Town of Abita Springs
PLANNING AND ZONING DEPARTMENT

Planning and Zoning Commision Meeting
November 19, 2026

FOUR STEP PROCESS

ZONING POLICY AMENDMENT

1. **Zoning Text Amendment: Tow Yards and Vehicle Storage**
   - Discuss whether to add tow yards and vehicle storage as allowable uses within an existing zoning district.

PROPERTY-SPECIFIC REQUESTS

2. **Subdivision Request**
   - Discuss dividing the approximately 29-acre property into three parcels.

3. **Rezoning Request**
   - Discuss rezoning property from Neighborhood Residential to Commercial.

4. **Conditional Use Permit**
   - Application to request Conditional Use Permit.

EACH REQUEST SHOULD BE EVALUATED SEPARATELY.

Step	Request	Planning & Zoning Commission	Town Council	Final Decision
1	**Code Amendment** to allow vehicle storage and tow yards	Introduction → Public hearing and vote → Forward favorable or unfavorable recommendation to Town Council	Introduction → Public hearing and vote	**Town Council**
2	**Subdivision Request** for the property	Introduction → Public hearing and vote	—	**Planning & Zoning Commission**
3	**Rezoning Request** (Zoning Map Amendment)	Introduction → Public hearing and vote → Forward favorable or unfavorable recommendation to Town Council	Introduction → Public hearing and vote	**Town Council**
4	**Conditional Use Permit** for the proposed vehicle storage and tow yard	Introduction → Public hearing and vote	—	**Planning & Zoning Commission**

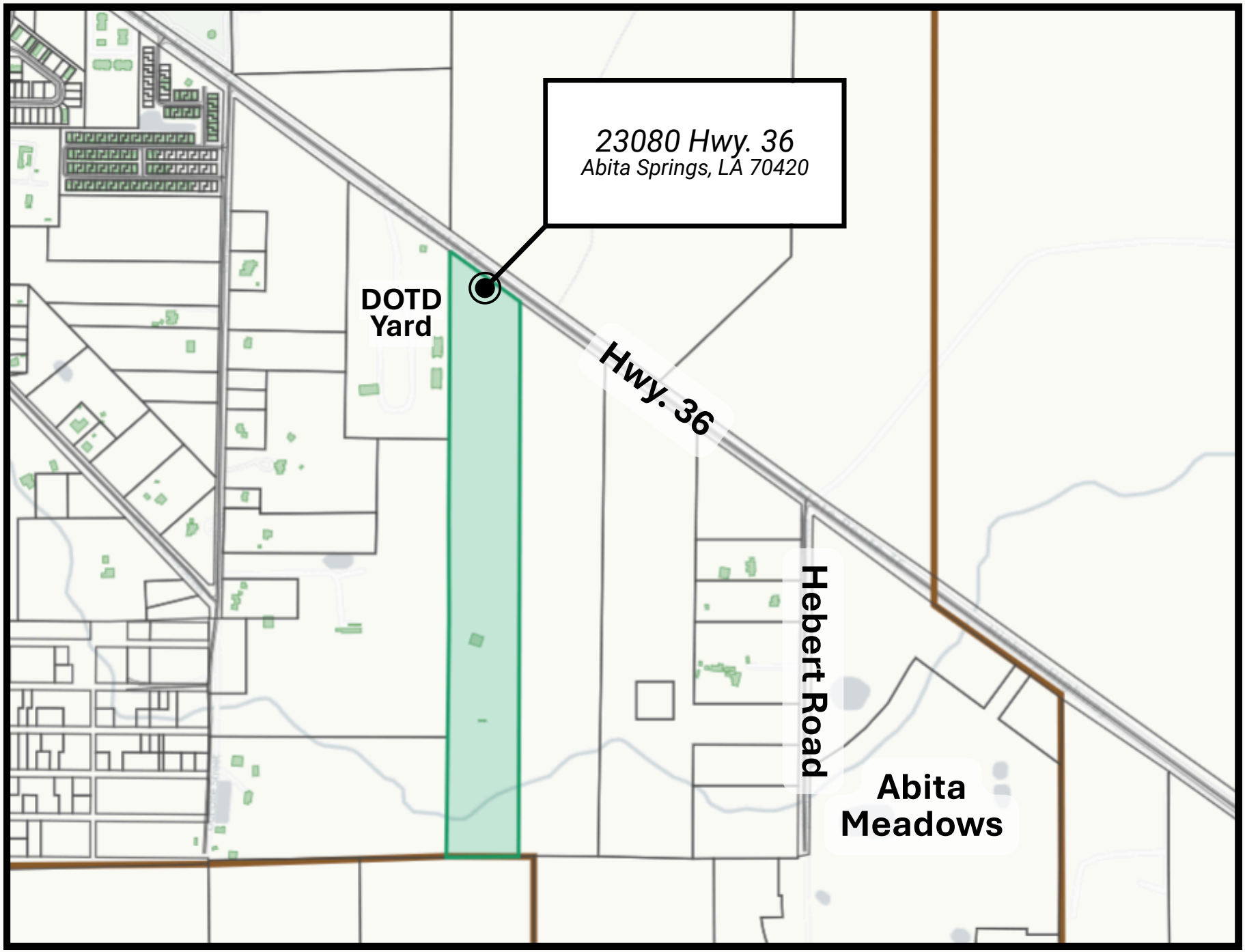
Part 1 — Townwide Zoning Policy

Zoning Text Amendment: Tow Yards and Vehicle Storage

Question 2

WHAT IS THE PROCESS FOR AMENDING THE CURRENT ORDINANCES?

- **P&Z review:** The Planning and Zoning Commission reviews the proposed ordinance change and formally requests a public hearing.
- **P&Z public hearing:** The Commission holds the hearing and makes a recommendation.
- **Forward recommendation:** Send the Commission's recommendation to the Town Council.
- **Council hearing and vote:** The Town Council holds a public hearing and votes on the proposed change.


23080 Hwy. 36
Abita Springs, LA 70420
DOTD Yard
Hwy. 36
Hebert Road
Abita Meadows

Part 2 — Property-Specific Requests

Subdivision Request

The applicant proposes to divide an approximately 29-acre parcel into three parcels:

- front parcel of approximately 6.75 acres
- middle parcel of approximately 5.25 acres
- rear parcel of approximately 17 acres

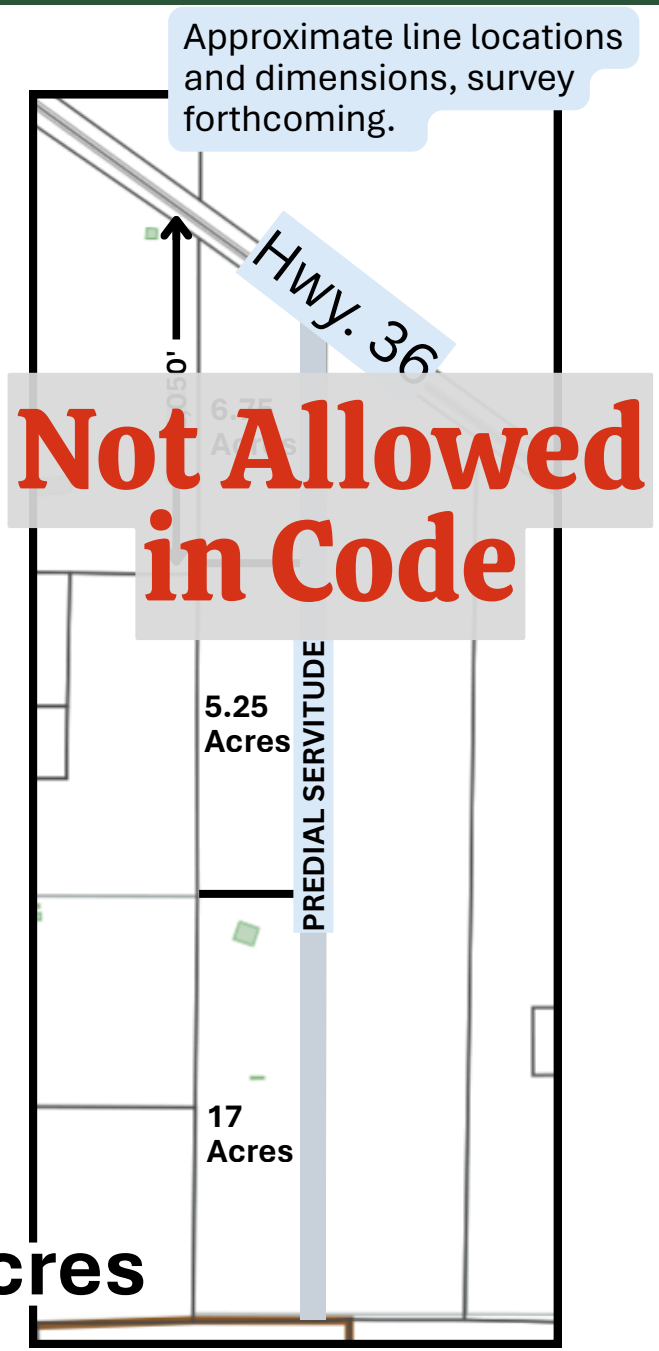
The property has approximately

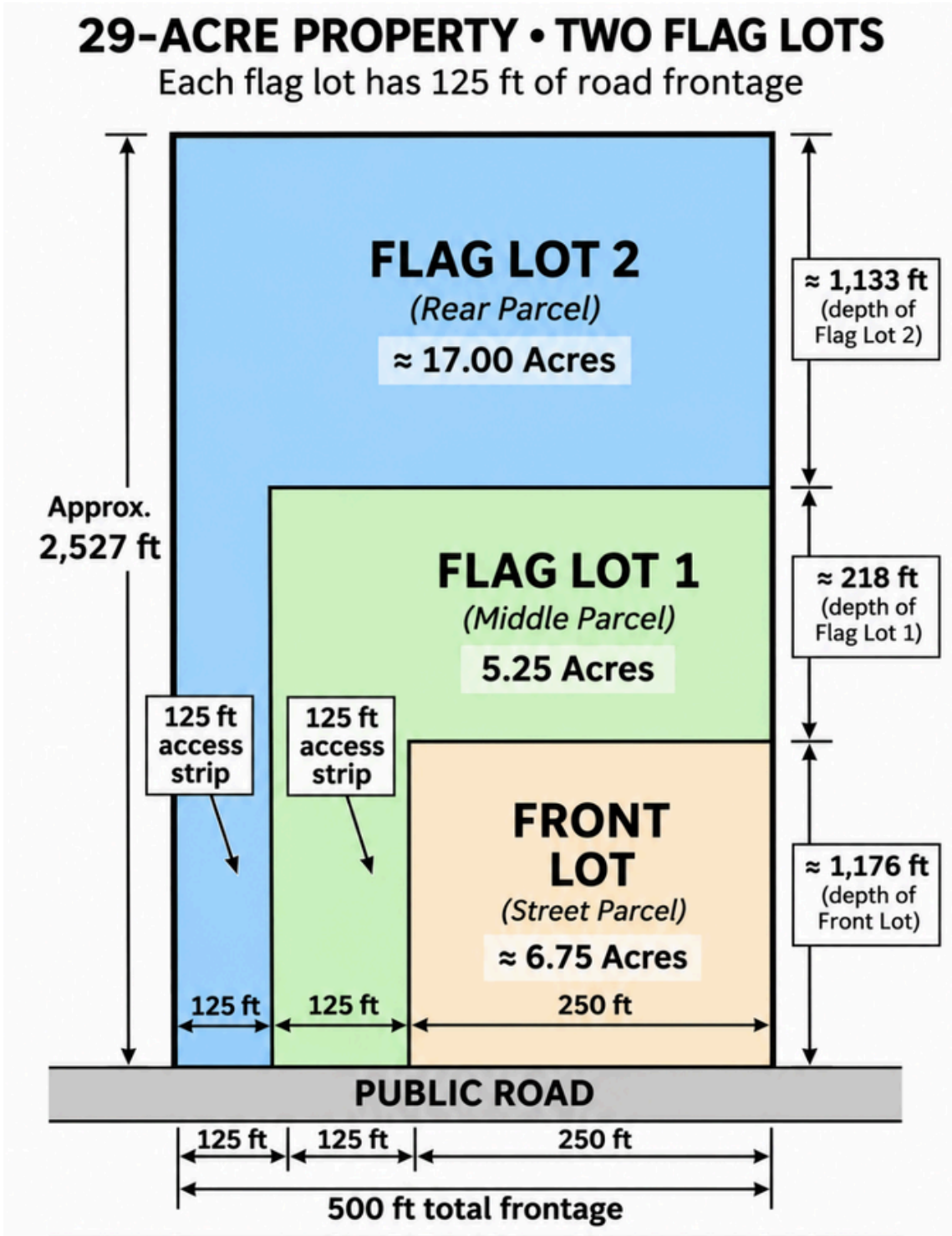
- 514 feet of highway frontage
- one side boundaries measuring 3,365 feet
- one side measuring 3,075 feet
- rear boundary measuring approximately 414 feet

The survey shall clearly identify the shared private predial servitude of passage and state that access must remain open and accessible to all parcels served.

Maintenance and repair shall be the responsibility of the property owners served, including their successors in title, with no responsibility assumed by the Town.

Predial servitude benefits a particular parcel of land. The right stays with that parcel when it is sold, rather than belonging only to the current owner.




29-ACRE PROPERTY • TWO FLAG LOTS
Each flag lot has 125 ft of road frontage
FLAG LOT 2
(Rear Parcel)
≈ 17.00 Acres
FLAG LOT 1
(Middle Parcel)
5.25 Acres
FRONT LOT
(Street Parcel)
≈ 6.75 Acres
Approx. 2,527 ft
125 ft access strip
125 ft access strip
≈ 1,133 ft (depth of Flag Lot 2)
≈ 218 ft (depth of Flag Lot 1)
≈ 1,176 ft (depth of Front Lot)
125 ft
125 ft
250 ft
PUBLIC ROAD
125 ft
125 ft
250 ft
500 ft total frontage