

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, February 23, 2026
5:00 P.M.**

Vice-Chairman Grout called the meeting to order at 5:06 p.m.

ROLL CALL

Members Present: Clifford Grout, Vice-Chairman; Ulysses Addison; Jody Boyd; Carolyn Coleman; Blake Fowler and Spencer Maxcy.

Members Absent: Rossie Washington, Jr., Mason Batts and Jayme Ellender.

Staff Present: Ryan Holcomb, Planning Director; Vance Baldwin, Assistant Planning Director; Glenn Hanna, Planning Project Coordinator; Emanuel Zanders, Jr., Current Division Manager; Yulonda Derrick, Senior Planner; Christean Smith, Senior Planner; Mashanka Taylor, Senior Administrative Specialist and Deane Frazier, Special Assistant Parish Attorney.

APPROVAL OF THE MINUTES

1. February 2, 2026

Motion to approve: Boyd, Maxcy second
Motion carried, 5-0

Commissioner Addison arrived to the meeting.

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

6, 7, 9

Motion to approve: Maxcy, Boyd second
Motion carried, 6-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Mr. Holcomb acknowledged that items 2 and 3 could be taken together.

Mr. Holcomb acknowledged that staff received six messages of opposition to this item and a comment from BREC in opposition. Also, Councilman Moak is opposed to this item.

2. **PA-7-25 17501 Florida Boulevard (Deferred by the Planning Commission from December 15 and by Planning Director February 2)** To amend the Comprehensive Land Use Plan from Agricultural Rural to Industrial, located on the north side of Florida Boulevard, south of Riverside Park Drive, on property now or formerly known as a portion of 12.5 Acre Tract. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) **Related to Case 53-25**

The applicant, Lauren Junot, spoke in support.

Two citizens, Doug Bozeman and Johana Fini, spoke in support.

Thirteen citizens, Seth Roy; Chad Cooper; Sharon King (BREC); John Hillman; Dane Roubique; Christopher Carroll; Michael Stewart; Brett Wallace (BREC); Paige Fouts; Amy Files; Craig Moates; Rachael Lambert and Benjamin Files spoke in opposition.

Motion to deny: Coleman, Fowler second
Motion carried, 6-0

3. **Case 53-25 17501 Florida Boulevard (Deferred by the Planning Commission from December 15 and by Planning Director February 2)** To rezone from Commercial Warehousing and Rural to Light Industrial (M1) on property located on the north side of Florida Boulevard, south of Riverside Park Drive, on property now or formerly known as a portion of 12.5 Acre Tract. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) **Related to PA-7-25**

The applicant, Lauren Junot, spoke in support.

Two citizens, Doug Bozeman and Johana Fini, spoke in support.

Thirteen citizens, Seth Roy; Chad Cooper; Sharon King (BREC); John Hillman; Dane Roubique; Christopher Carroll; Michael Stewart; Brett Wallace (BREC); Paige Fouts; Amy Files; Craig Moates; Rachael Lambert and Benjamin Files spoke in opposition.

Motion to deny: Coleman, Fowler second
Motion carried, 6-0

Mr. Holcomb acknowledged that items 4 and 5 could be taken together.

4. **PA-1-26 T 11830 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood, located on the south side of Greenwell Springs Road, west of Monticello Boulevard, on property now or formerly known as a portion of Tract X-B-1 of Monticello Plaza.

Section 53, T6S, R2E, GLD, EBRP, LA (Council District 5-Hurst) **Related to Case 10-26**

Mr. Holcomb acknowledged that Councilman Hurst held a community meeting for this item.

The applicant, Trey Savoie, spoke in support.

One citizen, Edward Pratt, spoke in opposition.

Motion to defer: Coleman, Maxcy second
Motion failed, due to lack of affirmative votes

Motion to approve: Boyd, Fowler second
Motion failed, 4-2 due to lack of affirmative votes with Addison and Coleman voting no.

5. **Case 10-26 T 11830 Greenwell Springs Road** To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Single Family Residential (A1) and Single Family Residential (A2.7) on property located on the south side of Greenwell Springs Road, west of Monticello Boulevard, on property now or formerly known as a portion of Tract X-B-1 of Monticello Plaza. Section 53, T6S, R2E, GLD, EBRP, LA (Council District 5-Hurst) **Related to PA-1-26**

The applicant, Trey Savoie, spoke in support.

One citizen, Edward Pratt, spoke in opposition.

Motion to defer 30 days: Coleman, Maxcy second
Motion failed, due to lack of affirmative votes

Motion to approve: Boyd, Fowler second
Motion failed, 4-2 due to lack of affirmative votes with Addison and Coleman voting no.

6. **Case 8-26 536 West Irene Road** To rezone from Rural to Heavy Industrial (M2) on property located on the north side of West Irene Road, west of Samuels Road, on a portion of property now or formerly known as J. Glynn. Section 80, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel)

Approved, 6-0 with the consent agenda

7. **Case 9-26 9933 Hyacinth Avenue** To rezone from Single Family Residential (A1), Off Street Parking (B) and Light Commercial (C1) to Light Commercial Two (LC2) on property located on north side of Hyacinth Avenue, west of Bluebonnet Boulevard, on property now or formerly known as Tract A of the A. N. White Property. Section 59, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca)

Approved, 6-0 with the consent agenda

8. **Case 11-26 3176 Ozark Street and 3165 Winbourne Avenue** To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on property located on south side of Ozark Street, west of North Acadian Thruway, on property now or formerly known as Lots 45,46 and 26 of Rosalie Park Subdivision. Section 56, T6S, R1E, GLD, EBRP, LA (Council District 7-Harris)

The applicant, Shirley McCant, spoke in support.

One citizen, Isaac Patterson, spoke in support.

Motion to approve: Addison, Boyd second
Motion carried, 6-0

9. **RV-4-25 St. James, France, and Europe Street (multiple right-of-way) (Deferred by the Planning Commission from February 2)** Proposed revocation of portions of St. James, France and Europe Street rights-of-way located south of Government Street, west of St. Phillip Street, adjacent to Squares 4S, 5, 6, 9, 10, and 11S within Beauregard Town, Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman)

Approved, 6-0 with the consent agenda

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Holcomb acknowledged that at their seats Commissioners had a copy of an upcoming proposed text change to Chapter 8 of the Unified Development Code that will be on an upcoming agenda.

Mr. Holcomb advised commission members that the next Planning Commission meeting will be held on Monday, March 16, 2026.

COMMISSIONERS' COMMENTS

Vice-Chairman Grout congratulated Ablenell Smith, Administrative Specialist I for being chosen as Employee of the Month.

ADJOURN

Motion to approve: Fowler, Coleman second
Motion carried, 6-0

The meeting adjourned at 6:34 p.m.