



**TOWN COUNCIL MEETING
TUESDAY, AUGUST 4, 2026 AT 6PM
ABITA SPRINGS TOWN HALL
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: August 3, 2026 5pm

CALL TO ORDER: MAYOR CURTIS

INVOCATION: ALDERMAN BOUDREAUX

PLEDGE OF ALLEGIANCE: ALDERMAN TEMPLET

ROLL CALL - E.J. Boudreaux, Pat Patterson, Regan Contois, Stephen Saussy, Eric Temple

PUBLIC HEARING: DISCUSSION OF INSTRUMENT NO. 2026-07-01, AN ORDINANCE REPEALING AND REENACTING PART 9 – PLANNING, ZONING AND DEVELOPMENT OF THE TOWN OF ABITA SPRINGS CODE OF ORDINANCES AND ADOPTING A NEW OFFICIAL ZONING MAP.

MAYOR’S ANNOUNCEMENTS/REPORTS: 1.) Infrastructure Update

MINUTES - Accept July 7, 2026, Town Council Meeting Minutes

NEW BUSINESS:

- 1.) DISCUSSION OF DEBIT & CREDIT CARD FEES – LA. R.S. 51:3081–3082 (ACT 751 OF 2026).

OLD BUSINESS:

- 1.) CONSIDERATION OF PROPOSED AMENDMENTS AND ADOPTION OF INSTRUMENT NO. 2026-07-01, AN ORDINANCE REPEALING AND REENACTING PART 9 – PLANNING, ZONING AND DEVELOPMENT OF THE TOWN OF ABITA SPRINGS CODE OF ORDINANCES AND ADOPTING A NEW OFFICIAL ZONING MAP.

PUBLIC COMMENTS OR REPORTS

PUBLIC COMMENTS ARE LIMITED TO THREE MINUTES. BOARD MEMBERS AND STAFF MEMBERS WILL NOT ENGAGE IN DISCUSSION OF ITEMS DURING THE PUBLIC COMMENT PERIOD. INDIVIDUALS WISHING TO HAVE A MATTER CONSIDERED BY THE BOARD MAY REQUEST THAT THE ITEM BE PLACED ON A FUTURE AGENDA IN ACCORDANCE WITH APPLICABLE PROCEDURES.

MOTION TO ADJOURN



**Town of Abita Springs
Town Council Meeting**

PUBLIC NOTICE

The Abita Springs Town Council will hold a public hearing on **Tuesday, August 4, 2026, at 6:00 p.m.**, at Abita Springs Town Hall, 22161 Level St., Abita Springs, LA 70420, regarding Instrument No. 2026-07-01, An Ordinance Repealing and Reenacting Part 9 – Planning, Zoning and Development of the Town of Abita Springs Code of Ordinances and Adopting a New Official Zoning Map. Copies of the Instrument, and the Official Zoning Map are available on the Town of Abita Springs website, at townofabitasprings.com. All interested persons are invited to attend.



INSTRUMENT #2026-07-01

**AN ORDINANCE REPEALING AND REENACTING PART 9 – PLANNING, ZONING AND
DEVELOPMENT OF THE TOWN OF ABITA SPRINGS CODE OF ORDINANCES
AND ADOPTING A NEW OFFICIAL ZONING MAP.**

WHEREAS, the Town of Abita Springs adopted the Abita Springs Comprehensive Master Plan on March 28, 2024, establishing a long-term vision for orderly growth, economic opportunity, community character, resilience, and improved administration of land use regulations; and

WHEREAS, the Planning and Zoning Commission adopted a Future Land Use Map to implement the goals and policies of the Abita Springs Comprehensive Master Plan and to provide the policy framework for the Town's updated Land Development Code and Official Zoning Map on October 24, 2024; and

WHEREAS, following adoption of the Town's Future Land Use Map, Town Staff and Desire Line conducted a detailed review of existing land use regulations and the current zoning map, and identified multiple longstanding issues including but not limited to, overly complicated and conflicting zoning standards, unclear guidance for certain land uses and zoning districts, and outdated land use categories, and;

WHEREAS, the Town conducted an extensive and transparent public planning process over the course of the project, providing multiple opportunities for residents, property owners, businesses, elected officials, and other stakeholders to review the proposed Land Development Code and Official Zoning Map, submit comments, and participate in revisions made prior to adoption; and

WHEREAS, based on technical analysis and community feedback, the proposed zoning code amendments are intended to improve land use compatibility, reduce potential nuisance impacts, address flooding and resilience concerns, streamline code administration, and provide for the public's health, safety and welfare in Abita Springs; and

WHEREAS, on January 29, 2026, the Planning and Zoning Commission unanimously voted to recommend adoption of the amendments (dated January 29, 2026) to the Town Code of Ordinances, Part 9 – Planning, Zoning, and Development and the Official Zoning Map to the Board of Aldermen of the Town of Abita Springs; and

WHEREAS, on February 24, 2026, the draft amendments recommended by the Planning and Zoning Commission were introduced to the Board of Aldermen of the Town of Abita Springs as Ordinance No. 2026-02-002; and

WHEREAS, after introduction of the proposed Land Development Code and Official Zoning Map on February 24, 2026, the Board of Aldermen conducted additional public meetings, received further public comment, and directed revisions to the proposed ordinance and zoning map; and

WHEREAS, the Land Development Code and Zoning Map have been revised in response to public input and Council direction to improve clarity, address implementation concerns, and balance the Town's planning, economic development, infrastructure, and resilience objectives; and

WHEREAS, the Board of Aldermen finds that the proposed Land Development Code and Official Zoning Map are consistent with the Abita Springs Comprehensive Master Plan and are in the best interest of the public health, safety, and welfare of the Town; and

THEREFORE, LET IT BE ORDAINED by the Board of Alderman of the Town of Abita Springs, at its regular session convened, that The Town of Abita Springs, Louisiana, Official Zoning Map is hereby adopted as amended consistent with “EXHIBIT A”; and

THEREFORE, LET IT BE FURTHER ORDAINED by the Board of Alderman of the Town of Abita Springs, at its regular session convened, that Part 9 – Planning, Zoning and Development is hereby adopted as amended and consistent “EXHIBIT B”.

Introduced on a motion of Alderman _____ and seconded by Alderman _____, on the 21st day of July 2026.

Adopted on a motion of _____ and seconded by _____, on the _____ day of ____2026.

The vote was as follows:

- YEAS:
- NAYS:
- ABSTAIN:
- ABSENT:

Leanne Schaefer, Town Clerk

Daniel J. Curtis, Mayor



AMEND INSTRUMENT 2026-07-01

**INSTRUMENT NO. 2026-07-01, AN ORDINANCE REPEALING AND REENACTING
PART 9 – PLANNING, ZONING AND DEVELOPMENT OF THE TOWN OF ABITA SPRINGS CODE OF
ORDINANCES AND ADOPTING A NEW OFFICIAL ZONING MAP.**

Adopted on a motion of _____, seconded by _____,
this 4th day of August 2026.

AMENDMENT # 1

On page 58, in the **Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose District**, Column 1, on the fourteenth row under LAND USES, following the words “Retail Stores –” delete the number “6000” and in lieu thereof insert the number “4000”.

On Page 58, in the **Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose District**, Column 1, on the sixteenth row under LAND USES, delete the entire row, which includes the following words, letters, and symbols

“	Retail stores, offices, mixed-use buildings between 4,000 and 6,000 square feet of building area	P	P	—	P	—	“
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AMENDMENT #2

On page 68, delete lines 2374-2397 in Section Sec. 9-302.3.4. – Resilience Overlay (RO)

The vote was:

Ayes:

Nays:

Abstentions:

Absent:

Leanne Schaefer, Town Clerk

Daniel J. Curtis, Mayor

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts

LAND USES	ZONING DISTRICTS				
	C Commercial	MU2 Mixed Use 2	MU1 Mixed Use 1	LI Light Industrial	CV Civic
Retail stores – 6,000 square feet of building area or greater <i>Note: This does NOT include wholesale trade, warehouse clubs, supercenters, or small box discount stores.</i>	P	—	—	P	—
Retail stores primarily selling age restricted inventory including package sale of alcohol, vaping, or smoking-related goods	P	—	—	P	—
Retail stores, offices, mixed-use buildings between 4,000 and 6,000 square feet of building area	P	P	—	P	—
Retail stores under 4,000 square feet of building area	P	P	P	P	—

Change
to 4,000

Delete

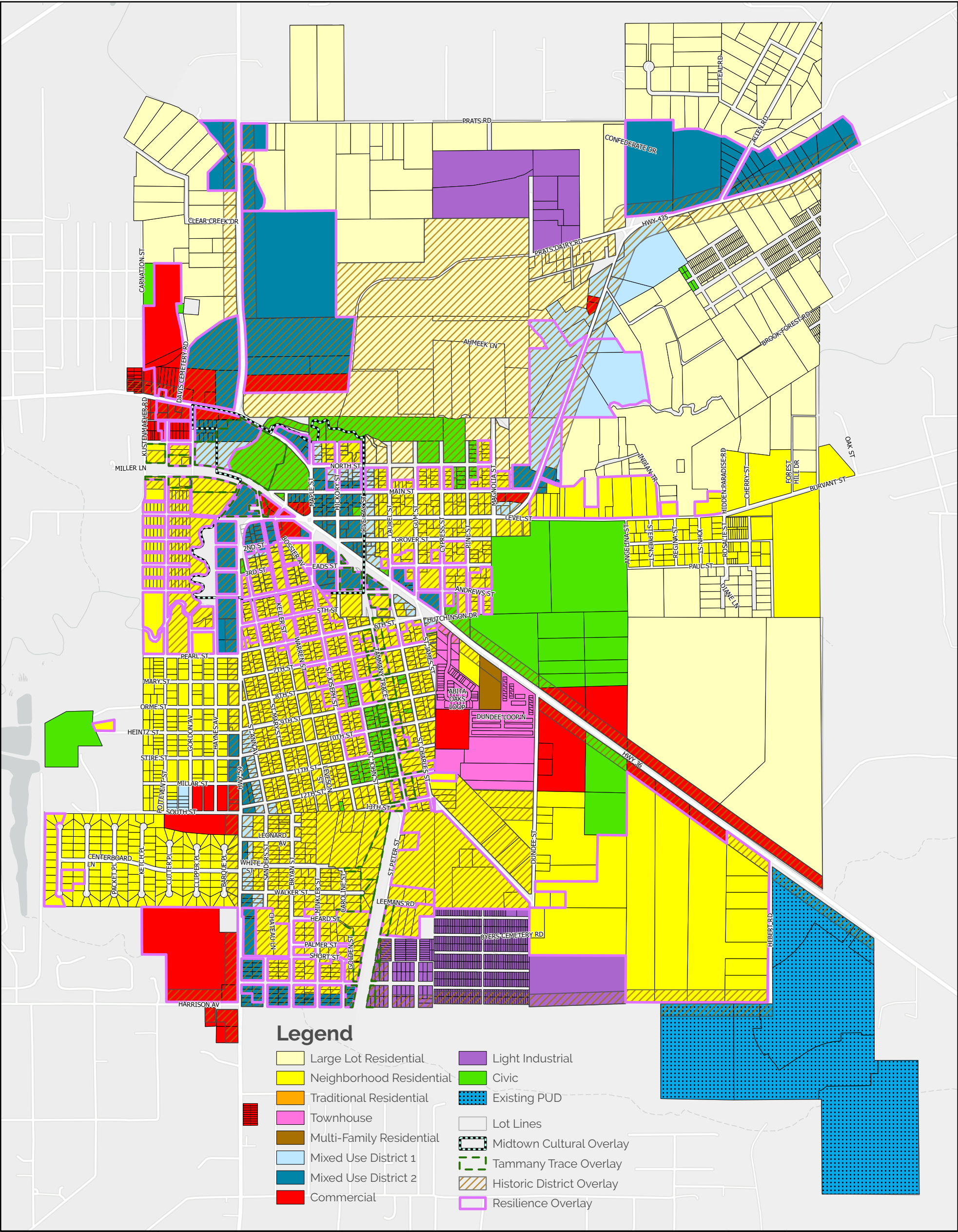
Delete

- 2372 sea level) to which such structures are floodproofed shall be maintained by the
2373 floodplain administrator.
- 2374 2. Fill limitation and open foundation requirement.
- 2375 a. Lot Grading. Fill may be provided for landscaping and surface drainage as detailed on
2376 a drainage plan to be approved by the Town Engineer. If the Town Engineer determines
2377 that a development site cannot be drained by surface or subsurface drainage, the Town
2378 Engineer may authorize the use of the minimum amount of non-structural fill necessary
2379 to ensure positive drainage in accordance with State law.
- 2380 b. Fill added to sites. In addition to the lot grading provisions above, up to 6 inches of fill
2381 may be placed under the perimeter of the soffit or roof line of structures to achieve
2382 positive drainage from under the structure.
- 2383 c. Grading changes shall not have an adverse impact on adjacent properties in accordance
2384 with State law.
- 2385 d. If a site would need more than 6 inches of fill to construct a building to meet the
2386 elevation requirements (BFE+2), the building must be constructed on an open pier or
2387 piling foundation, which may include enclosures, but cannot include encapsulated fill
2388 or a monolithic slab over 6 inches above grade.
- 2389 e. Detached garages, accessory structures, and driveways. Slabs may be established under
2390 detached garages, accessory structures without habitable area, and driveways or
2391 parking areas, provided that the top of the slab is not greater than 6 inches above
2392 natural grade at any point.
- 2393 f. Fill for all structures (foundations, slabs, parking, drives, accessory structures) shall
2394 taper from the edge of the structure at a slope of 3 horizontal feet for every one vertical
2395 foot (3:1). In any case, this fill shall not extend out from any improvement or
2396 foundation more than 6 feet.
- 2397 e. No fill shall be placed within 5 feet of the property line.
- 2398 2. Fill limitation and open foundation requirement.
- 2399 a. Lot Grading. Fill may be provided for landscaping and surface drainage as detailed on
2400 a drainage plan to be approved by the Town Engineer.
- 2401 i. If the Town Engineer determines that a development site cannot be drained by
2402 surface or subsurface drainage, the Town Engineer may authorize the use of the

UPDATED 07/21/26
68

TOWN OF ABITA SPRINGS, LOUISIANA

- 2403 minimum amount of non-structural fill necessary to ensure positive drainage in
2404 accordance with State law.
- 2405 b. Fill added to sites. In addition to the lot grading provisions above, up to 6 inches of fill
2406 may be placed under the perimeter of the soffit or roof line of structures to achieve
2407 positive drainage from under the structure.
- 2408 c. Grading changes shall not have an adverse impact on adjacent properties in accordance
2409 with State law.
- 2410 d. If a site would need more than 6 inches of fill to construct a building to meet the
2411 elevation requirements (BFE+2), the building must be constructed on an open pier or
2412 piling foundation, which may include enclosures, but cannot include encapsulated fill
2413 or a monolithic slab over 6 inches above grade.



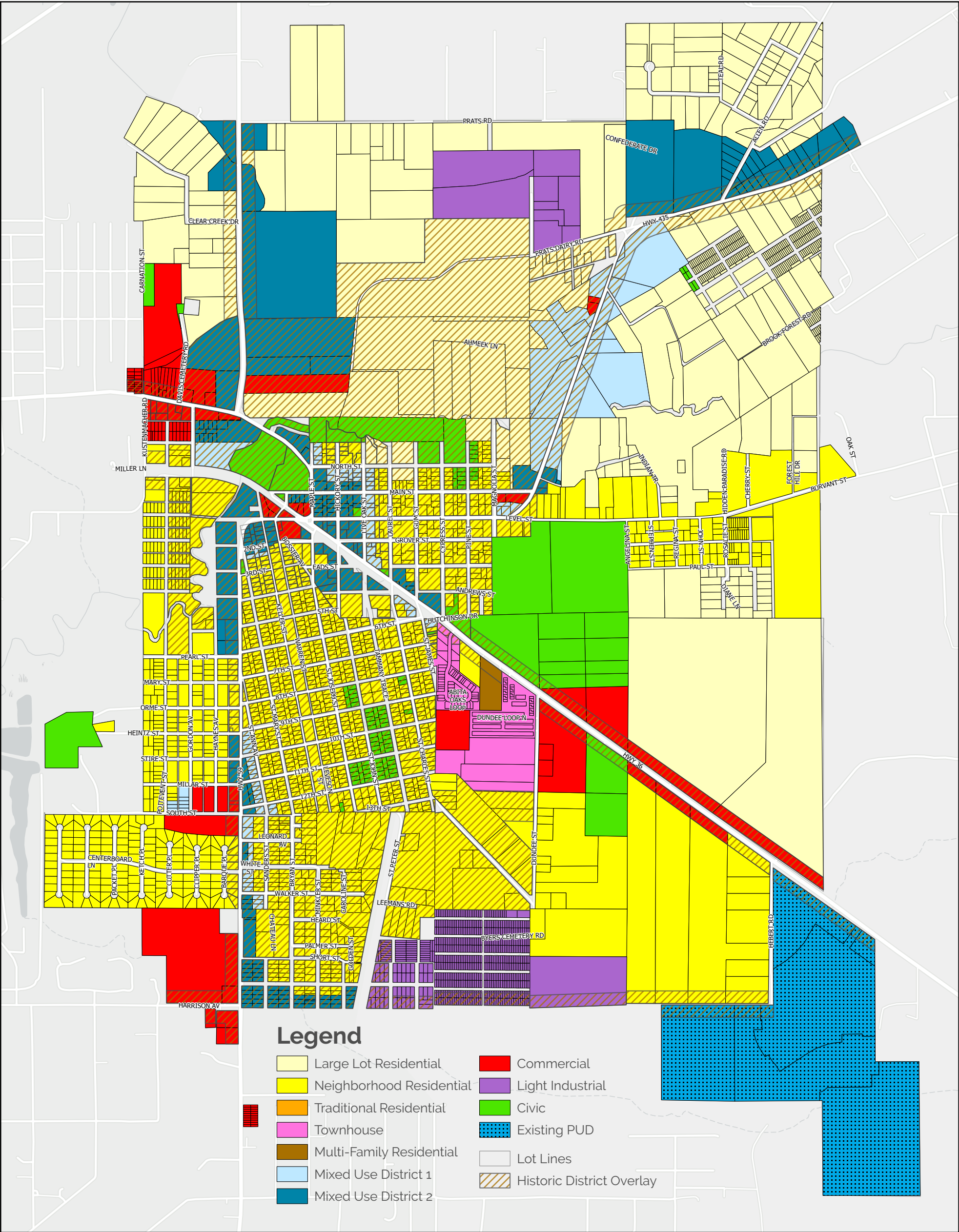
Legend

Large Lot Residential

Neighborhood Residential

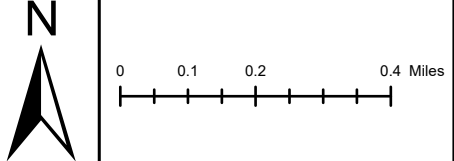
Traditional Residential

TownhouseMulti-Family ResidentialMixed Use District 2CommercialLight IndustrialExisting PUDMidtown Cultural OverlayTammany Trace OverlayHistoric District OverlayResilience Overlay



Produced by:
Matthew Wilson
Desire Line LLC
matt@desire-line.com

Town of Abita Springs, Louisiana
Base Official Zoning Map
With Historic District Overlay Shown

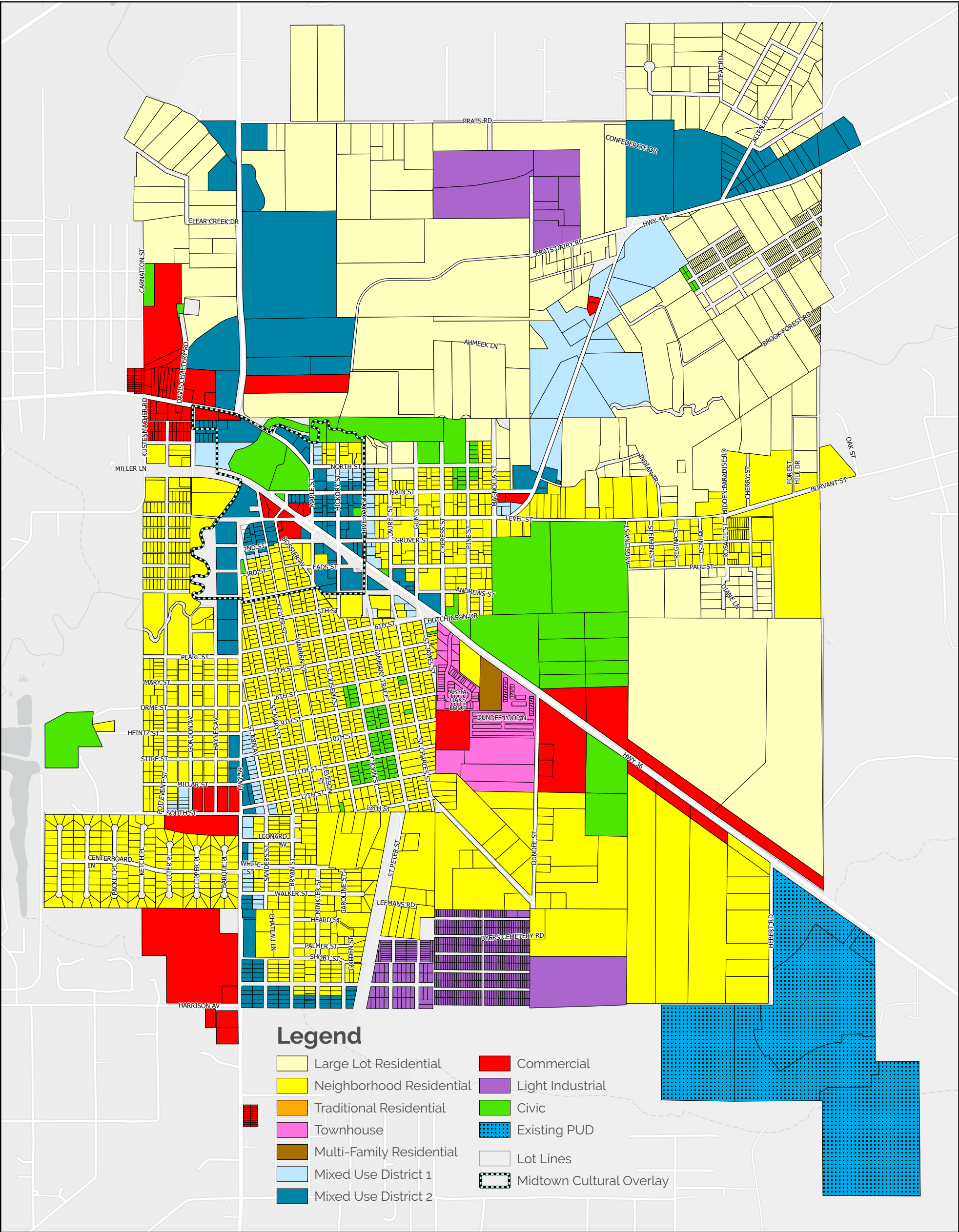


Data Source(s): ESRI, Geographic Computer Technologies LLC,
St. Tammany Parish Assessor's Office

Map Date:
07/21/2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend

- | | |
|--------------------------|--------------------------|
| Large Lot Residential | Commercial |
| Neighborhood Residential | Light Industrial |
| Traditional Residential | Civic |
| Townhouse | Existing PUD |
| Multi-Family Residential | Lot Lines |
| Mixed Use District 1 | Midtown Cultural Overlay |
| Mixed Use District 2 | |

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Town of Abita Springs, Louisiana
Base Official Zoning Map
With Midtown Cultural Overlay Shown



0 0.1 0.2 0.4 Miles

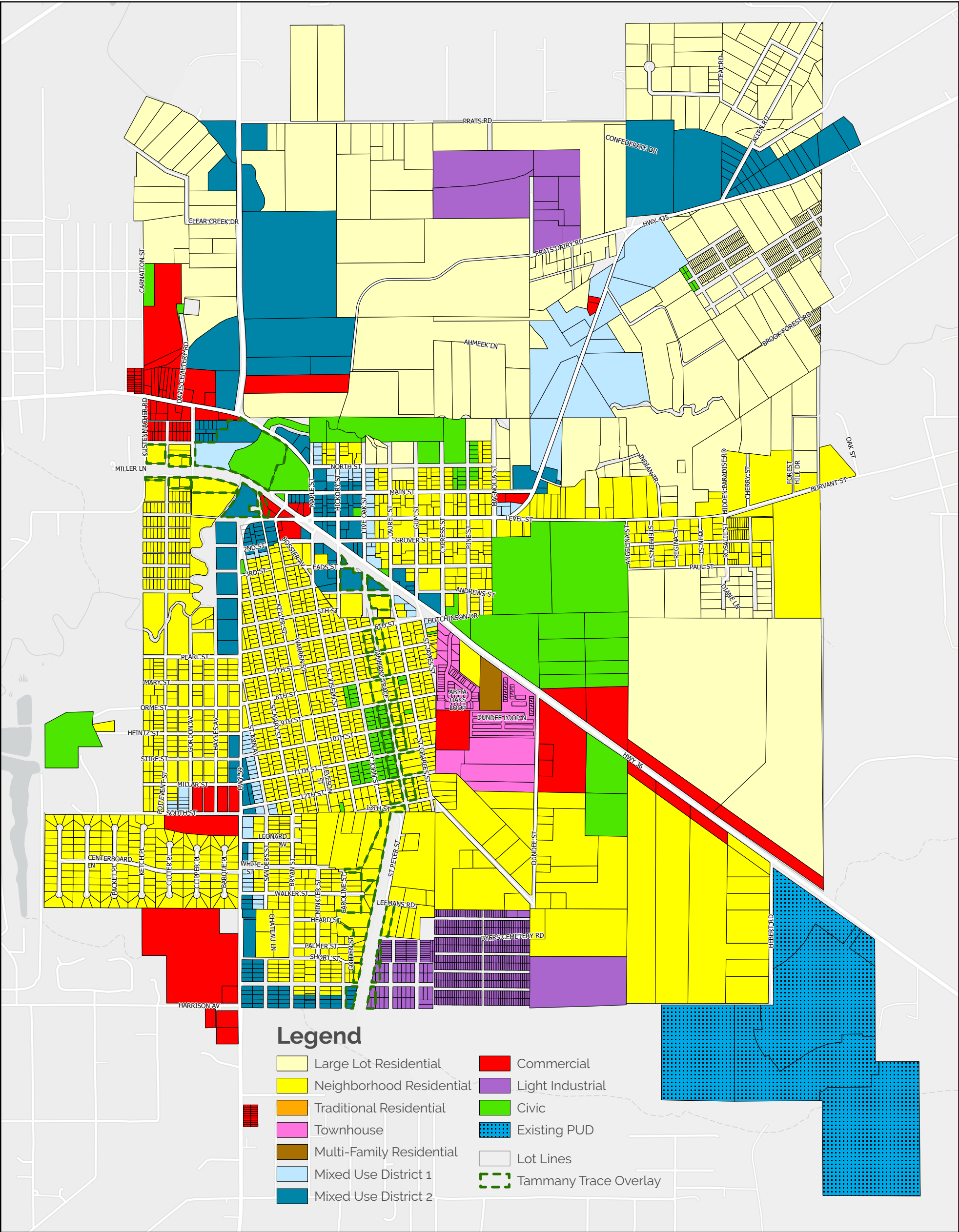


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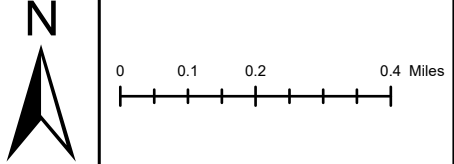
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Produced by:
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Town of Abita Springs, Louisiana
Base Official Zoning Map
With Tammany Trace Overlay Shown



Data Source(s): ESRI, Geographic Computer Technologies LLC,
St. Tammany Parish Assessor's Office

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ABITA
SPRINGS



