



**TOWN COUNCIL MEETING
TUESDAY, JUNE 2, 2026 AT 6PM
ABITA SPRINGS TOWN HALL
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: June 1, 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 Templett,

MAYOR'S ANNOUNCEMENTS/REPORTS 1.) Infrastructure Update

MINUTES - ACCEPT MAY 5, 2026 TOWN COUNCIL MEETING MINUTES

NEW BUSINESS

- 1.) CONSIDERATION OF A RESOLUTION OF THE TOWN OF ABITA SPRINGS BOARD OF ALDERMEN TO SELECT THE OFFICIAL JOURNAL
- 2.) DISCUSSION OF THE ADDITIONAL EXPENSE TO ENGAGE GRIFFIN & FURMAN TO CONDUCT THE REQUIRED SINGLE AUDIT ASSOCIATED WITH FEDERAL GRANT ADMINISTRATION

OLD BUSINESS

- 1.) DISCUSSION OF THE AMENDMENT OF THE ZONING MAP, THE COMPREHENSIVE PLANNING AND ZONING ORDINANCE CONSISTENT WITH THE MASTER PLAN, THE PROCESS MOVING FORWARD, THE BUDGET, AND OTHER RELATED MATTERS.

PUBLIC COMMENTS

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



**RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS
SELECTING THE ST. TAMMANY FARMER AS THE OFFICIAL JOURNAL FOR THE TOWN**

WHEREAS, pursuant to applicable law, the Board of Aldermen of the Town of Abita Springs is required to select an official journal at its first regular meeting in June of each year; and

WHEREAS, The St. Tammany Farmer meets all requirements to serve as an official journal, as specified under Louisiana R.S. 43:142, Qualifications of Newspaper

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Abita Springs that The St. Tammany Farmer is hereby designated as the Official Journal of the Town for the term beginning July 1, 2026, and continuing until June 30, 2027.

The resolution having been adopted on motion of Alderman _____, seconded by Alderman _____, the vote was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

This resolution was declared adopted on the 2nd day of June 2026.

ATTEST

Leanne Schaefer, Town Clerk

THE ST. TAMMANY FARMER

May 29, 2026

Ms. Leanne Schaefer
Director of Intergovernmental Affairs
Town of Abita Springs
P.O. Box 461
Abita Springs, LA 70420

Dear Ms. Schaefer:

We are happy to serve as the Official Journal for the Town of Abita Springs for the period of July 1, 2026, through June 30, 2027.

The *St. Tammany Farmer* meets all requirements to serve as an official journal, as specified under Louisiana R.S. 43:142, Qualifications of Newspaper.

The rate to be charged shall be \$4.62 per column inch. Affidavits are \$25 per affidavit and come with a system printed tearsheet.

Also included at no additional cost is the posting of the Town of Abita Springs notices online. The postings can be accessed through our website or directly at <https://louisianapublicnotice.com/>

Thank you for the opportunity to respond to the bid request.

Sincerely,



Joy Newman
Classified Director
The Advocate
Baton Rouge – New Orleans – Acadiana
jnewman@theadvocate.com



Comprehensive Rezoning Plan Help Shape the Final Draft

Submit Comments & Map Edits by June 5, 2026

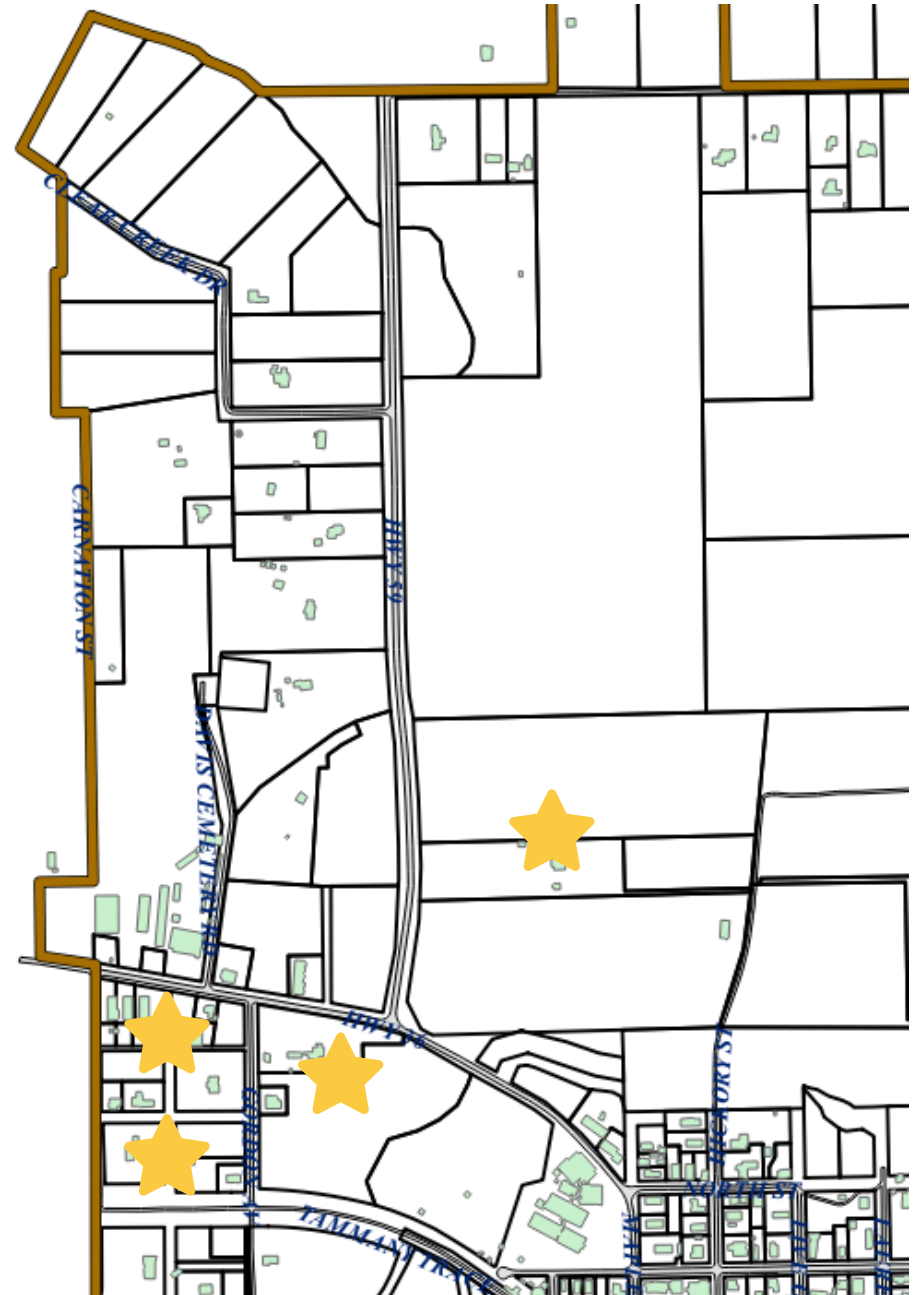
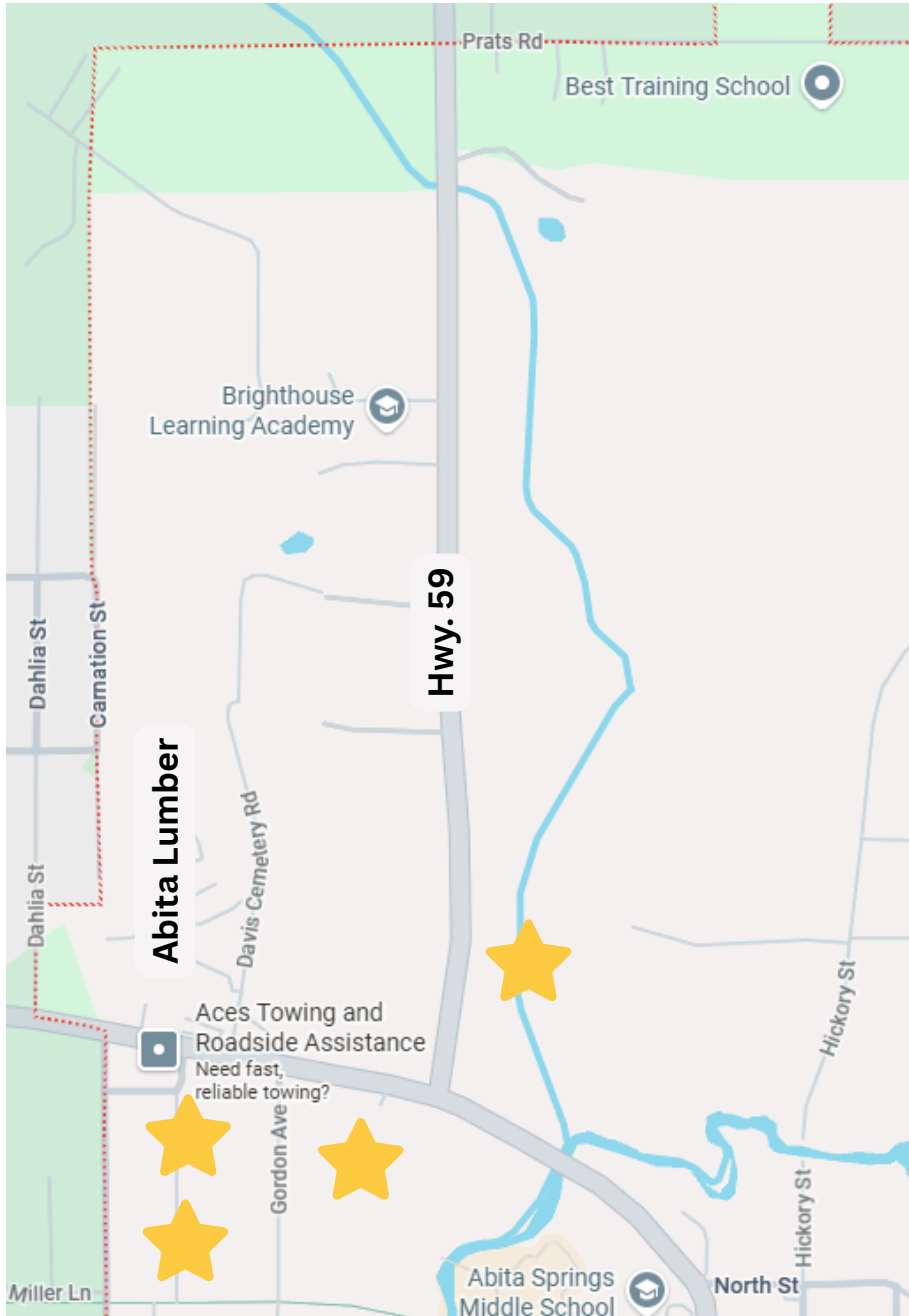
TOWN COUNCIL JUNE 2, 2026

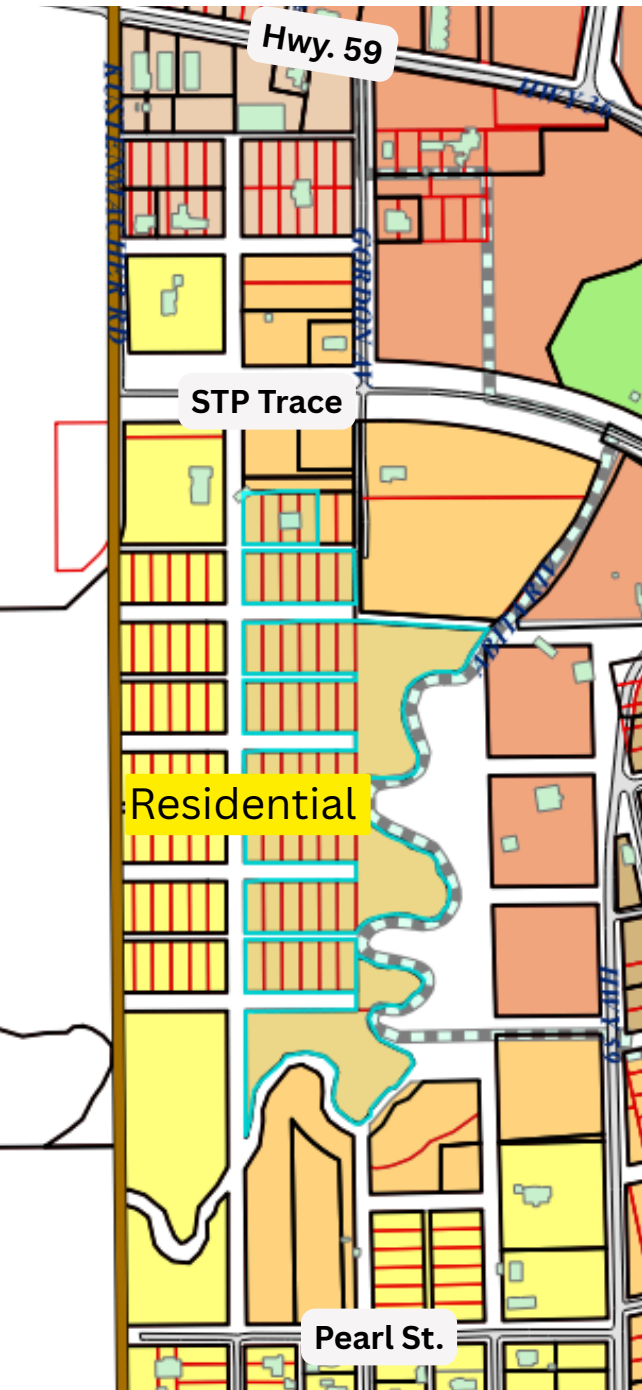
MAP DISCUSSION POINTS

Discussion about zoning in the following areas

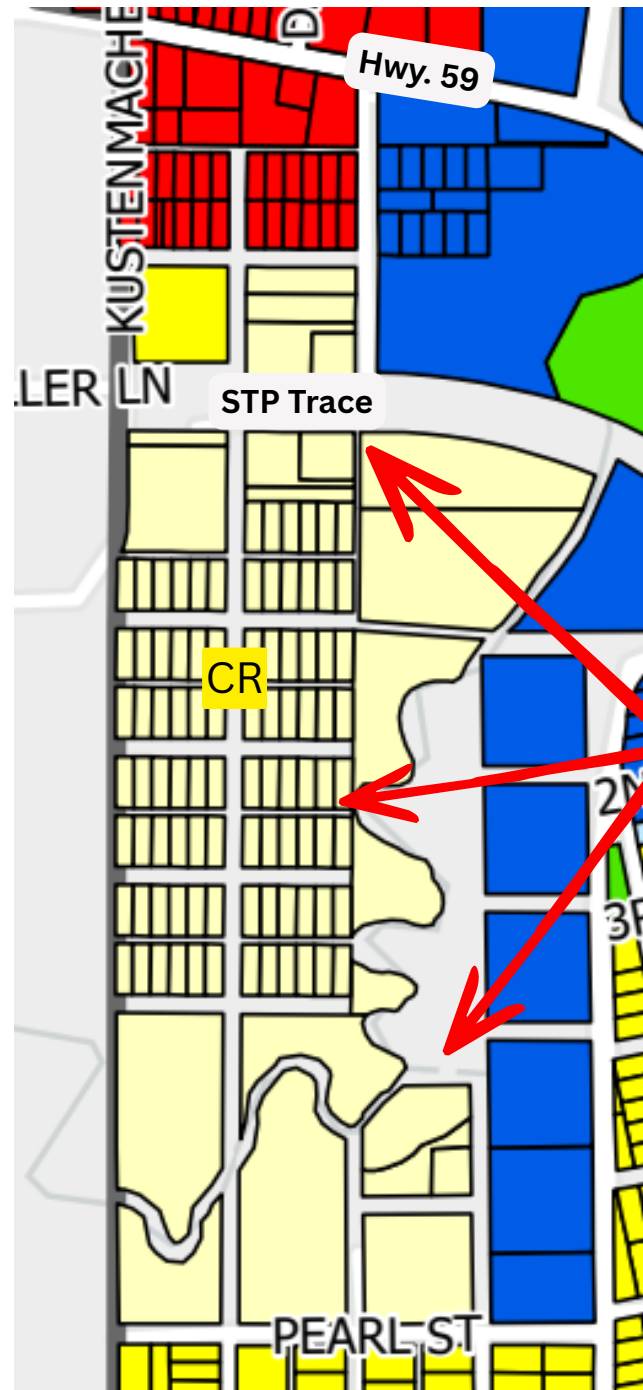
- Hwy. 59/Rangeline, Hwy. 36, Gordon area
- North Street, Hickory, Maple area
- Magnolia/Level/Post Office Area
- Hwy. 435
- Hwy. 59
- Leeman's Road Area

HWY. 59/RANGELINE, HWY. 36, GORDON AREA





Current Map



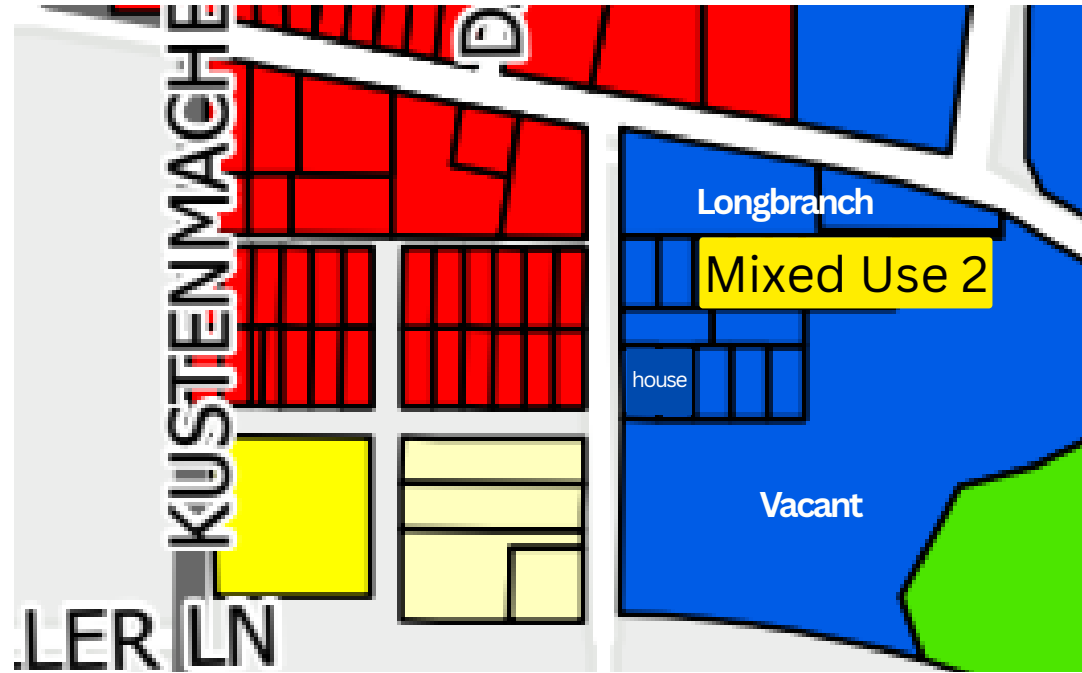
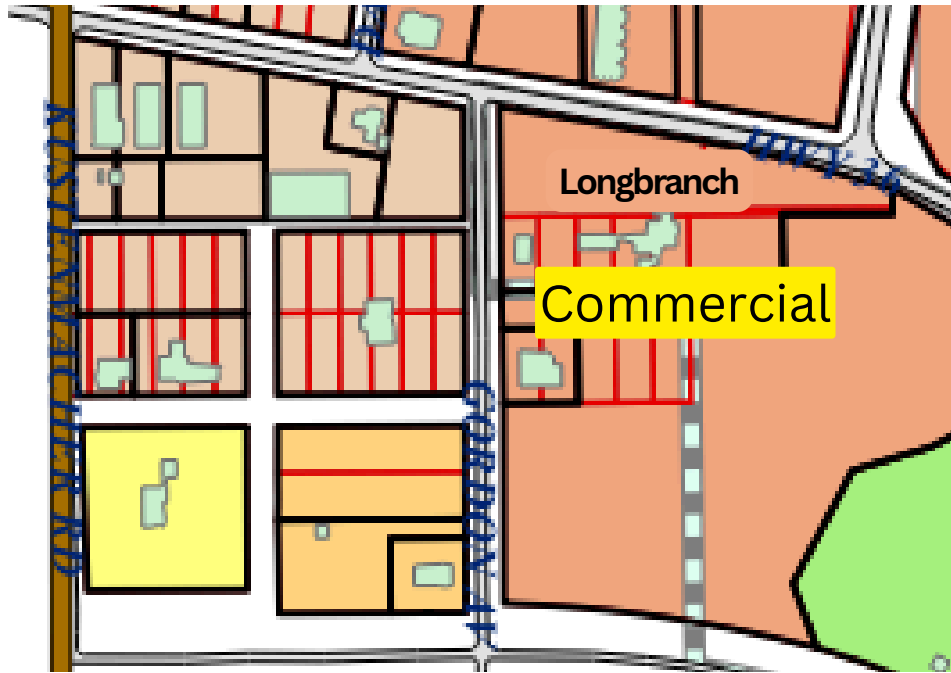
Proposed Map

Sec. 9-302.1.3. – Conservation Residential (CR). The purpose of the Conservation Residential (CR) district is to maintain the Town’s rural character, conserve natural areas, limit development in floodplains, and enhance and protect environmental quality. District regulations limit commercial activities, require lower density residential development patterns, and permit land uses including fishing, forestry, wildlife preserves, and single family detached homes.

Question?

Do we want to go with proposed CR or leave as **Neighborhood Residential?**

Due to the Contiguous lot law these would need to be developed as 90 x120.



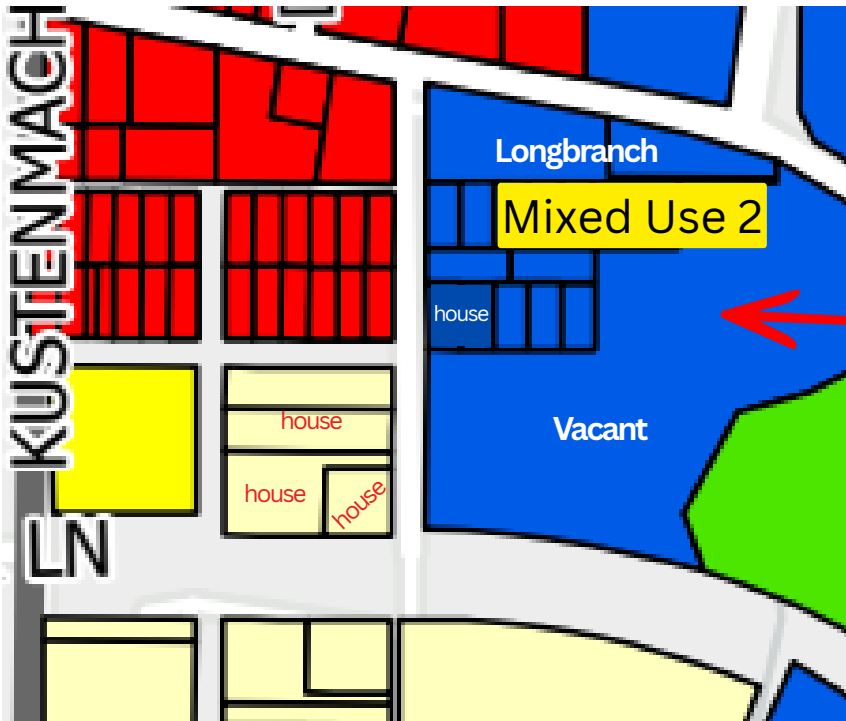
Current Map

Proposed Map

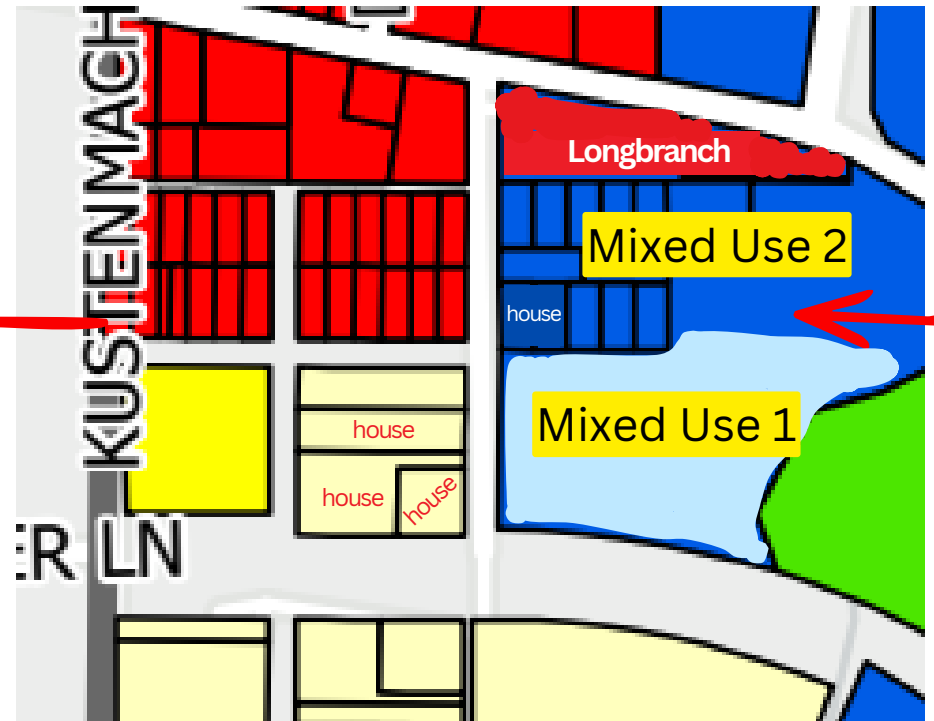
Question?

Do we want to go with proposed Mixed Use or leave part as Commercial?

STAFF RECOMMENDATION



Proposed Map



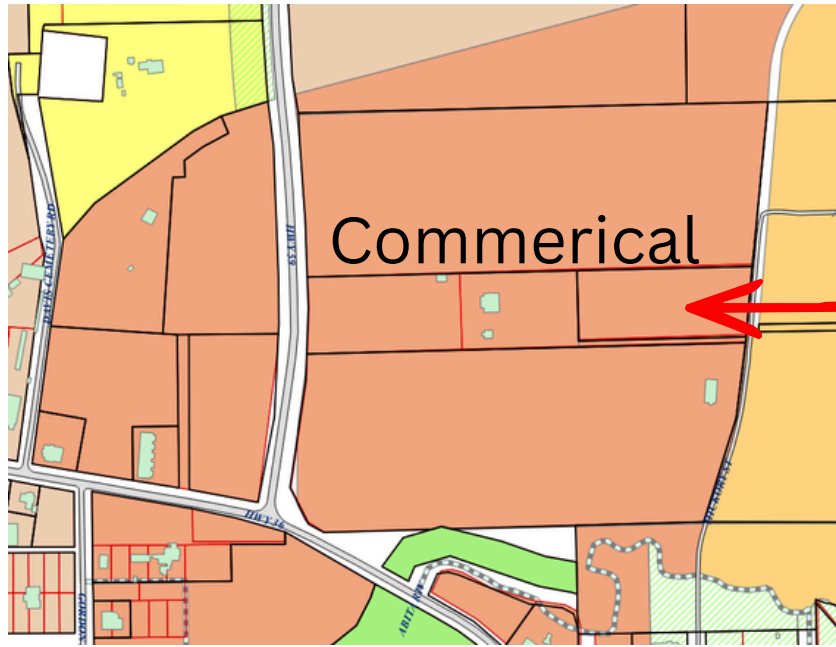
Staff Recommendation

Mixed Use 1 (lighter)

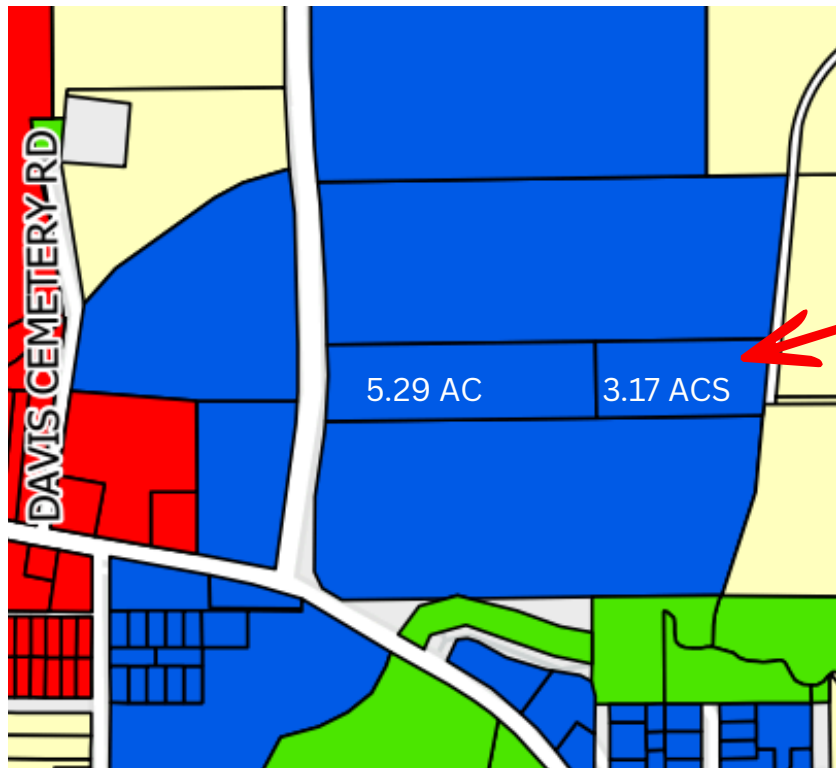
Mixed Use 2 (heavier)

STAFF RECOMMENDATION:

- Longbranch fronts 36 → Commercial
- Property directly behind → Mixed Use 2
- Property behind that fronts Gordon and 36 should be split zoned. → Mixed Use 2 on 36 and Mixed Use 1 in residential area.



Currently Zoned
Commerical

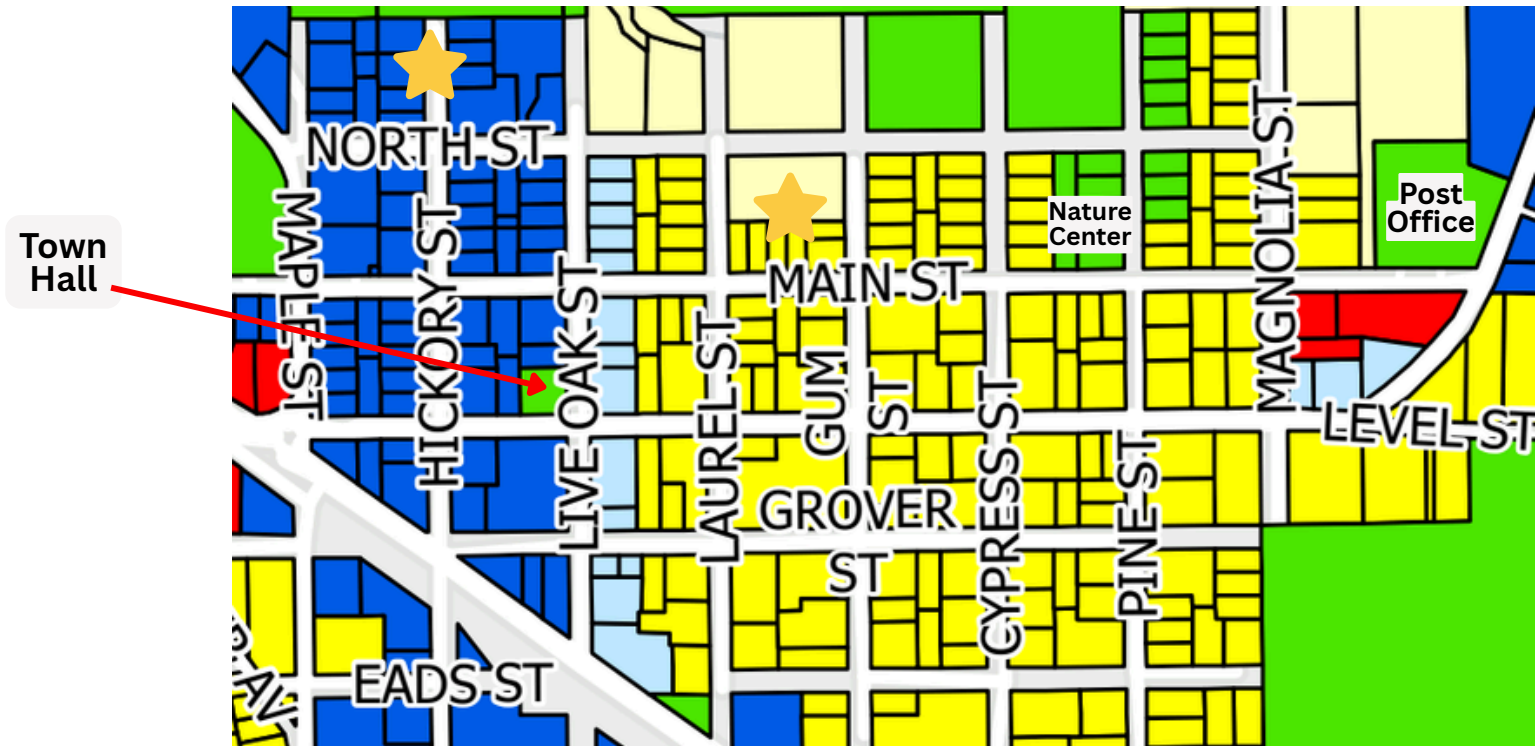


Proposed as
Mixed Use 2

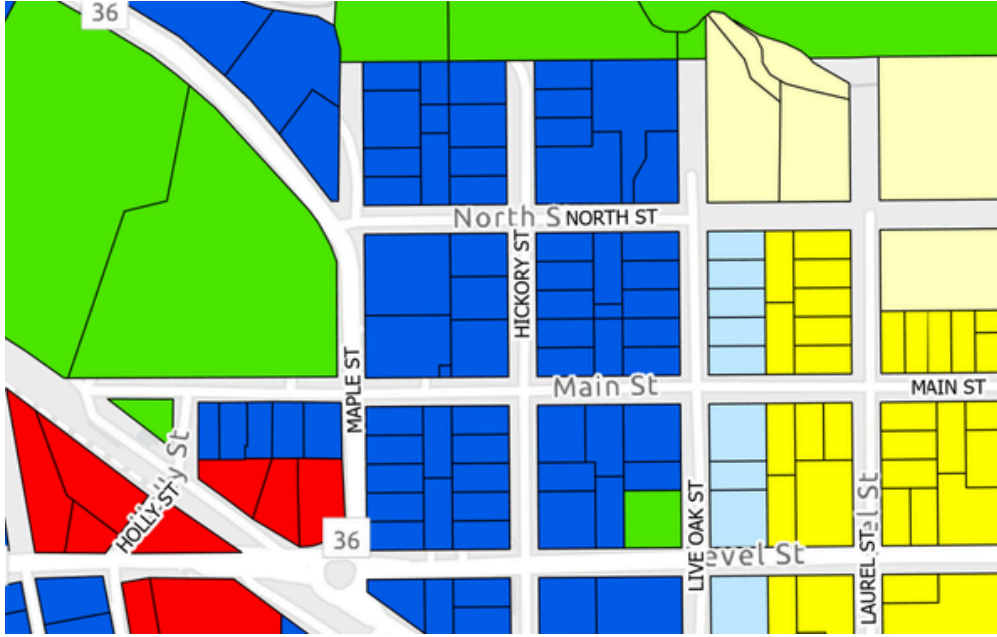
Question?

Do we want to go with proposed
Mixed Use or leave as Commercial?
Commercial requested by property owner

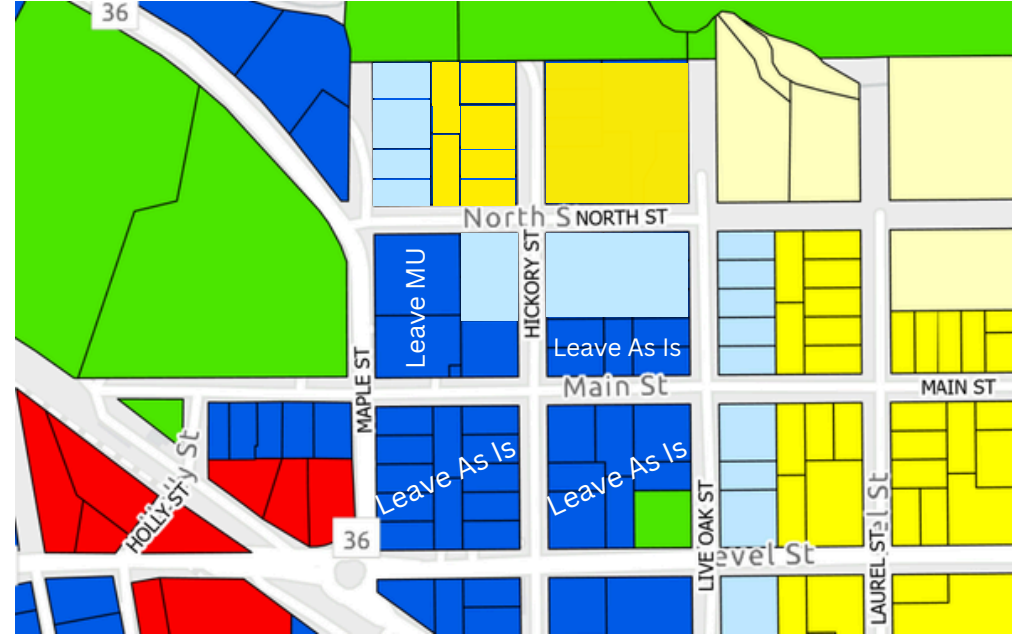
NORTH / HICKORY / MAIN / LEVEL



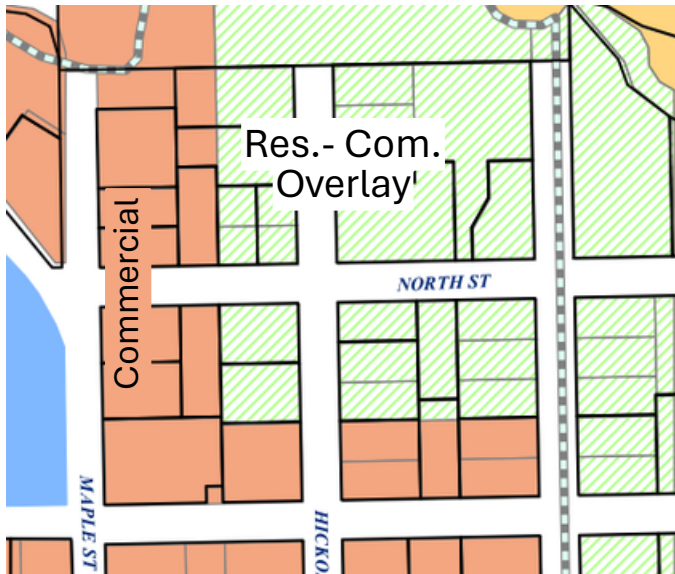
HICKORY / NORTH/ MAPLE AREA



Proposed Map








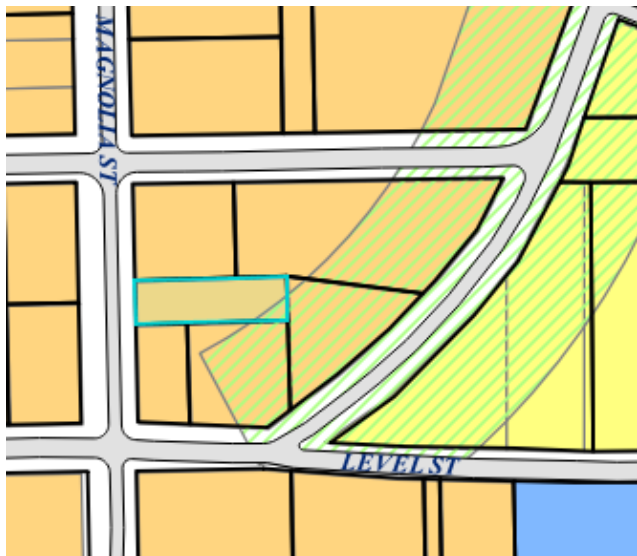
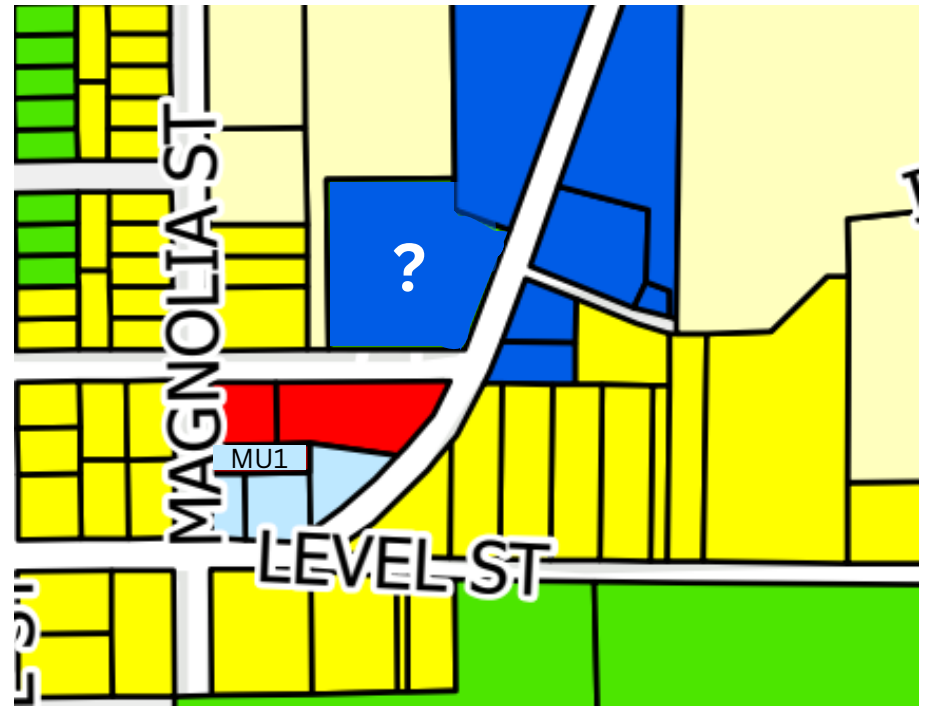
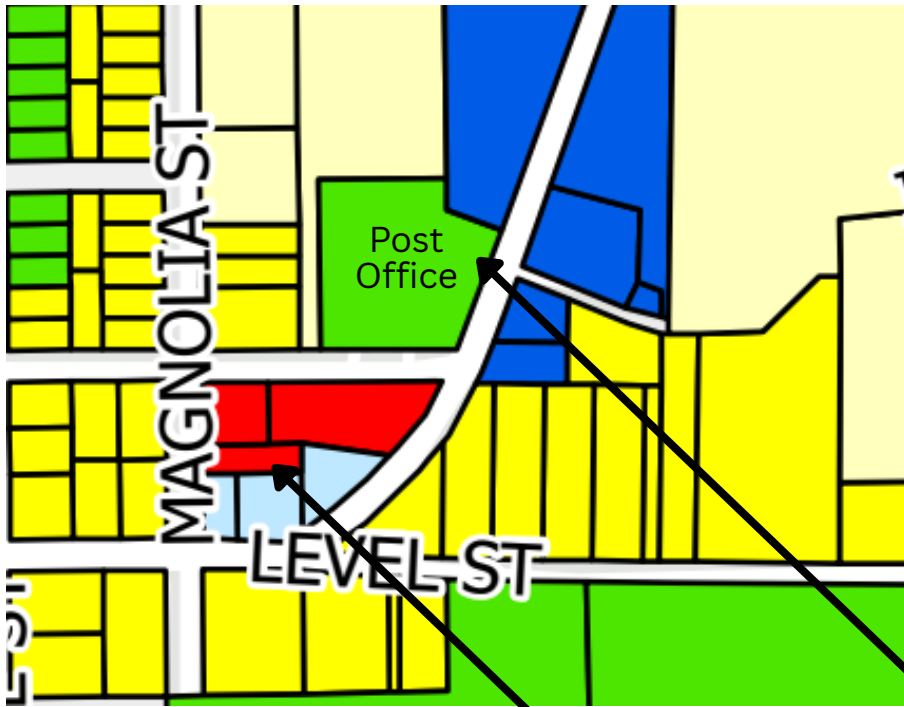
Changes Discussed in Previous Meetings



Current Map

Legend

- | | | | |
|---|--------------------------|---|----------------------|
|  | Conservation Residential |  | Mixed Use District 2 |
|  | Neighborhood Residential |  | Commercial |
|  | Traditional Residential |  | Light Industrial |
|  | Townhouse |  | Civic |
|  | Multi-Family Residential |  | Existing PUD |
|  | Mixed Use District 1 |  | Town Boundary |



Post Office

Rezone to match broader potential (less restrictive)

If the building is:

privately owned

likely to change tenants over time

Then a commercial or mixed-use district may be appropriate

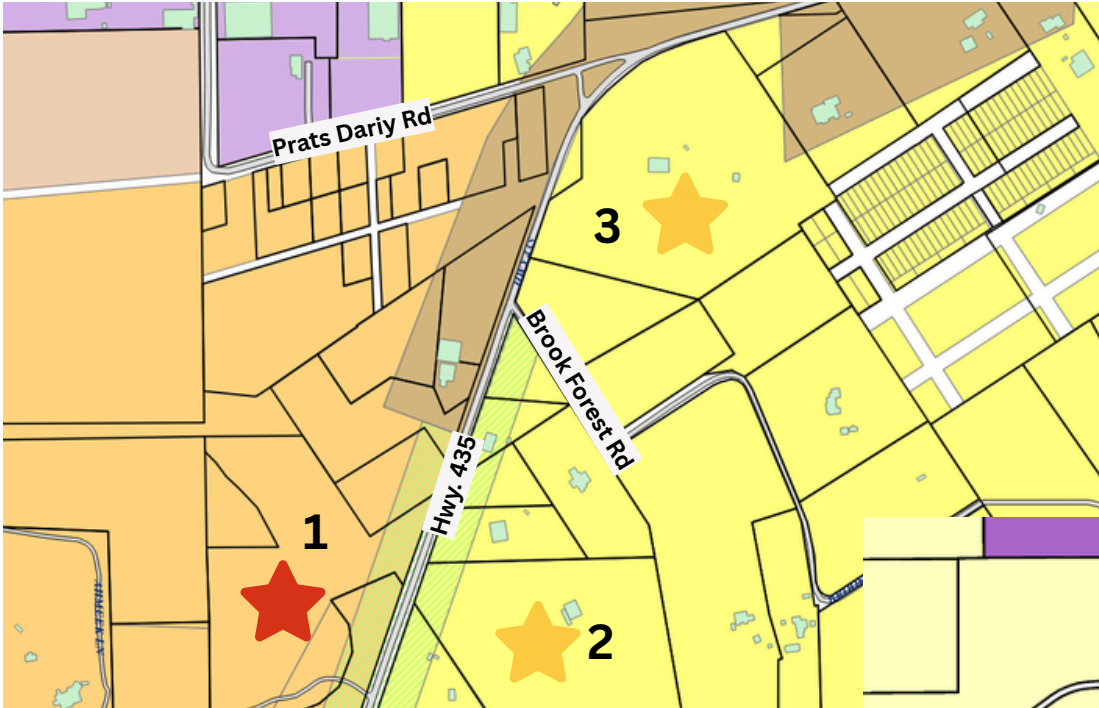
Residential Currently → Mixed Use 1?

Smaller lot would be more appropriately zoned Mixed Use 1

Feedback from neighboring property owners expressed desire in Mixed Use 2 instead of Commercial

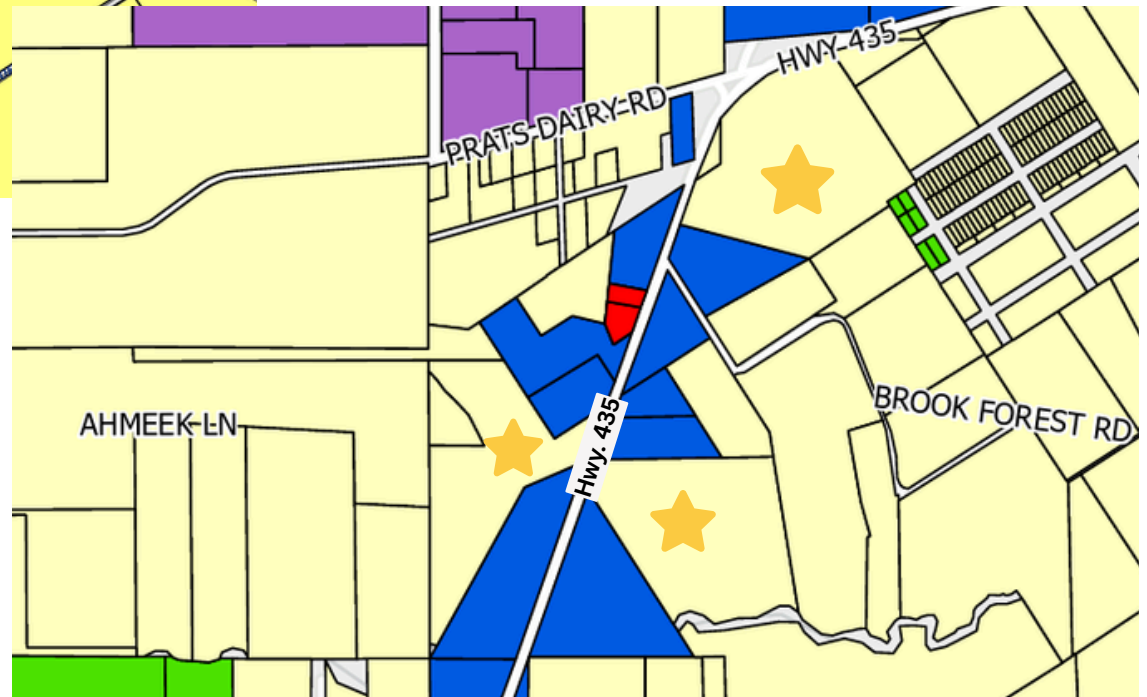
HWY. 435

3 large parcels of property fronting Hwy. 435.



1. Vacant 11.435 ACS
2. 12 Acres
3. 13.652 Acres

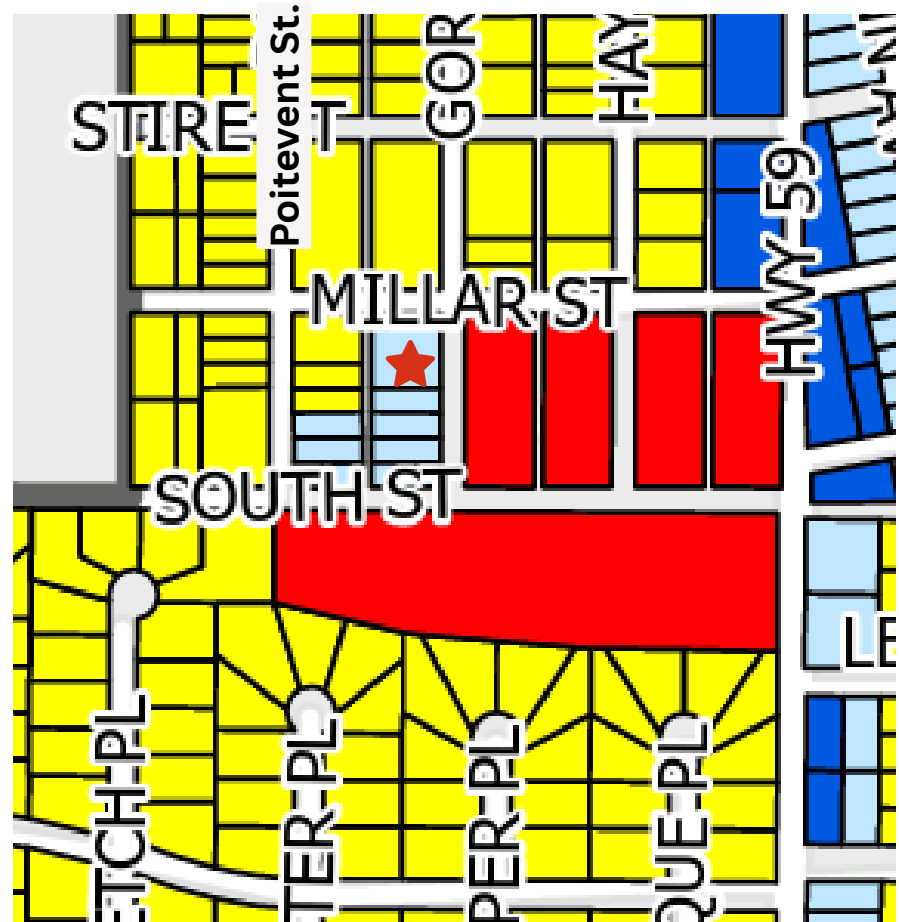
- All currently zoned Residential
- Proposed Zoning Conservation Residential
- Property Owners requested Mixed Use 2 (MU2) Zoning
- This matches surrounding property



HWY. 59 - PROPERTY ZONED MU1- POITEVENT & MILLAR



Current Map



Proposed Map

Question: Should a property at the intersection of Poitevent and Millar (proposed as Mixed Use 1) be proposed residential?