

CITY ORDINANCE NO. CO-057-2026

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. 2026-13-REZ 103 WEST BROUSSARD ROAD ANNEXATION, LOCATED GENERALLY NORTH OF JOHNSTON STREET, EAST OF TOUCHET ROAD, AND SOUTH OF WEST BROUSSARD ROAD; AND ASSIGNING A ZONING CLASSIFICATION OF CH (COMMERCIAL-HEAVY) (DISTRICT 2)

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. 2026-13-REZ 103 West Broussard Road Annexation, located generally north of Johnston Street, east of Touchet Road, and south of West Broussard Road; and assigning a zoning classification of CH (Commercial-Heavy). Refer to survey "Map of Proposed Extension for city of Lafayette, Louisiana, Corporate Limits, located in Section 76, T10S-R4E. 103 W Broussard Rd Annexation" prepared by: Lafayette City-Parish Consolidated Government, Lafayette Utilities System; a copy is attached hereto and made a part thereof.

SECTION 2: The following condition is to apply:

- 1. The use of the subject property shall be limited to a self-service storage facility.

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

SECTION 4: 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 southerly property corner of REAL ESTATE PARTNERS OF JOHNSTON LLC, and the northeasterly property corner of RUBY MAE HEBERT LANDRY, thence N59°14'31"W, a distance of approximately 141.18', along the southwesterly property line of REAL ESTATE PARTNERS OF JOHNSTON LLC, and the northeasterly property line of RUBY MAE HEBERT LANDRY to a corner point, thence N39°04'24"E, a distance of approximately 364.87', along the northwesterly property line of REAL ESTATE PARTNERS OF JOHNSTON LLC, and the southeasterly property line of RUBY MAE HEBERT LANDRY to a corner point, thence northeasterly ±44' thru the right-of-way and road of W Broussard Rd to a point, thence southeasterly ±142' along the right-of-way of W Broussard Rd to a point, thence southwesterly ±45' thru the right-of-way and road of W Broussard Rd which is also the existing City of Lafayette corporate limits to a corner point, thence S39°05'12"W, a distance of approximately 363.52', along the southeasterly property line of REAL ESTATE PARTNERS OF JOHNSTON LLC, and the northwesterly property line of REAL ESTATE PARTNERS OF JOHNSTON LLC, which is also the existing City of Lafayette corporate limits 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 March 25, 2026 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 76, T10S-R4E, 103 W BROUSSARD RD ANNEXATION - APPROX. 1.32 ACRES.**

SECTION 5: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 6: 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: 2026-13-REZ 103 West Broussard Road Annexation

PETITIONER: Pan American Engineers, C/o Sam Gassiott

DATE PETITION FILED: April 20, 2026

DATE OF PUBLIC HEARING: June 15, 2026

DATES OF PUBLICATIONS: May 31, 2026
June 10, 2026
June 14, 2026

DATE OF ZONING COMMISSION RECOMMENDATION: June 15, 2026

RECOMMENDATION: Approve the ordinance that would assign a zoning classification of CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette. The Zoning Commission recommended adding a condition that the use be limited to a self-service storage facility.

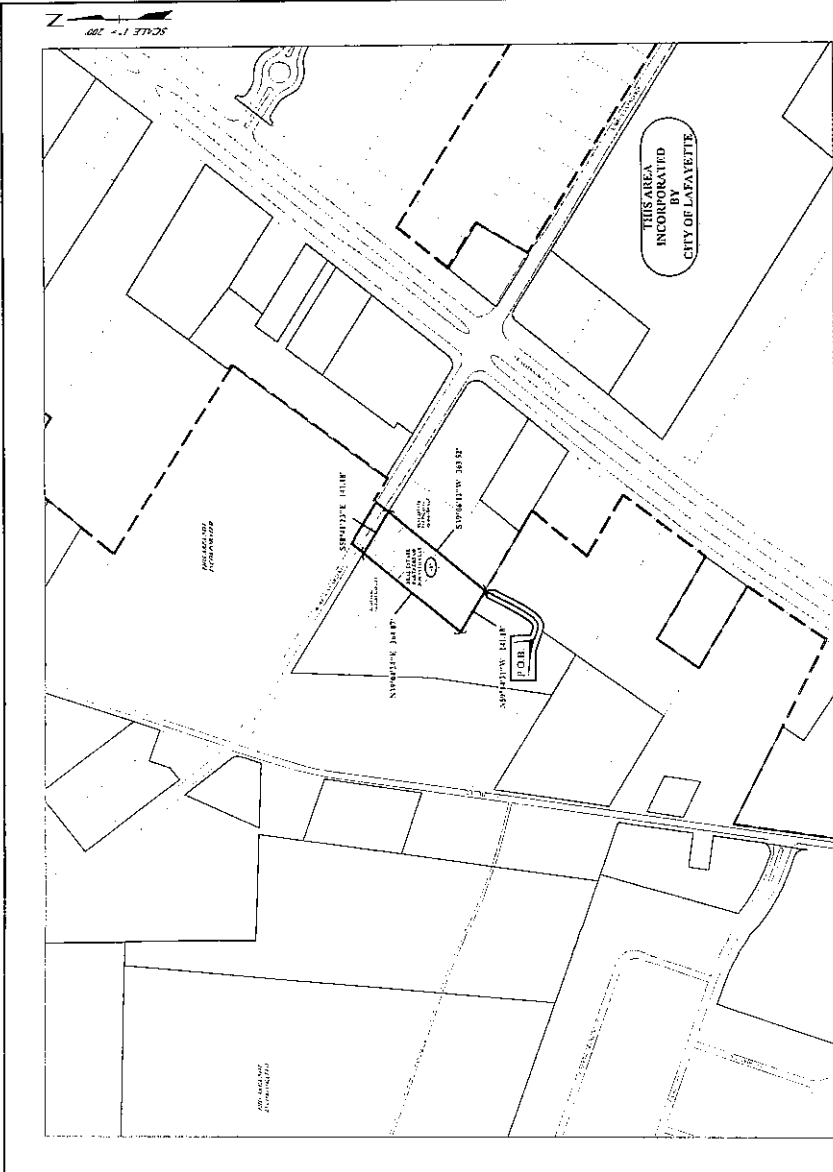
Motion: Pritchard
Second: Campbell
Vote: 3-0-1-1
Ayes: Campbell, Lehman, Pritchard
Nays: None
Absent: German
Abstain: Pontiff

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.



LEGEND

- P.O.B. PORTS OF BUSINESS
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE

MAP OF
 PROPOSED EXTENSION
 FOR CITY OF LAFAYETTE,
 LOUISIANA, CORPORATE LIMITS,
 LOCATED IN
 SECTION 76, T10S-R4E
 103 W BROUSSARD RD ANNEXATION
 APPROX. 1.32 ACRES

NOTE
 NO ACTUAL GROUND SURVEY PERFORMED INFORMATION OBTAINED FROM
 A PLAN PREPARED BY PAM AMERICAN ENGINEERS, L.L.C. IN THE FIELD
 CONDUCTED IN THE CITY OF LAFAYETTE, LOUISIANA, ON
 DATED FEBRUARY 6, 2008

Prepared by Lafayette City - Parish Consolidated Government
 Department of Public Works - Utilities System
 Drawing No. 103 W
 Date: March 17, 2008
 Drawn by: HLD

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 4/20/2026
Amended 6/16/2026

Agenda Item #3

2026-13-REZ

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Applicant: Pan American Engineers, c/o Sam Gassiott

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

Location: 103 West Broussard Road

Summary of Proposal:

The purpose of the proposed zoning assignment of CH (Commercial-Heavy) for property to be annexed into the city of Lafayette is to allow for the construction of a *self-service storage facility*. (This will be in conjunction with 101 West Broussard Road.) The applicant requires annexation to receive LUS services. This is a requirement of plat approval.

Recommendation:

Staff recommends a zoning assignment of CH (Commercial-Heavy).

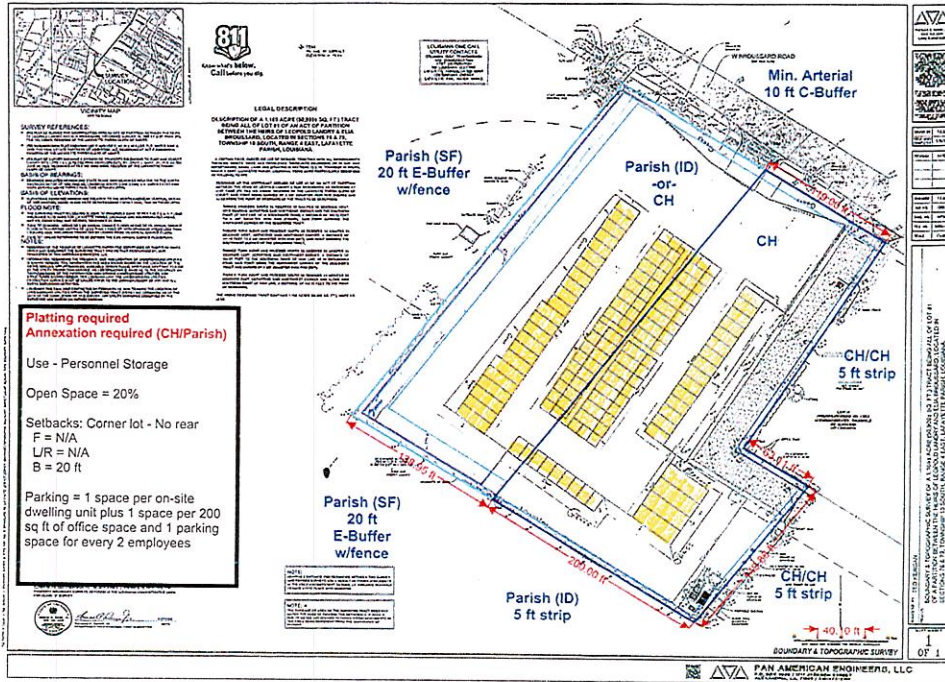
Reason for Recommendation:

A CH (Commercial-Heavy) zoning classification is required for this use (D (Downtown, IL (Industrial-Light) or IH (Industrial-Heavy) also permit this use). A *self-service storage facility* would require a CUP (Conditional Use Permit) in a CM-1 (Commercial Mixed) zoning district or a MN-1 (Mixed-Use Neighborhood) zoning district. As the zoning districts following Johnston Street in this area are all CH (Commercial-Heavy) zoning districts, a CH zoning classification would be compatible with surrounding land uses, but the unincorporated properties to the north, west and south are generally rural residential. However, there will be landscape and

fence buffers as required by the LDC. (On the west side and a portion of the south side a 20 foot "E" buffer with a sight-proof fence is required. Along W. Broussard Road a 10 foot "C" buffer is required. The remainder will have a 5-foot landscaping strip. See map below). *Self-service storage facilities* are a generally quiet use, without a lot of traffic.

Summary of Public Comment:

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



Pre-Application Meeting: Buffers Map

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its June 15, 2026, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of CH (Commercial-Heavy) for property proposed for annexation into the city of Lafayette. The Zoning Commission recommended also that the use be limited to a self-serve storage facility.

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

June 15, 2026

2026-13-REZ

To: City Zoning Commission

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

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Pan American Engineers, c/o Sam Gassiot

Request: This is a request for a zoning assignment of CH (Commercial-Heavy) for property proposed for annexation into the city of Lafayette. The use will be a *self-service storage facility*.

Location: 103 West Broussard Road

Description: The subject property is located generally north of Johnston Street, east of Touchet Road, and south of West Broussard Road, and is approximately 1.32 acres.

Why is Zoning Commission action required?

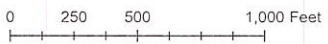
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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

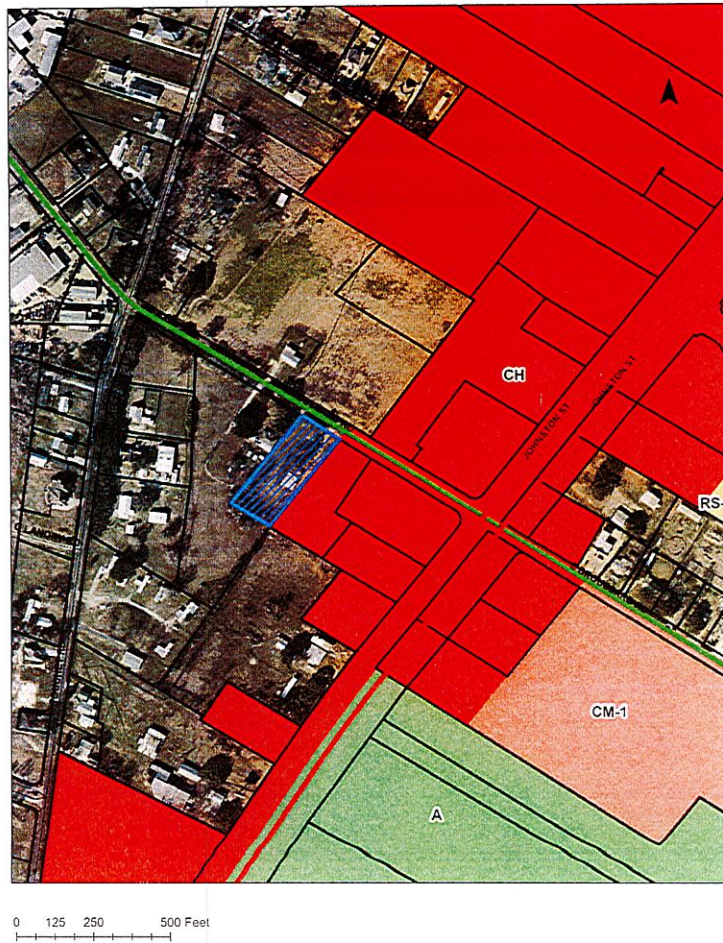


Vicinity Map

II. ANALYSIS

A. Existing conditions

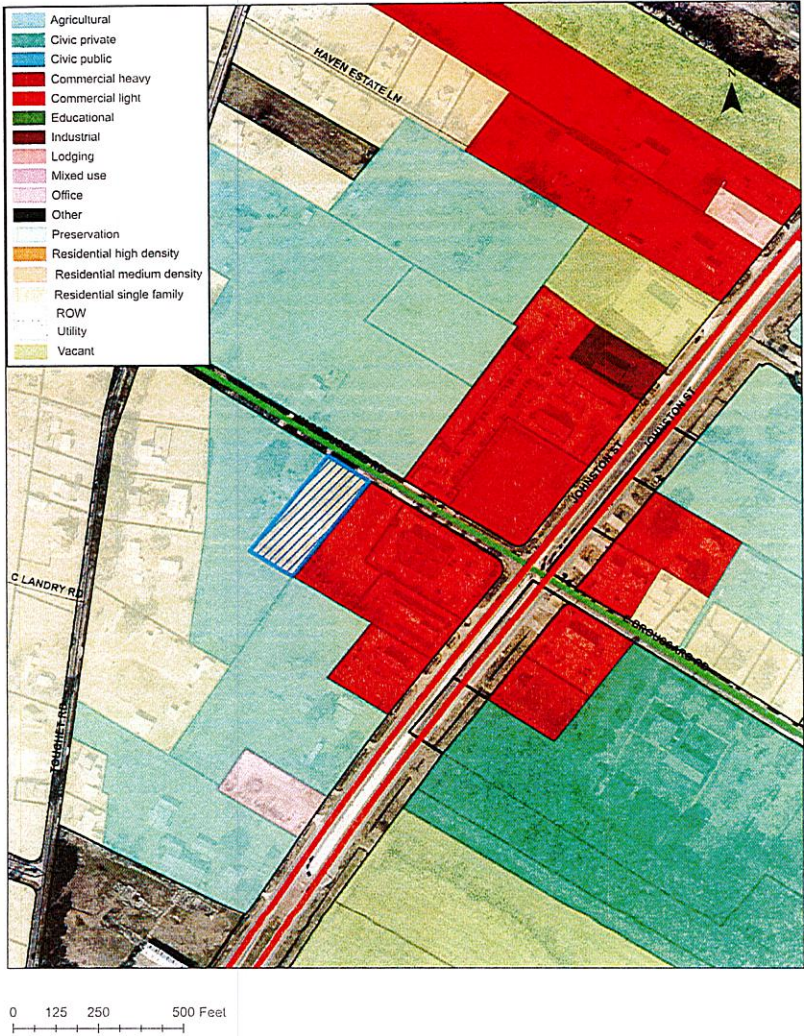
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is adjacent to a border of CH (Commercial-Heavy) zoning districts that follow Johnston Street. On the north side of Johnston Street, the properties beyond this border are unincorporated. Zoning districts to the south side of Johnston Street include CH (Commercial-Heavy), A (Agricultural), RS-1 (Residential Single-Family) and CM-1 (Commercial Mixed). Note: the subject property will be combined with the adjacent CH (Commercial-

Heavy) zoning district at 101 West Broussard Road in order to build a *self-service storage facility*.



Land Use Map

The Land Use map indicates that the subject property is adjacent to commercial heavy and commercial mixed land uses such as fast-food restaurants, convenience stores with gas sales, a gym, a bar/lounge, restaurant, pharmacy and a strip mall. The properties surrounding the subject property on the other sides are residential single-family, rural residential and agricultural uses.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts a minor arterial, West Broussard Road. West Broussard Road intersects with Johnston Street, a principal arterial, just a short distance (.1 mile) from the subject property. All other roads in this area are local roads. There are sidewalks on part of Johnston Street and in the newer residential developments, but there are no sidewalks along West Broussard Road. Neither it or East Broussard Road is a comfortable road to walk along.

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 CH (Commercial-Heavy) is to allow for a new *self-service storage facility* and to have access to LUS services. There is a large amount of commercial development adjacent to and south of the subject property; these are the CH zoning districts that follow Johnston Street. Most of the properties immediately to the west are unincorporated, but they are residential land uses, or agricultural.

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 commercial mixed with some commercial heavy. There are residential uses starting to develop outside of this largely commercial band, as evidenced by rural residential properties along Touchet Road, with new single-family developments like *Beau Savanne*, a little further north, and *Stone Haven on the River*, just north of E. Broussard Road. And there are many single-family residential developments to the south of the CH (Commercial-Heavy) border of Johnston Street, including another new case this month: **2026-14-REZ 6800 Block Johnston Street Rezoning**.

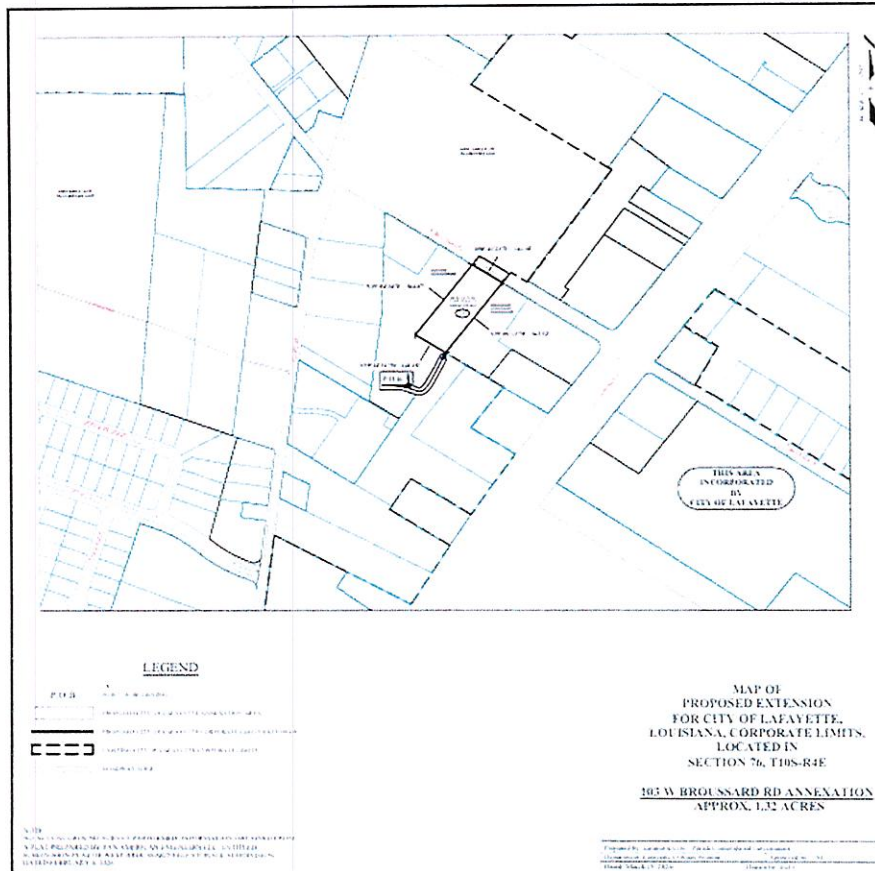
The proposed amendment promotes the public health, safety, morals, and general welfare.

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. It is compatible with the other commercial uses in that area. The subject property will be one of many businesses along West Broussard Road near the intersection of West Broussard Road and Johnston Street. The applicant is requesting CH (Commercial-Heavy) as its zoning classification, which is same as most of the zoning districts in this area. Beyond the CH (Commercial-Heavy) border, however, most of the properties are agricultural or rural

residential. There is a large automotive repair business at the corner of West Broussard Road and Touchet Road, and other businesses along West Broussard Road, but the majority of uses are agricultural or residential.





Internal Memorandum

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

TO: Rachel Godeaux **DATE:** June 18, 2026

FROM: Tammy Luke

SUBJECT: Case No. 2026-13-REZ
103 West Broussard Road Annexation

The attached ordinance would assign a zoning classification of CH (Commercial-Heavy) for property proposed for annexation into the city of Lafayette located generally north of Johnston Street, east of Touchet Road, and south of West Broussard Road. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, June 15, 2026 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, July 7, 2026, with Final Adoption Tuesday, July 21, 2026.

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



Tammy Luke
Director

RECEIVED

JUN 17 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 CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette located generally north of Johnston Street, east of Touchet Road, and south of West Broussard Road.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of CH (Commercial-Heavy) to the subject property proposed for annexation into the city of Lafayette.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: July 7, 2026
 - B. FINAL ADOPTION: July 21, 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