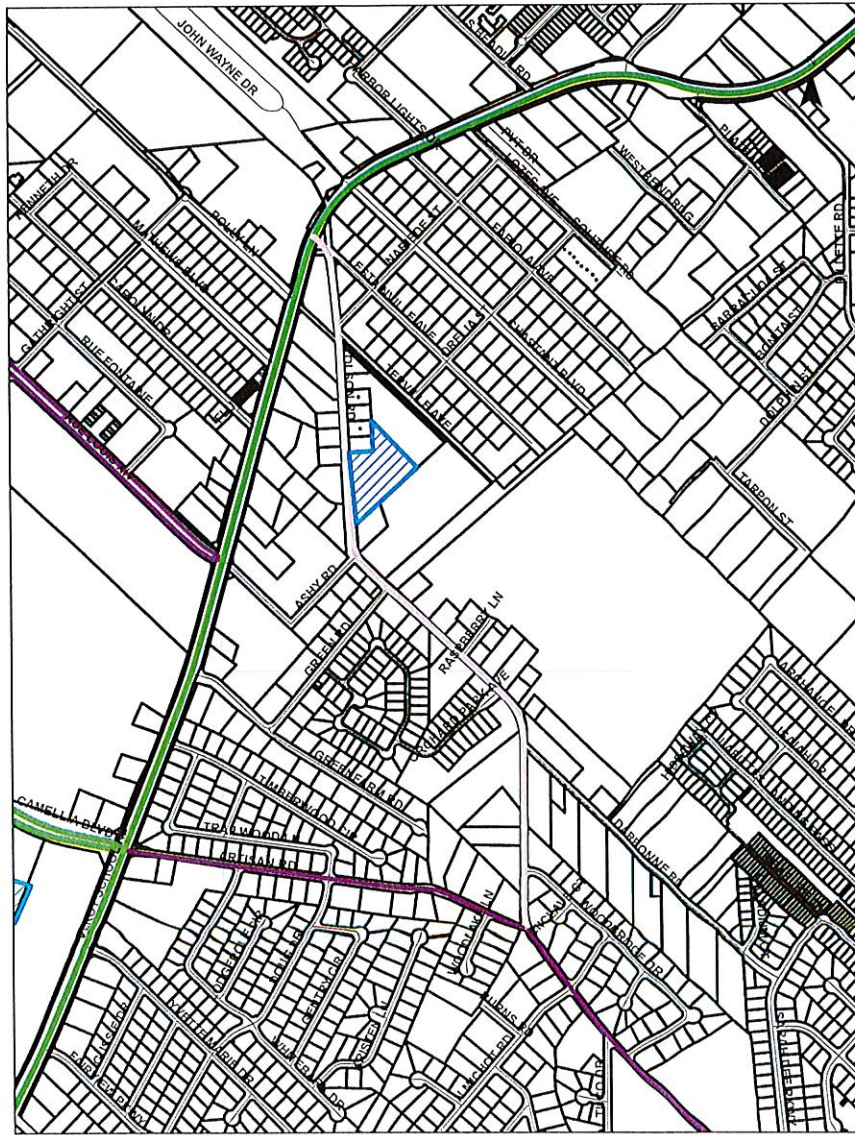
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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 40 80 160 Feet

Subject Property

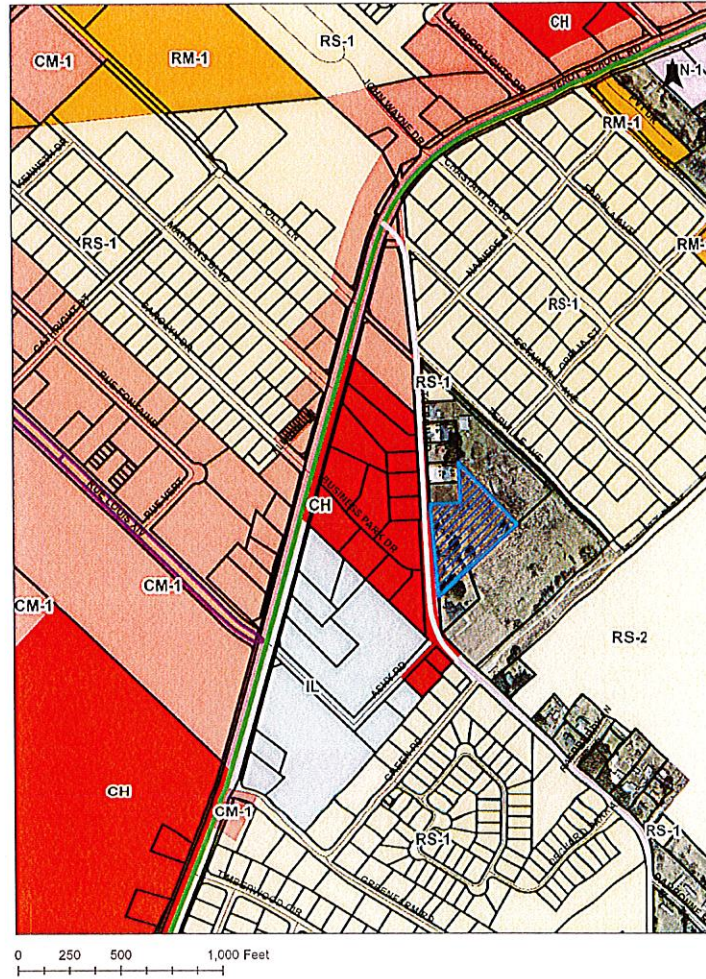


Vicinity Map

II. ANALYSIS

A. Existing conditions

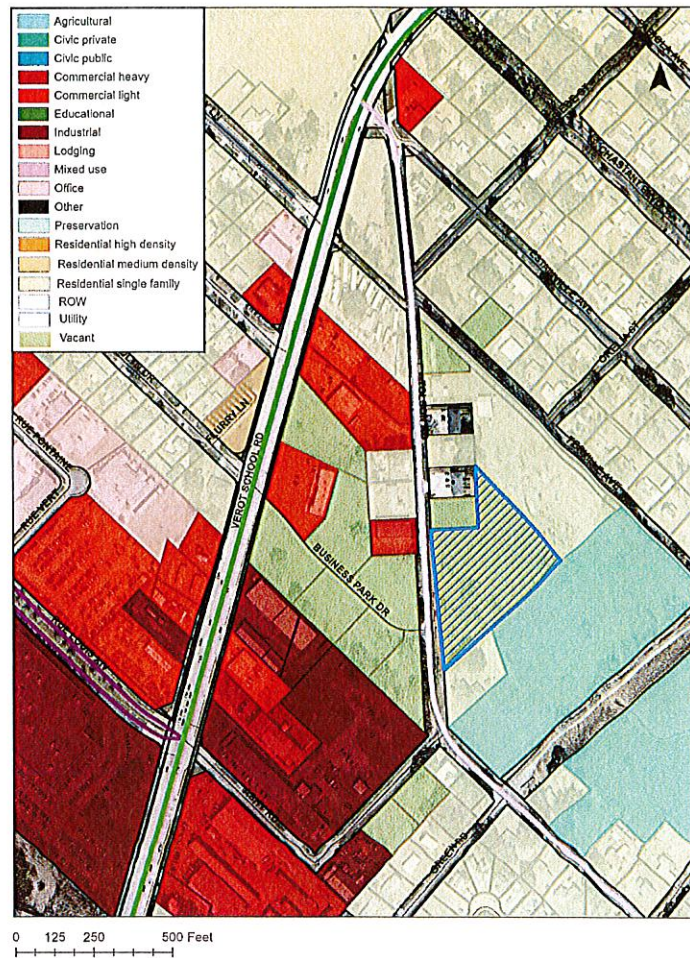
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is part of a group of unincorporated properties surrounded by IL (Industrial-Light), CH (Commercial-Heavy), CM-1 (Commercial Mixed), RS-1 (Residential Single-Family) and RS-2 (Residential Single-Family) zoning districts. Most of the commercial

districts (IL, CH, & CM-1) follow along Verot School Road and Tolson Road, at least until Tolson Road crosses Green Road and the area becomes more residential. The cluster of CM-1 (Commercial Mixed) and (Industrial-Light) occurs where Verot School Road intersects with Rue Louis XIV.



Land Use Map

The Land Use map indicates that the subject property is surrounded by commercial light and commercial heavy uses, single-family residential uses, and by undeveloped land and agricultural uses. Commercial heavy uses follow Rue Louis XIV and extend across Verot School Road. There are office uses and commercial mixed uses following Verot School Road, but there are still numerous residential uses once you are beyond these classified roadways.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts Tolson Road, which is a minor collector. Tolson Road joins up with Verot School Road, a minor arterial, just north of the subject property. Rue Louis XIV is a major collector, and all other roadways in this area are local. Verot School Road and Rue Louis XIV have sidewalks, but Tolson Road does not. Some of the adjacent neighborhoods have sidewalk systems, but not all do.

B. Recent cases and relevant trends

N/A

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the requested zoning assignment of CM-1 (Commercial Mixed) is to allow for a commercial mixed business park. Due to the close location of the CH (Commercial-Heavy) business park to the west, just across Tolson Road, the applicant believes she can provide space for development of mixed commercial uses. This would include office space, retail space, event centers, restaurants, food services, parking, plant nurseries and more, at a less intense level than the CH business park, as residential land uses are not that far away from the subject property. Where residential land use is adjacent to the subject property, a "D" buffer will be required, as per the LDC.

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.

There is a large area of commercial activity extending from the intersection of Verot School Road and Rue Louis XIV. Rue Louis XIV has a great amount of office space, and the area at the intersection has commercial heavy and even industrial uses such as a jewelry manufacturer, building materials sales, a cabinet and woodworking company, an auto body shop, and a sign manufacturer. The subject property would be a smaller and less intense commercial park.

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

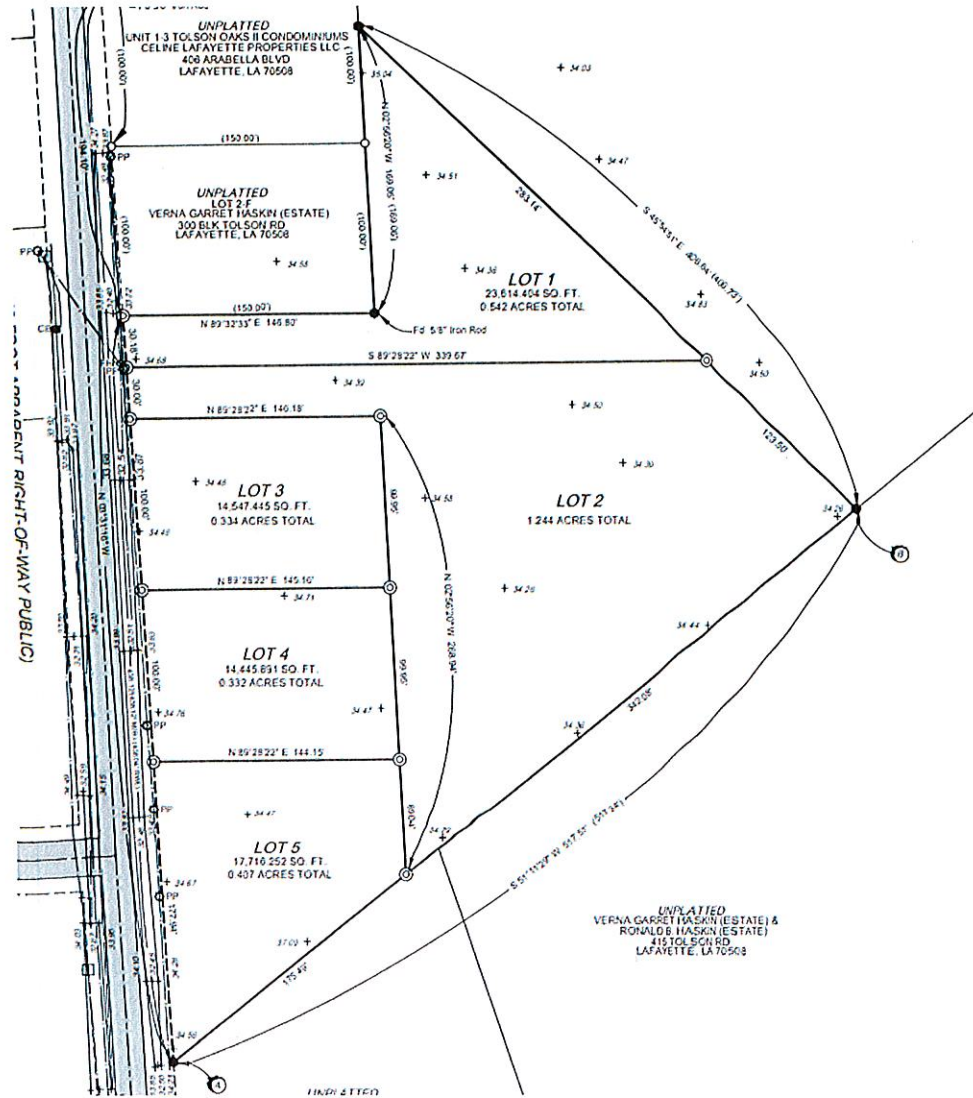
N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. It is compatible with the many other commercial uses in that area. The subject property could be one of many commercial businesses at this intersection of Verot School Road and

Rue Louis XIV. The applicant is requesting CM-1 (Commercial Mixed) as its zoning classification, which is compatible with most of the zoning districts in this area. However, where the subject property is adjacent to residential uses, unincorporated or within the city, a "D" buffer will be required, as per the LDC.

Proposed Lot Configurations





Internal Memorandum

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

TO: Rachel Godeaux

DATE: April 22, 2026

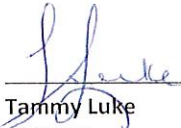
FROM: Tammy Luke

SUBJECT: Case No. 2026-6-REZ
300 Block Tolson Road Annexation

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 Hamilton Parc Way, east of Tolson Road, and south of Terville Avenue. 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

RECEIVED

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 a zoning classification of CM-1 (Commercial Mixed) for property located generally north of Hamilton Parc Way, east of Tolson Road, and south of Terville Avenue.


- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning classification of CM-1 (Commercial Mixed) to property 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