



PLANNING AND ZONING COMMITTEE – PUBLIC MEETING  
WEDNESDAY, OCTOBER 8, 2025 - 6:00 P.M.  
ST. GABRIEL CITY HALL COMPLEX - 5035 IBERVILLE STREET - ROOM 32  
ST. GABRIEL, LOUISIANA

**AGENDA**

**PLANNING COMMISSION MEETING**

- I. **CALL TO ORDER- ROLL CALL -PRAYER – PLEDGE OF ALLEGIANCE**
- II. **PUBLIC FORUM** – 5-minute limit (Please register with the Committee Secretary prior to the beginning of the meeting indicating your topic of discussion). Topics should be on agenda items and/or city government concerns.
- III. **MOTION CONSIDERATION (Motion & 2<sup>nd</sup>)** – Approval of minutes for meeting dated September 10, 2025.
- IV. **MOTION CONSIDERATION (Motion & 2<sup>nd</sup>)** – To Begin Public Hearing for the application for Re-Subdivision. Applicant is requesting a Re-Subdivision of Tract B into Tract B-1 and Tract B-2 of parcel # 0410574961.

**Name of Applicant:** Jody Depriest (Louisiana Extended Care Centers, LLC)

**Name of Property Owner:** Kevin K. Nguyen (America Homeland, LLC)

**Parcel #:** 0410574961 (Located on Bayou Paul Lane)

**Current Zoning:** R1(A) – Low Density Residential

- V. **MOTION CONSIDERATION – (Motion & 2<sup>nd</sup>)** To END Public Hearing Session and RETURN to Regular Meeting
- VI. **MOTION CONSIDERATION – (Motion & 2<sup>nd</sup> followed by a roll call to vote) -**  
To discuss and take appropriate action to approve, approve with conditions or disapprove the application for Re-Subdivision.
- VII. **MOTION CONSIDERATION (Motion & 2<sup>nd</sup>)** – To begin public hearing for the application for Conditional Use Permit. Applicant is requesting a Conditional Use Permit for the use of a long-term care facility located on Tract B-1 in zoning R1(A).

**Name of Applicant:** Jody Depriest (Louisiana Extended Care Centers, LLC)

**Name of Property Owner:** Kevin K. Nguyen (America Homeland, LLC)

**Parcel #:** 0410574961 (Located on Bayou Paul Lane)

**Current Zoning:** R1(A) – Low Density Residential

**VIII. MOTION CONSIDERATION – (Motion & 2<sup>nd</sup>)** To END Public Hearing Session and RETURN to Regular Meeting

**IX. MOTION CONSIDERATION –(Motion & 2<sup>nd</sup> followed by a roll call to vote) -**  
To discuss and take appropriate action to approve, approve with conditions or disapprove the application for Conditional Use Permit.

**X. MOTION CONSIDERATION (Motion & 2<sup>nd</sup>) –** To Begin Public Hearing for the application for Preliminary Plat for the Subdivision of Magnolia Lakes.

**Name of Applicant:** Jeff Diamond (Quality Engineering & Surveying, LLC)

**Name of Property Owner:** Jeff Foshee (Southern Ventures Development LLC)

**Parcel #:** Portion of Parcels 0410574760 and 0410574075

**Current Zoning:** R1(A) – Low Density Residential, R2 – Multi-Family Residential, C1- Community Commercial, and MUD- Mixed-Use Development

**XI. MOTION CONSIDERATION – (Motion & 2<sup>nd</sup>)** To END Public Hearing Session and RETURN to Regular Meeting

**XII. MOTION CONSIDERATION –(Motion & 2<sup>nd</sup> followed by a roll call to vote) -**  
To discuss and take appropriate action to approve, approve with conditions or disapprove the application for Preliminary Plat for the Subdivision of Magnolia Lakes.

**XIII. ANNOUNCEMENTS OF PLANNING COMMISSION MEETING MATTERS**

- A. Next Meeting - Wednesday, November 12, 2025.
- B. Other Administrative Matters and Presentations

**XIV. ADJOURNMENT**

IF YOU NEED ADDITIONAL INFORMATION OR REQUIRE SPECIAL NEEDS TO ATTEND THIS MEETING, PLEASE NOTIFY THE CITY CLERK OR THE DEPUTY CLERK AT (225) 642-9600 AT LEAST 24-HOURS PRIOR TO THE MEETING. EVERY EFFORT WILL BE MADE TO ACCOMMODATE THE REQUEST, WITHIN REASON AND IN ACCORDANCE WITH ADA GUIDELINES AND LAW



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ST. GABRIEL, LOUISIANA

### **AGENDA**

#### **ZONING COMMISSION MEETING**

- I. CALL TO ORDER – ROLL CALL – ZONING COMMISSION MEETING**
- II. PUBLIC FORUM** – 5-minute limit (Please register with the Committee Secretary prior to the beginning of the meeting indicating your topic of discussion). Topics should be on agenda items and/or city government concerns.
- III. MOTION CONSIDERATION (Motion & 2<sup>nd</sup>)** – Approval of minutes for meeting dated September 10, 2025.
- IV. MOTION CONSIDERATION (Motion & 2<sup>nd</sup>)** – To Begin Public Hearing for the Zoning Map amendment by the City of St. Gabriel for the following parcels:
  1. PID: 0410574760 from R2 (Multi-Family Residential) and C1 (Light Commercial) to R1B (Medium Density Residential)
  2. PID: 0410574075 from R1A (Low Density Residential) and MUD (Mixed Use Development) to R1B (Medium Density Residential)
  3. PID: 8401362000 from C2 (Heavy Commercial) and R1A (Low Density Residential) to C2 (Heavy Commercial)
- V. MOTION CONSIDERATION – (Motion & 2<sup>nd</sup>)** To END Public Hearing Session and RETURN to Regular Meeting.
- VI. MOTION CONSIDERATION – (Motion & 2<sup>nd</sup> followed by a roll call to vote) -** To discuss and take appropriate action to approve, approve with conditions or disapprove the zoning map amendment by the City of St. Gabriel.
- VII. ANNOUNCEMENTS OF ZONING COMMISSION MEETING MATTERS**
  - A. Next Meeting - Wednesday, November 12, 2025
  - B. Other Administrative Matters and Presentations

#### **I. ADJOURNMENT**

IF YOU NEED ADDITIONAL INFORMATION OR REQUIRE SPECIAL NEEDS TO ATTEND THIS MEETING, PLEASE NOTIFY THE CITY CLERK OR THE DEPUTY CLERK AT (225) 642-9600 AT LEAST 24-HOURS PRIOR TO THE MEETING. EVERY EFFORT WILL BE MADE TO ACCOMMODATE THE REQUEST, WITHIN REASON AND IN ACCORDANCE WITH ADA GUIDELINES AND LAW