

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCILMAN OF THE CITY OF GONZALES, STATE OF LOUISIANA TAKEN ON MONDAY MAY 24, 2021, 5:30 P.M. AT CITY HALL 120 S. IRMA BLVD, GONZALES, LA 70737.

MEMBERS PRESENT:

Councilman Kirk Boudreaux, Acting Mayor	Councilman John Berthelot
Councilman Harold Stewart	CouncilmanTim Riley
Councilman Tyler Turner	

MEMBERS ABSENT: Barney Arceneaux, Mayor

ALSO PRESENT:

Scot Byrd, City Clerk	Matt Percy, City Attorney
Brandon Boylan, Finance Director	Sherman Jackson, Police Chief
Lisa Babin, Admin. Secretary	

Motion by Councilman Tyler Turner, seconded by Councilman John Berthelot to approve the Minutes of a Regular Meeting of the City Council taken April 26, 2021.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman Tyler Turner, seconded by Councilman Harold Stewart to approve the Minutes of a Regular Meeting of the City Council taken May 10, 2021.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Harold Stewart to approve the request of Chantelle Glover, President of Ascension Soul Riderz, for a special Event Permit to hold a “Community Bike Ride” on Saturday June 12, 2021 from 7:00 until 9:00 p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman John Berthelot to approve the request of Chantelle Glover, President of Ascension Soul Riderz, for a special Event Permit to hold a “Community Bike Ride” in celebration of their one (1) year Anniversary on Saturday October 2, 2021 from 7:00 until 9:00 p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Harold Stewart to approve the request of Angela Lafleur, General Manager of Tanger Outlet Center, for a Special Event Permit to hold Food Truck Events at 2100 Tanger Blvd. on the following: Saturday’s June 5th, 12th, 19th, and 26th, 2021 from 11:00 a.m. until 4:00 p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman John Berthelot, seconded by Councilman Tim Riley to approve the request of Angela LaFleur, General Manager of Tanger Outlet Center, for a Special Event Permit to hold “Independence Day Block Party” on Saturday July 3, 2021 at 2100 Tanger Blvd. from 11:00 a.m. until 4:00p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Tyler Turner to approve the request of Angela LaFleur, General Manager of Tanger Outlet Center, for a Special Event Permit to hold a “ Back to School Block Party” at 2100 Tanger Blvd. on Saturday September 4, 2021 from 11:00 a.m. until 4:00 p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Motion by Councilman John Berthelot, seconded by Councilman Tim Riley to approve the request of Kate Mc Arthur with Ascension Economic Development Corp. “AEDC” to hold a “Ribbon Cutting and Open House” event at 1210 E. Worthey St. Unit B on Friday June 18, 2021 from 10:00 a.m. until 12:00 p.m.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Final vote on Ordinance No. 4147:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE, CHAPTER 5.
BUILDINGS AND BUILDING REGULATIONS. ARTICLE II. BUILDING CODE.
(ADD) SECTION 5-16 (A) ADOPT INTERNATIONAL PROPERTY MAINTENANCE
CODE. Chapter 1 Section 103.is (DELETED).

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance of the City of Gonzales be amended as follows:

Chapter 5. BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. BUILDING CODE.

(ADD)

SECTION 5-16 (a). – ADOPT INTERNATIONAL PROPERTY MAINTENANCE CODE

There is hereby adopted by the City of Gonzales, that certain Housing Code known as the ICC International Property Maintenance Code being particularly the 2009 edition, save and except such portions as are hereinafter deleted, modified or amended of which not less than three copies have been and now are filed in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length herein.

Chapter 1 Section 103 is (DELETED)

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Final vote on Ordinance No. 4148:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 BUDGET ADDRESS

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Budget Address is hereby adopted as follows:

CITY OF GONZALES
BUDGET ADDRESS
2021-2022

These budgets reflect a projection of the requirements necessary to ensure that the City of Gonzales continues to provide the level of services it currently provides. There are some assumptions that must be set forth that are relative to the overall operation of the city. Those assumptions are detailed below.

SALES TAX BUDGET

Sales taxes account for nearly 70% of the revenues in the General Fund and a substantial portion of the revenues in the Capital Outlay Fund. The administration watches sales tax revenue as an important indicator of the city’s ability to provide services in the future. The administration projects that the city will collect \$15,400,000 in sales taxes in the 2021-2022 fiscal year compared to \$14,900,000 budgeted in the previous year. This represents a 3.36% increase in sales tax revenue.

We base this increase on consistent sales tax activity showing month over month increases during the current fiscal year and promising permitting of new sales tax generating facilities within the City in recent months.

Fiscal Year	Sales Tax Collections	% Increase from Prior Year
FY 2021	\$ 15,400,000	3.36%
FY 2020	\$ 14,900,000	0.68%
FY 2019	\$ 14,800,000	1.37%
FY 2018	\$ 14,600,000	(3.39%)
FY 2017	\$ 14,906,000	5.12%
FY 2016	\$ 14,180,000	0.80%

Figure 1.

This city has continued to have a healthy retail sector and good success in the last year in new business creation, which the administration believes will allow the City to forecast a small increase. Additionally, the City benefits from the state’s Sales and Use Tax Commission for Remote Sellers in recapturing some previously lost online sales taxes.

Based on current trends in the economy and amendments to state collection efforts for online sales, the administration has decided to set the projected sales tax revenues for the upcoming fiscal year at \$15,400,000.

OTHER REVENUES

Other significant sources of revenues in the General Fund include:

Revenue	FY 2021-2022 Budget
Property Taxes	\$ 1,457,561.00
License & Permit Fees	\$ 1,513,000.00
Franchise Fees	\$ 1,011,000.00

Figure 2.

PERSONNEL AND HUMAN RESOURCES

Retirement

The Municipal Employees Retirement System (MERS) employer portion of the retirement premium will remain the same, at 29.50%.

The employer portion of the Municipal Police Employees Retirement System (MPERS) will decrease for this year to 29.75%. This decrease is dependent on municipalities statewide adhering to a series of new rules and the rates may go back up again. The net savings of \$10,270 in this year’s budget.

Increases in pension costs continue to burden the City’s ability to expand the number of personnel and provide services. Pension costs in fiscal year 2015 were 19.75% of payroll and currently in fiscal year 2022 are 29.5% of payroll for City employees.

Personnel Requests

For the General Fund, the administration is requesting one additional technician position for Buildings and Grounds Department to keep up with our expanding portfolio of property and our efforts to keep the City beautiful. The administration is also requesting an additional technician for the Streets and Drainage Department to improve our resources for addressing drainage concerns in the City.

For the Utility Fund, the administration recommends two additional employees for our Gas and Water department. The continued expansion and growth of the City results in more lines and meters that must be installed and maintained. The Department needs the resources to keep up with growth. The City intends to expand our gas system to include the Heritage Crossing Development, for example. This growth should result in additional revenues to help fund these additional positions.

The administration has included a 2% cost of living increase to help our dedicated employees maintain their standard of living, effective the payroll period beginning June 9, 2021.

The administration recommends adjusting the ranges of police clerical staff upon review and recommendation of the police chief and council chair of public safety.

Health Insurance

The city’s health insurance budget is expected to increase slightly from \$1,562,452 to \$1,746,000 in the upcoming year, or \$183,548, which represents a 11.74% increase over last year. This increase reflects a slight increase in rate and additional personnel in police, buildings & grounds, drainage and water and gas.

Monthly budgeted health insurance premiums are listed below:

Health Insurance Table	
Coverage	Monthly Rate
Family	1,891.00
Employee - Spouse	1,327.02
Employee - Child	1,227.55
Single	663.51

UTILITY FUND BUDGET

Natural Gas

We are projecting that the city will spend approximately \$597,000 purchasing natural gas on a budget of \$700,000. Overall, we had a mild winter. We expect our purchases in 2022 to be more typical. The city’s gas sales are projected to be approximately \$1,585,364 on a budget of \$1,550,000. Although we have more customers, the price of gas has gone down modestly, so we project expense and revenue to be about the same.

The city’s cost of operating the Gas Department is projected to be approximately \$645,678, bringing the total projected cost of the gas system to \$1,242,678. The natural gas rate charged by the city is a function of the price paid by the city for gas and the cost of operating the city’s gas department broken down by MCF. The city sold 140,421 MCF of natural gas in 2020. The amount charged to customers for direct city gas costs will have a modest increase of 56 cents to \$8.84 per MCF in the coming Fiscal Year.

Utility Rates

Sewer rates will increase 5% and water rates will increase 3% to keep up with inflation and the increased costs of operating the system.

DEQ STATE REVOLVING LOAN

The city currently has one outstanding loan with the DEQ State Revolving Loan Fund for Wastewater Improvements. The improvements were completed in 2020. The current loan balance is \$11,409,472.

In accordance with bond covenants, the city has established a “Series 2014 Bond Reserve Fund” and a “Utility Fund Investment Account”, both serving the purpose of securing future loan payments in case of impending default. Current balances in these accounts total \$963,420.

CAPITAL OUTLAY BUDGET

The city is proposing a Capital Outlay Budget of \$17,639,592.

The proposed Capital Outlay Budget is highlighted by \$8,600,000 in proposed construction of a new performing arts, conference and events center. \$4,500,000 of this work will be financed by a loan, \$1,500,000 will be funded by a donation from the Price LeBlanc family members to honor his memory, \$1,500,000 will be funded by the Tanger Mall Economic Development Fund and \$1,000,000 will be funded by hotel tax collections received to date. This is a carryover project from last year which was delayed due to the Covid-19 pandemic slowing our loan approval process.

The city is also proposing to relocate and refurbish the Roddy Road main water line. This is a 50-year-old line and the refurbishment project is an important commitment by the city to providing clean, reliable water service. The project will be financed by a loan from Louisiana Department of Health for \$1,200,000. This project was also delayed due to waiting on the parish to complete their portion of the Roddy Road work.

The city is planning to create a road to create east west connectivity between Burnside and Darla Street to help provide additional access to the hospital and provide some relief to traffic congestion along Highway 30. To accomplish this, we have appropriated funds for the roadway’s design. Additionally, the city plans to purchase right of way to create connectivity between Veteran’s and Commerce to relieve traffic congestion at Veteran’s and Highway 30. The city has budgeted \$2,946,000 for various road improvement projects, including \$300,000 in various street overlay improvements.

SUMMARY

The city administration has prepared this presentation to the best of our ability with the knowledge of the financial circumstances of the city and economic outlook for this time. We feel that we have herein fairly represented revenues and expenditures and the overall positive impact they will have on present and future endeavors of this administration.

It is the intent of this presentation to hereby grant the Mayor the power to administer these budgets within a margin of plus or minus 5%, this being presented in the interest of expediency, legality, and/or unforeseen and unplanned emergencies.

CITY OF GONZALES
SALES TAX REVENUE BUDGET
FY 2021-2022

REVENUES:

Sales Tax Collections	15,400,000
TOTAL:	<u>15,400,000</u>

EXPENDITURES:

Appr. To General Fund	7,700,000
Ser-2001 Appr. Fire, Police & Sanitation	3,850,000
Appr. To Capital Imp.	3,080,000
Appr. To Utility Fund for Debt Service	<u>770,000</u>
TOTAL:	<u>15,400,000</u>

CITY OF GONZALES
GENERAL FUND BUDGET SUMMARY
FY 2021-2022

	<u>PROPOSED BUDGET</u>
REVENUES:	
TAXES	12,493,000
FRANCHISE FEES	1,011,000
LICENSES AND PERMITS	1,513,000
FEES, FINES & FORFIETURES	125,000
FIRE DEPT. REVENUE	1,162,561
FACILITY RENTALS	133,800
INTERGOVERNMENTAL	14,940
GRANT REVENUE	1,182,000
RECREATION REVENUE	76,500
MISCELLANEOUS	62,800
INTEREST	<u>37,500</u>
TOTAL REVENUES:	<u>17,812,101</u>
EXPENDITURES:	
FIRE DEPARTMENT	3,738,500
ADMINISTRATION	1,049,800
POLICE DEPARTMENT	6,227,000
CODE ENFORCEMENT	402,500
SANITATION	1,174,500
STREETS & DRAINAGE	1,470,100
GENERAL GOVERNMENT	1,183,430
CIVIC CENTER	70,000
CITY ROOM	24,400
RECREATION	845,444
BUILDINGS & GROUNDS	774,500
TOURISM & CULTURAL DEV.	<u>51,700</u>
TOTAL EXPENDITURES:	<u>17,011,874</u>

CITY OF GONZALES
UTILITY FUND BUDGET
FY 2021-2022

	<u>Proposed Budget</u>
REVENUES:	
GAS SALES	1,575,000
SEWER SERVICE CHARGES	1,630,000

WATER SALES	1,455,000
MISCELLANEOUS	488,000
SALES TAX REVENUE	749,000
TOTAL REVENUES:	5,897,000
EXPENDITURES:	
GAS DEPARTMENT	1,559,200
WATER DEPARTMENT	1,659,500
WASTEWATER TREATMENT	1,238,910
UTILITY GENERAL GOVERNMENT	633,700
UTILITY ADMINISTRATION	538,800
METER READERS	102,100
DEQ LOAN EXPENDITURES	101,113
TOTAL EXPENDITURES:	5,833,323
TRANSFER TO DEBT SERVICE	63,677

**CITY OF GONZALES
CAPITAL OUTLAY BUDGET
FY 2021-2022**

BEGINNING FUND BALANCE	686,246
TRANSFER FROM TANGER EDD FUND	1,500,000
TRANSFER FROM PACE CENTER FUND	1,000,000
TRANSFER FROM GEN FUND - FUND BALANCE	3,000,000

REVENUES:	
Sales Tax Appropriations	2,900,000
Grants - Cap Outlay	1,775,000
Grants, Federal - American Rescue Plan	1,125,000
Loan Proceeds	5,700,000
TOTAL REVENUES	11,500,000

FUNDS AVAILABLE	17,686,246
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EXPENDITURES:
STREETS & DRAINAGE IMPROVEMENTS

INTERSTATE LIGHTING	20,000
STREET DEPT / DRAINAGE EQUIPMENT	240,000
SIDEWALK CONSTRUCTION	70,000
BULKHEAD IMPROVEMENT	60,000
CAP ROAD IMPROVEMENT PROJECT	2,946,000

<i>Total Streets & Drainage Improvements</i>	<i>3,336,000</i>
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FACILITIES & RECREATION ENHANCEMENTS

RECREATION CAPITAL OUTLAY	1,173,100
MUNICIPAL PARK INTER-DEPARTMENTAL PROJECT	0
PROPERTY ACQUISITION	250,000
CODE ENFORCEMENT CAPITAL OUTLAY	60,000
BUILDINGS 7 GROUNDS CAPITAL OUTLAY	277,000
GENERAL CAPITAL	75,000
CITY ROOM	10,000
CIVIC CENTER	60,000
PACE CENTER	8,600,000
T. JOE MUSEUM	10,000
FIRE DEPT CAPITAL OUTLAY	895,000
POLICE DEPT CAPITAL OUTLAY	603,792

<i>Total Facilities & Recreation Enhancements</i>	<i>12,013,892</i>
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UTILITY IMPROVEMENTS

WASTEWATER CAPITAL IMPROVEMENTS	652,000
WATER SYSTEM CAPITAL IMPROVEMENTS	1,337,000
GAS SYSTEM CAPITAL IMPROVEMENTS	300,700

<i>Total Utility Improvements</i>	<i>2,289,700</i>
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TOTAL EXPENDITURES:	17,639,592
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ENDING FUND BALANCE	46,654
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CITY OF GONZALES
WASTEWATER IMPACT FEE FUND
FY 2021-2022

REVENUES:

Wastewater Impact Fees 320,000

EXPENDITURES:

Transfer to Gonzales Capital Outlay Fund 320,000

CITY OF GONZALES
TANGER MALL ECONOMIC DEVELOPMENT FUND
FY 2021-2022

REVENUES:

Tanger Mall EDD One Cent Sales Tax Revenue 1,030,000

EXPENDITURES:

Transfer to Tanger Mall 721,000
Transfer to Gonzales Capital Outlay Fund 309,000

TOTAL EXPENDITURES: 1,030,000

CITY OF GONZALES
INDUSTRIAL DEVELOPMENT BOARD
FY 2021-2022

	Proposed Budget
REVENUES:	
Sales Tax Collections	850,000
TOTAL REVENUES:	850,000
EXPENDITURES:	
Transfers to Bond Trustee	850,000
TOTAL EXPENDITURES:	850,000

CITY OF GONZALES
CONWAY ECONOMIC DEVELOPMENT DISTRICT
FY 2021-2022

	Proposed Budget
REVENUES:	
Sales Tax Collections	45,000
TOTAL REVENUES:	45,000
EXPENDITURES:	

**CITY OF GONZALES
PRICE LEBLANC PACE CENTER (HOTEL TAX) FUND
BUDGET
FY 2021-2022**

Hotel/Motel 2% Tax Revenue	611,000
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PACE Center Expenses	500,000
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TOTAL:	500,000
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YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE

ABSENT: NONE

Final vote on Ordinance No. 4149:

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Sales Tax Budget is hereby adopted as follows:

Sales Tax Collections	15,400,000
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TOTAL:	15,400,000
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Appr. To General Fund	7,700,000
Ser-2001 Appr. Fire, Police & Sanitation	3,850,000
Appr. To Capital Imp.	3,080,000
Appr. To Utility Fund for Debt Service	770,000

TOTAL:	15,400,000
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YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot, Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE

ABSENT: NONE

Final vote on Ordinance No. 4150:

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 General Fund Budget is hereby adopted as follows:

**CITY OF GONZALES
GENERAL FUND BUDGET SUMMARY
FY 2021-2022**

	PROPOSED BUDGET
REVENUES:	
TAXES	12,493,000
FRANCHISE FEES	1,011,000
LICENSES AND PERMITS	1,513,000
FEES, FINES & FORFIETURES	125,000
FIRE DEPT. REVENUE	1,162,561
FACILITY RENTALS	133,800
INTERGOVERNMENTAL	14,940
GRANT REVENUE	1,182,000
RECREATION REVENUE	76,500
MISCELLANEOUS	62,800
INTEREST	37,500
TOTAL REVENUES:	17,812,101

EXPENDITURES:	
FIRE DEPARTMENT	3,738,500
ADMINISTRATION	1,049,800
POLICE DEPARTMENT	6,227,000
CODE ENFORCEMENT	402,500
SANITATION	1,174,500
STREETS & DRAINAGE	1,470,100
GENERAL GOVERNMENT	1,183,430
CIVIC CENTER	70,000
CITY ROOM	24,400
RECREATION	845,444
BUILDINGS & GROUNDS	774,500
TOURISM & CULTURAL DEV.	51,700
TOTAL EXPENDITURES:	17,011,874

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE

ABSENT: NONE

Final vote on Ordinance No. 4151:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 UTILITY FUND BUDGET

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Utility Fund Budget is hereby adopted as follows:

CITY OF GONZALES UTILITY FUND BUDGET FY 2021-2022	
REVENUES:	Proposed Budget
GAS SALES	1,575,000
SEWER SERVICE CHARGES	1,630,000
WATER SALES	1,455,000
MISCELLANEOUS	488,000
SALES TAX REVENUE	749,000

TOTAL REVENUES:	5,897,000
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EXPENDITURES:

GAS DEPARTMENT	1,559,200
WATER DEPARTMENT	1,659,500
WASTEWATER TREATMENT	1,238,910
UTILITY GENERAL GOVERNMENT	633,700
UTILITY ADMINISTRATION	538,800
METER READERS	102,100
DEQ LOAN EXPENDITURES	101,113

TOTAL EXPENDITURES:	5,833,323
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TRANSFER TO DEBT SERVICE	63,677
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YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE

ABSENT: NONE

Final vote on Ordinance No. 4152:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 CAPITAL OUTLAY BUDGET

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Capital Outlay Budget is hereby adopted as follows:

**CITY OF GONZALES
CAPITAL OUTLAY BUDGET
FY 2021-2022**

BEGINNING FUND BALANCE	686,246
TRANSFER FROM TANGER EDD FUND	1,500,000
TRANSFER FROM PACE CENTER FUND	1,000,000
TRANSFER FROM GEN FUND - FUND BALANCE	3,000,000

REVENUES:

Sales Tax Appropriations	2,900,000
Grants - Cap Outlay	1,775,000
Grants, Federal - American Rescue Plan	1,125,000
Loan Proceeds	5,700,000

TOTAL REVENUES	11,500,000
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FUNDS AVAILABLE	17,686,246
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EXPENDITURES:

STREETS & DRAINAGE IMPROVEMENTS

INTERSTATE LIGHTING	20,000
STREET DEPT / DRAINAGE EQUIPMENT	240,000
SIDEWALK CONSTRUCTION	70,000
BULKHEAD IMPROVEMENT	60,000
CAP ROAD IMPROVEMENT PROJECT	2,946,000

<i>Total Streets & Drainage Improvements</i>	<i>3,336,000</i>
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FACILITIES & RECREATION ENHANCEMENTS

RECREATION CAPITAL OUTLAY	1,173,100
MUNICIPAL PARK INTER-DEPARTMENTAL PROJECT	0
PROPERTY ACQUISITION	250,000
CODE ENFORCEMENT CAPITAL OUTLAY	60,000
BUILDINGS 7 GROUNDS CAPITAL OUTLAY	277,000
GENERAL CAPITAL	75,000
CITY ROOM	10,000
CIVIC CENTER	60,000
PACE CENTER	8,600,000
T. JOE MUSEUM	10,000
FIRE DEPT CAPITAL OUTLAY	895,000
POLICE DEPT CAPITAL OUTLAY	603,792

<i>Total Facilities & Recreation Enhancements</i>	<i>12,013,892</i>
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UTILITY IMPROVEMENTS

WASTEWATER CAPITAL IMPROVEMENTS	652,000
WATER SYSTEM CAPITAL IMPROVEMENTS	1,337,000
GAS SYSTEM CAPITAL IMPROVEMENTS	300,700
<i>Total Utility Improvements</i>	<i>2,289,700</i>
TOTAL EXPENDITURES:	17,639,592
ENDING FUND BALANCE	46,654

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Final vote on Ordinance No. 4153:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 WASTEWATER IMPACT FEE
BUDGET

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Wastewater Impact Fee Budget is hereby adopted as follows:

**CITY OF GONZALES
WASTEWATER IMPACT FEE FUND
FY 2021-2022**

REVENUES:

Wastewater Impact Fees	320,000
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EXPENDITURES:

Transfer to Gonzales Capital Outlay Fund	320,000
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YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE ABSENT: NONE

Final vote on Ordinance No. 4154:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 TANGER MALL ECONOMIC
DEVELOPMENT FUND BUDGET

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Tanger Mall Economic Development Fund Budget is hereby adopted as follows:

**CITY OF GONZALES
TANGER MALL ECONOMIC DEVELOPMENT FUND
FY 2021-2022**

REVENUES:

Tanger Mall EDD One Cent Sales Tax Revenue	1,030,000
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EXPENDITURES:

Transfer to Tanger Mall	721,000
Transfer to Gonzales Capital Outlay Fund	309,000

TOTAL EXPENDITURES:	1,030,000
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	Proposed Budget
REVENUES:	
Sales Tax Collections	45,000
TOTAL REVENUES:	45,000
EXPENDITURES:	
Transfers to Bond Trustee	42,750
Transfers to Conway EDD Fund	2,250
TOTAL EXPENDITURES:	45,000

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE
ABSENT: NONE

Final vote on Ordinance No. 4157:

AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 HOTEL TAX (PRICE LEBLANC PACE CENTER) BUDGET

BIE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:
That the Fiscal Year 2021-2022 Hotel Tax (Price LeBlanc PACE Center) Budget is hereby adopted as follows:

CITY OF GONZALES	
PRICE LEBLANC PACE CENTER (HOTEL TAX) FUND	
BUDGET	
FY 2021-2022	
REVENUES:	
Hotel/Motel 2% Tax Revenue	611,000
EXPENDITURES:	
PACE Center Expenses	500,000
TOTAL:	<u>500,000</u>

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE
ABSENT: NONE

The City Clerk stated the City Council Members have been provided with a copy of the revenue and expense compared to budget report in the City Council Member’s packets. The city is within budget. No discussion was required or requested by the City Council Members.

Final vote on Ordinance No. 4158:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE, CHAPTER 22.
ZONING, (ADD) APPENDIX B-PUD, TO ADD A PROCEDURE TO CONSIDER
PLANNED UNIT DEVELOPMENTS WITHIN THE CITY OF GONZALES.

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance of the City of Gonzales be amended as follows:

Chapter 22. ZONING (Add) APPENDIX B-PUD to read:

APPENDIX B	
PLANNED UNIT DEVELOPMENT (PUD) CODE	
Sec. 4.	
Sec. 5.	
Sec. 6.	
Sec. 7.	
Sec. 8.	
ART.III	
Sec. 1.	
Sec. 2.	

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ARTICLE I.

General Purpose: Procedures

Section 1. General Character:

- A.** Purpose. It is the intent of this Section to, and the following objectives shall be achieved, where applicable, through the Use of the Planned Unit Development process:
1. Encourage the Development of large tracts of land as planned neighborhoods, communities and/or Developments.
 2. Encourage flexible and creative concepts in site planning.
 3. Preserve the natural amenities of the land by encouraging scenic and open areas, and create a method for the permanent preservation of Common Open Space, natural vegetation, topographic and geological features, and environmentally appropriate features for the continued Use and enjoyment of the residents of the Development.
 4. Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the current Development Code, and permit a maximum choice in the types of environment available to the public by allowing a Development that would not be possible under the strict application of the other sections of this ordinance.
 5. Provide an efficient Use of land, which could result in smaller networks of utilities and Streets, and promote a creative approach to the Use of land and related physical facilities that result in better design and Development, with the inclusion of aesthetic amenities including an increased amount of landscaping.
 6. Provide an environment of stable character compatible with surrounding area, and combine and coordinate architectural styles, Building forms, and Building relationships with a possible mixing of different urban Uses in an innovative design.
 7. Provide an environment that encourages non-vehicular circulation.
 8. Provide for the prevention and/or control of soil erosion, surface Flooding, and the preservation of subsurface water.
 9. Provide for more usable and suitably located recreation facilities, schools, and other public and private facilities.
 10. Create a method for the permanent preservation of architectural and/or historic landmarks.
 11. Promote a land Use which promotes the public health, safety and welfare.
- B.** Within the planned area, a variety of land Use types should be designed, in an orderly relation to one another and to existing land Uses, and with due regard to comprehensive planning.
- C.** Such Development may consist of conventionally subdivided Lots to be sold, unsubdivided single ownership, separate Condominium ownership of Structures, or other ownership methods and shall provide for Development by means of a Planned Unit Development plat which establishes the location and extent of the features of the Planned Unit Development in keeping with its purpose.
- D.** The unique and substantially different character of Planned Unit Developments require their administrative processing as a "special rezoning" in this ordinance. Planned Unit Developments are more complex and of a different character than other zoning classifications, requiring the establishment herein of specific and additional procedures, standards, requirements and exceptions to govern the recommendations of the Planning Commission and Zoning Commission and the action of the City Council.
- E.** Interpretation.
1. The Subdivision, Development and Use of land as an integral unit which may provide for single-family residential, multiple-family residential, educational, business, commercial, recreational, park and common open areas, is described as a Planned Unit Development.
 2. In its establishment and authorization as a special zoning classification, the Planned Unit Development may be excepted from the provisions of the Subdivision and site plan regulations and of the zoning ordinance of the City of Gonzales to the extent specified in this ordinance and in the final authorization of the Planned Unit Development as specified in an ordinance approved by the City Council.

Section 2. Relation to Zoning Districts.

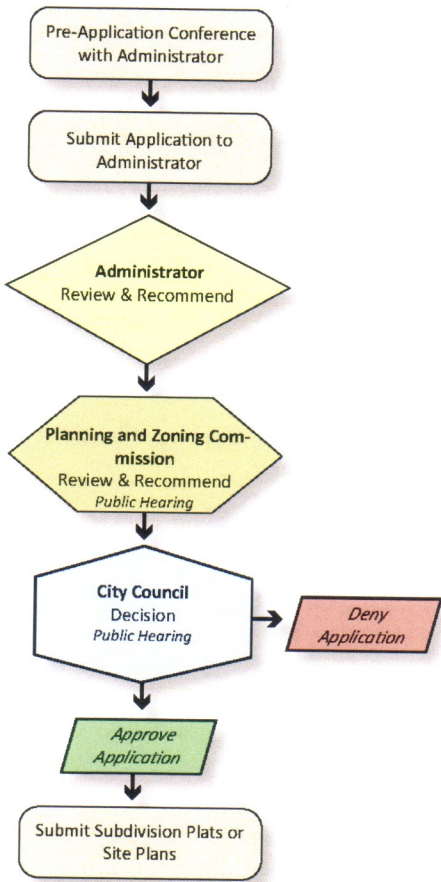
An approved Planned Unit Development shall be considered to be a separate zoning district in which the Development plan, as approved, establishes the restrictions and regulations according to which Development shall occur, and may depart from the normal procedures, standards, and other requirements of the other sections of the zoning ordinance and Subdivision regulations to the extent provided herein. Upon approval, the official zoning map

will be changed to indicate the area as Planned Unit Development Concept (or “PUD CONCEPT”), or if final approval granted then as Planned Unit Development (or “PUD”). Every approval of a Planned Unit Development shall be considered an amendment to the zoning ordinance.

Section 3. Review and Approval Procedures: General.

The Planned Unit Development approval process shall consist of the following four (4) components:

- A. Pre-Application Conference
- B. Recommendation of Concept Plan by the Commissions and approval of the City Council for the entire Planned Unit Development;
- C. Approval of a Preliminary Plat and Drainage Impact Study by the Planning Commission and City Council; and
- D. Approval of a Final Development Plat by the Administrator;
- E. Approval of a Final Plat by the Administrator;
- F. If the Planned Unit Development includes the division of property into Lots, the Final Development Plan shall be approved concurrently with a preliminary plat.
- G. Subdivisions of property within a Planned Unit Development after Concept Plan approval, but prior to Final Development Plan approval, shall meet the zoning requirements of the most Restrictive zoning district allowed for each designated Use for that portion of the Concept Plan. Development or Building permit will not be issued until a Final Development Plan is approved.
- H. Where the Planned Unit Development is to be developed in phases, the Concept Plan that is presented for review and approval shall be the Concept Plan for the entire Planned Unit Development and shall identify the proposed phasing. Each phase of a Planned Unit Development shall have an individual Final Development Plan and final plat if lots are created.
- I. Independent Consultants may be retained by the Commissions and/or the City Council to seek assistance to properly review the Concept Plans and Final Development Plans. The reasonable cost of such review shall be reimbursed by the applicant. The applicant shall be advised of the estimated fees and costs and may withdraw their request from consideration at that time. All required fees must be paid regardless of whether the proposed plans are approved, amended, rejected or withdrawn.



Section 4. Pre-Application Conference.

- A. The pre-application conference shall be held with the Administrator for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a Planned Unit Development.
- B. A request for a pre-application conference shall be made to the Administrator. As part of the pre-application conference, the applicant shall submit five (5) copies and email a digital copy to the Administrator of a conceptual plan, prior to the pre-application conference, which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, land Use(s) for the entire site, and a statement indicating financial responsibility sufficient to complete the Public Improvements shown on the conceptual plan.

- C. The Administrator shall advise the applicant of the conformance of the Planned Unit Development concept with the intent and objectives of a Planned Unit Development, whether it appears to qualify under the minimum requirements of Article I, Section 1(A) and Article II, Section 3, and whether the general concept appears to be substantially consistent with the Gonzales Comprehensive Plan. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

Section 5. Concept Plan.

Following the pre-application conference, an applicant shall submit a completed application (Concept Plan) to the Administrator. When the Administrator determines the application to be complete, the application shall be sent to the Commissions for a public workshop session if deemed necessary by the Administrator, followed at a later date by a public hearing. The Concept Plan shall contain all information required in the Concept Plan Checklist.

- A. **Procedures for Planned Unit Development Concept Plan approval.** All applications for Planned Unit Developments shall be processed in the following manner:
1. The Concept Plan shall follow the procedures for approval of planning items before the Planning Commission and zoning cases before the Zoning Commission and the City Council which are not in conflict with this Code.
 2. At least fourteen (14) days prior to review and determination by the Commissions, all Abutting property Owners shall be notified by regular mail of the Planned Unit Development and given an opportunity to submit written comments. Notice shall also be published in the Parish's official journal at least ten (10) days prior to the review.
 3. Following required public notice, the Commissions shall hold a public hearing on the proposed Planned Unit Development. Following the hearing, the Commissions shall review the Planned Unit Development request and Concept Plan and any comments submitted by any adjoining property Owners and shall make a recommendation to the City Council to approve, approve with conditions, or deny the Planned Unit Development rezoning request. In their recommendation to the City Council, the Commissions shall include the reasons for such recommendation.
- B. **Approval of Planned Unit Development Concept Plan.** After receiving the recommendation of the Commissions, the City Council shall review the application, including the Concept Plan, the record of the Commissions proceedings and the recommendation, and shall approve, approve with conditions, or deny the application in accordance with the standards and purposes set forth in Article I, Section 1(A) and Article II, Section 3. An approval with conditions shall not be considered final (and the rezoning is not final until such time) until the applicant submits a written acceptance of the conditions and all necessary revisions to the Concept Plan to the City Council.
1. If approved by the City Council, the Concept Plan and all other information and material formally submitted with the application shall be adopted as an amendment to this Development Code and shall become the standards of Development for the Planned Unit Development. All future Development shall conform to the standards adopted for the Planned Unit Development regardless of changes in ownership.
 2. Upon approval of the Concept Plan, the property shall be designated "PUD CONCEPT" on the official zoning map.
- C. **Development Agreement.** All PUD concept zoning shall be subject to a City/Applicant Agreement prior to or contemporaneous with PUD concept approval. Prior to final approval, the applicant shall be required to enter into a City/Applicant Agreement with the City. This Agreement is designed and intended to reflect the agreement of the City and the applicant as to the phasing of construction to insure the timely and adequate provisions of public works facilities and public type improvements. This City/Applicant Agreement is also intended to ensure balanced intensity of development to avoid overloading existing public facilities during the construction phase. This City/Applicant Agreement will be individually negotiated for each project, but should address the following issues:
1. Any agreement on cost sharing for the installation or over-sizing of major utility systems, lines or facilities.
 2. Any agreement on cost sharing for the installation of interior or perimeter roadways, thoroughfares, or Street systems.
 3. Any agreement as to a mandatory construction or dedication schedule for Common Open Space area or improvements, school site(s), landscaping or greenbelt Development or other comparable items to be dedicated or constructed for each Acre of property within the Planned Unit Development released for construction by Final Development Plan

approval. This requirement is intended to allow the City to ensure that pre-planned public type facilities, improvements or amenities are installed concurrently with other Development on the basis of a negotiated formula.

4. Any agreement as to the establishment of a maximum residential Density or commercial intensity of Use during the construction process. This requirement is intended to allow the City to establish a maximum Development intensity that cannot be exceeded while each phase of the project is being completed. Under this provision, the City may establish a maximum overall Density for each phase of the project to be applicable only during the construction phase of the Planned Unit Development. This restriction would require concurrent Development of lower Density or intensity of Use activities with higher Density or intensity of Use activities.

5. Any agreement by the applicant or Association to maintain all Common Open Space at no cost to the City.

6. Procedures for Preliminary Plats or Major Site Plans will follow the procedures in Chapter 22 of the City of Gonzales Code of Ordinances.

Section 6.

Final Development Plan and Final Plat.

- A. Submittal.** Within thirty-six (36) months of the City Council's approval of the Concept Plan, and except as permitted under Concept Plan approval, the applicant shall submit a Final Development Plan to the Administrator prior to commencing construction on property zoned "PUD CONCEPT". The applicant may request an extension of up to twelve (12) additional months from the City Council if the Final Development Plan has not been approved. If the applicant fails to timely submit a Final Development Plan, then the Concept Plan (not the rezoning) shall be determined to be invalid. If the Planned Unit Development is to be developed in phases, the applicant must submit a Final Development Plan for the first phase within thirty-six (36) months of the City Council's approval of the Concept Plan, and within consecutive twelve (12) month periods thereafter for each subsequent phase. If the applicant fails to timely submit a Final Development Plan, then the Concept Plan incorporating all phases not already approved as a Final Development Plan shall be determined to be invalid. The Final Development Plan shall contain all information required in the Final Development Plan Checklist.
- B. Certification.** The appropriate design professionals shall certify direct involvement in the preparation of the Final Development Plan (such as a Louisiana licensed arborist), but in all cases the Final Development Plan shall be certified by a:
1. Architect or civil engineer; and
 2. Landscape architect.
- C. Final Plat.** A Final Plat shall be submitted with the Final Development Plan, drawn in ink to a standard engineering scale one (1) or more sheets whose dimensions do not exceed twenty-four (24") inches by thirty-six (36") inches, and contain the information required by the Subdivision Ordinance under the Development Code.
1. The title of the Final Plat shall read "Final Plat of [Name of Planned Unit Development], [Section, Township, and Range]".
 2. Where the Planned Unit Development is of unusual size or shape, the Planning Commission may permit a variation in the scale or size of the Final Plat.
- D. Landscape Plan.** A suitable landscape plan is required for all Planned Unit Development Final Development Plans.
- E. Substantial Compliance of Final Development Plan.** The Final Development Plan shall be in substantial compliance with the Concept Plan. It is not intended that the Planned Unit Development so approved shall be inflexibly applied, but rather, the Planned Unit Development shall be in conformance with the Concept Plan subject to modification due to changed economic, social, market or demographic conditions. The burden shall be upon the applicant to show the Administrator good cause for Major Change (as defined below) between the Concept Plan and the Final Development Plan as submitted for final approval. If the Final Development Plan, as submitted, contains substantial variations from the Concept Plan, or Major Changes as defined in Article I, Section 7, the Planning Commission may, after a meeting with the applicant, within five (5) days of such meeting, advise the applicant in writing why said variations are not in the public interest, and deny the proposed variations. Nothing contained herein shall prohibit an applicant from requesting a change to an approved Planned Unit Development as set forth in Article I, Section 7.
- F. Procedure for approval.** The Final Development Plan and Final Plat shall follow the procedure for planning items going to the Administrator. Procedure for approval of a

Final Development Plan and Final Plat for a Planned Unit Development shall be processed in the following manner:

1. The Administration of the City shall review and approve the construction plans for any Public Improvements shown on the Final Development Plan prior to any construction. Improvements may be completed or bonded for final approval in the same manner as required under the Chapter 22 of the City of Gonzales Code of Ordinances.
2. Upon such approval and subsequent amendment of the Final Development Plan, construction may proceed for public and/or approved private roads, utility installations, Common Open Space, recreational facilities, governmental Structures, and similar Uses provided that a preliminary Subdivision plat has also been approved for the Development in accordance with the Development Code.
3. Any other proposed modifications, including yard Variances and/or setback waivers, affecting the Planned Unit Development's legal description shall require a review and approval of the Planned Unit Development Final Development Plan and/or the Final Plat by the Administrator. The burden shall be upon the applicant to demonstrate to Administrator justification for any variation from the approved Final Development Plan.
4. Upon approval of a Final Development Plan and the Final Plat, the property shall be re-designated from "PUD CONCEPT" to "PUD" on the official zoning map.

Section 7. Changes to an Approved Planned Unit Development.

- A. **Types of Changes.** There are three (3) types of changes; Major Use Change, Major Site Change and Minor Change. A Major Use Change and a Major Site Change are collectively referred to herein as a "**Major Change**".
- B. **Major Use Change.** A major Use change ("**Major Use Change**") is one that will have significant impacts on the approved Uses within the Planned Unit Development, or on the site surrounding the Planned Unit Development. Major Use Changes include, but are not limited to:
 1. An increase in the Development site area of more than five (5%) percent;
 2. An increase in Density of any permitted land Use, including the number of housing units, by more than five (5%) percent;
 3. In residential areas, a change in the mix of Single-Dwelling and Multi-Dwelling Structures by more than five (5%) percent;
 4. An increase in the amount of land in nonresidential Uses by more than five (5%) percent;
 5. Involve any land Use not specified on the approved Concept Plan or the list of permitted Uses;
 6. Substantial and material reduction in the amenities proffered by the applicant; and/or
 7. Material changes in the permitted land Use authorized in the Planned Unit Development which in the opinion of the Administrator will have a material adverse change with the Planned Unit Development or on the site surrounding the Planned Unit Development.
- C. **Major Site Change.** A major site change ("**Major Site Change**") is a major change (other than a Major Use Change) that will have significant impact on the site and layout of the Development in the Planned Unit Development which is not a Major Use Change, or on the site surrounding the Planned Unit Development. Major Site Changes include, but are not limited to:
 1. Changes that vary the individual Lot Area requirement as submitted in the Concept Plan by more than ten (10) percent;
 2. Changes in non-residential Floor Areas by more than five (5) percent of the total Floor Area within a component of the Planned Unit Development;
 3. Deleting or changing the purpose of Flood hazard Servitudes or Easements;
 4. Changes to the vehicular system which result in a significant adverse change in the amount or location of Streets and shared driveways, common parking areas, circulation patterns, and Access to the Planned Unit Development;
 5. Changes in the allocation of prescribed land Uses such that it would result in an increase in the number of vehicle trips generated in excess of ten (10) percent;
 6. Changes which are material in the typical sections of Street design;
 7. Changes in the designation of Streets between private and public; and/or
 8. Material changes in the approved overall layout of the site plan and/or matters related to onsite and/or offsite infrastructure requirements authorized in the Planned Unit Development which in the opinion of the Administrator will have a material adverse change with the Planned Unit Development or on the site surrounding the Planned Unit Development.

D. Minor Change. A minor change (“**Minor Change**”) is a change that will not alter the basic design and character of the Planned Unit Development, nor any specified conditions imposed as part of the original approval. Minor changes include, but are not limited to:

1. Reduction of the size of any Building;
2. Movement of Buildings and/or Signs by no more than ten (10') feet, but in no event in required Buffers and/or setbacks;
3. Landscaping approved in the Final Development Plan that is replaced by similar landscaping to an equal or greater extent;
4. Changes in non-residential floor plans, of up to five (5) percent of the total Floor Area, which do not alter the character of the Use or increase the amount of required parking;
5. Internal rearrangement of a parking Lot that does not affect the number of parking spaces or alter Access locations or design;
6. Changes required or requested by the City and other State or Federal authorities in order to conform to other laws or regulations;
7. On balance, compared to the approved Planned Unit Development, the change will equally or better meet the purposes and approval criteria set forth in Article I, Section 1 and Article II, Section 3, above in the opinion of the Administrator; and/or
8. Any adverse impacts caused by the change are mitigated to the satisfaction of the Administrator.

E. Review Procedures. Requests for changes to an approved Planned Unit Development are processed as follows:

1. Major Use Changes.
 - a. Application for Major Use Changes. The Owner(s) of record of the property shall file an application with the Administrator, upon a form prescribed therefore, which shall contain the reason for the classification of the change as a Major Use Change, as described in Article I, Section 7(B), and the resulting impacts from the Major Use Change on the Development.
 - b. Public Hearing. Upon receipt and verification of the completion of the application by the Administrator, the Administrator shall forward the application to the Commissions. The Commissions shall issue a notice of public hearing by posting the affected site in a conspicuous place at least ten (10) days prior to the hearing date. A record of information and materials presented at the public hearing shall be kept and maintained by the Commissions as part of the applicant's permanent record.
 - c. Findings and Recommendations. The Commissions shall make their findings on the Major Use Change based on the information set forth in the application and the approval criteria set forth in Article I, Section 7(B), and submit recommendations to the City Council. The Commissions shall forward a copy of their findings and recommendations to the applicant.
 - d. Adoption of Major Use Change. The City Council shall adopt or reject the proposed Major Use Change within a reasonable time. The City Council shall submit reasons for its decision to the applicant.
2. Major Site Changes.
 - a. Application for Major Site Changes. The Owner(s) of record of the property shall file an application with the Administrator, upon a form prescribed therefore, which shall contain the reason for the classification of the change as a Major Site Change, as described in Article I, Section 7(C), and the resulting impacts from the Major Site Change on the Development.
 - b. Public Hearing. Upon receipt and verification of the completion of the application by the Administrator, the Administrator shall forward the application to the Planning Commission. The Planning Commission shall issue a notice of public hearing by posting the affected site in a conspicuous place at least ten (10) days prior to the hearing date. A record of information and materials presented at the public hearing shall be kept and maintained by the Planning Commission as part of the applicant's permanent record.
 - c. Findings and Recommendations. The Planning Commission shall make its findings on the Major Site Change based on the information set forth in the application and the approval criteria set forth in Article I, Section 7(C). The Planning Commission shall forward a copy of its findings and recommendations to the applicant.
 - d. Appeal. The applicant may appeal the decision by the Planning Commission pursuant to Article III, Section 2.
3. Minor Changes.

- a. Application. The Owner(s) of record of the property shall file an application with the Administrator, upon a form prescribed therefore, which shall contain the reason for the classification of the change as a Minor Change, as described in Article I, Section 7(D), and the resulting immaterial impacts from the change on the Development, if any.
- b. Findings and Recommendations. Upon receipt and verification of the completion of the application by the Administrator, the Administrator shall make its findings based on the information set forth in the application and the approval criteria set forth in Article I, Section 7(D), and notify the applicant of its decision. If the Administrator determines the change to be a Minor Change, the Administrator's decision shall be final and no Appeal shall be available.
4. Appeal of Classification as Major Use Change or Major Site Change. If the Administrator determines the change to be a Major Use Change or a Major Site Change, the applicant may appeal the decision by the Administrator pursuant to Article III, Section 2.

Section 8. Maintaining a Final Development Plan.

- A. **Construction.** Construction may take place only within such portion(s) of a Planned Unit Development for which a current Final Development Plan is in effect.
- B. **Development Schedule.** The Development schedule shall contain the following information:
 1. The order of construction of the proposed stages delineated in the Final Development Plan.
 2. The proposed date for the beginning of construction of each stage.
 3. The proposed date for the completion of construction of each stage.
 4. The proposed schedule for the construction and improvement of common area within each stage including any Accessory Buildings.
- C. **Enforcement of the Development Schedule.** The construction and provision of all Common Open Spaces and public facilities and infrastructure which are shown on the Final Development Plan must proceed at no slower a rate than the construction of Dwelling units or other Structures of a commercial nature. The Administrator may, at any time, compare the actual Development accomplished with the approved Development schedule. If the Administrator finds that the rate of construction of Dwelling units or other commercial Structures is substantially greater than the rate at which Common Open Spaces and public facilities and infrastructure have been constructed and provided, then either or both of the following actions may be taken:
 1. The Administrator shall cease to approve any additional Final Development Plans for subsequent phases; and/or
 2. The Building Official shall discontinue issuance of Building permits.
 3. In any instance where the above actions are taken, the Planning Commission shall gain assurance that the relationship between the construction of Dwellings or other Structures of a commercial nature and the provision of Common Open Spaces and public facilities and infrastructure are brought into adequate balance prior to the continuance of construction.
- D. **Permits.** No Building permit for a Structure other than a temporary contractor's office or temporary storage Building shall be issued for a Lot or Parcel within an approved Planned Unit Development prior to a determination by the fire marshal or designee that adequate fire protection and Access for construction needs exists. No occupancy permit for a Structure other than a temporary contractor's office or other approved temporary Building shall be issued for a Structure on a Lot or Parcel within an approved Planned Unit Development prior to final inspection and approval of all required improvements which will serve such Lot or Parcel to the satisfaction of the Director of the Department of Public Works and the Building Official.

Section 9. Filing and Distribution of Final Development Plan Final Plat.

- A. The applicant shall have a total of three (3) black-line prints of the approved Final Plat to be disbursed as required by the Commission's Staff.

ARTICLE II.
Section 1.

Development Standards

Code Modifications Permitted:

- A. All PUDs shall strictly adhere to all requirements throughout the Unified Land Development Code (LDC) unless the development standards for the proposed PUD were specifically requested, approved, and adopted as part of the PUD special zoning district, the Concept Plan and Final Development Plan specifications. The PUD shall include a detail list of all requested modifications to the LDC. At a minimum, the list of modifications to the standards for the PUD must include the following:
 1. A detail list of each requested and approved modification referencing the specific section, subsection, and paragraph of the code or regulation;
 2. Statement of justification for each modification;

3. The new standard for the approved PUD; and
4. A statement confirming compliance with all other applicable provisions of the development code and subdivision regulations. The Final Development Plan shall incorporate all approved modifications as adopted by the City Council.

B. The following table of **Minimum Development Standards** and review criteria shall apply to all Planned Unit Developments and shall constitute minimum Planned Unit Development requirements the City Council may allow.

PLANNED UNIT DEVELOPMENT TABLE Minimum Development Standards			
	CONFORM TO DEVELOPMENT CODE REQUIREMENTS	REQUIREMENTS TO BE DETERMINED BY EACH APPROVED FINAL DEVELOPMENT PLAN CONSISTENT WITH CONCEPT PLAN	SPECIAL MINIMUM REQUIREMENTS WHICH MAY NOT BE WAIVED
MINIMUM SIZE			Two (2) acres.
PARKING			Development Code requirements unless shared parking is approved with the Final Development Plan.
SIGNS		X	
SETBACK REQUIREMENTS		X	
MINIMUM LOT SIZE		X	
MINIMUM LOT WIDTH		X	
HEIGHT OF BUILDINGS			Not more than one hundred fifty (150) percent of Abutting zoning districts.
RESIDENTIAL DENSITY		X	

PLANNED UNIT DEVELOPMENT TABLE Minimum Development Standards			
	CONFORM TO DEVELOPMENT CODE REQUIREMENTS	REQUIREMENTS TO BE DETERMINED BY EACH APPROVED FINAL DEVELOPMENT PLAN CONSISTENT WITH CONCEPT PLAN	SPECIAL MINIMUM REQUIREMENTS WHICH MAY NOT BE WAIVED
NON-RESIDENTIAL FLOOR TO LAND AREA RATIO			<p>The maximum floor to land area ratio for nonresidential Structures is two and five tenths (2.5).</p> <p>The maximum floor to land area ratio for residential Buildings or mixed Use Buildings where fifty (50) percent or more of the Floor Area is utilized for residential purposes is three and five tenths (3.5).</p>
PROPOSED ADDITIONAL UTILITY DISTRIBUTION LINES			Underground
DRAINAGE	Parish wide drainage ordinance		Underground along roadways

PLANNED UNIT DEVELOPMENT TABLE Minimum Development Standards			
	CONFORM TO DEVELOPMENT CODE REQUIREMENTS	REQUIREMENTS TO BE DETERMINED BY EACH APPROVED FINAL DEVELOPMENT PLAN CONSISTENT WITH CONCEPT PLAN	SPECIAL MINIMUM REQUIREMENTS WHICH MAY NOT BE WAIVED
			A Drainage study shall be required for Development of two (2) acres or more.
LANDSCAPING			A perimeter landscaped Buffer Yard shall also be required to screen off-Street parking areas and Building service areas from Abutting Streets and residential zoning and Uses.
PERMITTED USES			All zoning districts except industrial and adult businesses.
PUBLIC STREETS			Subdivision regulation requirements unless deviations in Street typical sections are granted with Concept Plan approval.
			Subdivision regulation requirements unless

PLANNED UNIT DEVELOPMENT TABLE Minimum Development Standards			
	CONFORM TO DEVELOPMENT CODE REQUIREMENTS	REQUIREMENTS TO BE DETERMINED BY EACH APPROVED FINAL DEVELOPMENT PLAN CONSISTENT WITH CONCEPT PLAN	SPECIAL MINIMUM REQUIREMENTS WHICH MAY NOT BE WAIVED
PRIVATE STREETS			deviations in Street typical sections are granted with Concept Plan approval.
COMMON OPEN SPACE			<p>Common Open Space is defined in Subsection III. B.</p> <p>A minimum of fifteen (15) percent of the gross site area contained within a Planned Unit Development of less than fifty (50) Acres,</p> <p>eighteen (18) percent of the gross site area contained within a Planned Unit Development over fifty (50) Acres and up to one hundred (100) Acres; and</p> <p>twenty (20) percent of the gross site area contained within a Planned Unit Development in excess of one hundred (100)</p>

PLANNED UNIT DEVELOPMENT TABLE Minimum Development Standards			
	CONFORM TO DEVELOPMENT CODE REQUIREMENTS	REQUIREMENTS TO BE DETERMINED BY EACH APPROVED FINAL DEVELOPMENT PLAN CONSISTENT WITH CONCEPT PLAN	SPECIAL MINIMUM REQUIREMENTS WHICH MAY NOT BE WAIVED
			Acres shall be dedicated to and maintained as CommonOpen Space. No reduction in the minimum Common Open Space requirements shall be permitted.

Section 2.

Additional Regulations for Phased Developments.

A Planned Unit Development may be developed in phases or stages in accordance with the following requirements.

- A. Boundaries.** The boundaries of all proposed Planned Unit Development phases shall be shown on the Concept Plan.
- B. Data.** All data required for the project, as a whole, shall be given for each phase shown on the Concept Plan.
- C. Improvements.** The phasing plan shall be consistent with the traffic circulation, Drainage, Common Open Space, and utilities plans for the entire Planned Unit Development. Planned Unit Developments that are to be developed in phases or stages shall be required to provide Public Improvements, Common Open Space, and other amenities attributed to such phase at the same time as or before the construction of Principal Buildings and Structures associated with individual phases. The nature, type, and amount of Public Improvements, Common Open Space, and other project amenities provided during an individual phase of the project shall be commensurate with and proportionate to the overall Development of the phase.

Section 3.

General Review Criteria.

- A. General.** Approval and recommendation of the Commissions shall be accompanied by a written report stating the reasons for approval of the application, and specific evidence and facts showing that the proposed Planned Unit Development will not adversely affect the immediate vicinity. The Commissions in their review of proposed Planned Unit Development plans shall consider, where applicable:
 - 1. The relation between the proposed Development and surrounding Uses, and the effect of the proposed Planned Unit Development plan upon comprehensive planning.
 - 2. The adequacy of existing and proposed Streets, utilities, and other public services to serve the Development; and the location with respect to the interstate, major highways and major arterial Streets so as not to create adverse major shifts of traffic generation to intermediate collectors and/or minor Streets; and Access of every Dwelling unit or other Uses within the Planned Unit Development to a public and/or private Street via pedestrian ways, courts or other Access related Servitudes or Easements.
 - 3. The character, design, and appropriateness of the proposed land Uses and their adequacy to encourage desirable living conditions, to provide separation and screening between Uses where desirable, to preserve the natural amenities of streams, wooded areas, and similar natural features where possible, to provide adequate, and to encourage, pedestrian circulation and Access to mass transit if available. Land uses by net acre is required.
 - 4. The proposed location, arrangement Density/intensity, and Height of land Uses shall be compatible to existing or proposed Dwellings within the vicinity of the Planned Unit Development or to the Development of the neighborhoods. The number of dwelling units by building type and density is required. Provide the square footage of non-residential uses.
 - 5. The suitability of the site for Development in the manner proposed without hazard to Persons or property adjacent to the site, the Use of Flood hazard areas if present for recreational areas, and no contribution to erosion or other soil related damage. Soil conditions, Drainage, vegetation cover and topography shall be maximally utilized to fit the intended design of the Development.
 - 6. The requirement of Common Open Spaces within the Planned Unit Development and the devotion of the Development to active and passive recreational purposes. Net acreage devoted to common space and to each Use is required.
 - 7. The protection and preservation of any existing historic and archaeological features into the design of the Planned Unit Development.
 - 8. The greater protection and preservation of environmentally sensitive and natural amenities areas within the Planned Unit Development, if any, including, but not limited to, wetlands, problem soils, streams, creeks, wooded areas, and areas containing protected species.
 - 9. The internal compatibility of the land Uses within the plan.
 - 10. The external compatibility of the arrangement of the land Uses within the Planning Unit Development.
 - 11. The proposed Planned Unit Development is consistent with the spirit and intent of this PUD ordinance and represents an opportunity for improved or innovative Development for the community that could not be achieved through conventional zoning.
 - 12. The promotion of the purposes set forth in Article I, Section 1(A).
 - 13. The proposed Uses within the Planned Unit Development will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
 - 14. Provide a specific list of any deviations from City Code and this Code.

Section 4.

Common Open Space Requirements.

- A.** Subject to satisfaction of subsection "C" below, the following Uses may account for Common Open Space with the stated limitations:
1. Parks, and other open greenbelt areas within in, whether publicly or privately owned, which are readily accessible must account for not less than fifty (50%) percent of the Common Open Space.
 2. Street Trees located within designated landscape common areas or landscape Servitude and located within a Street Right-of-Way may not exceed twenty-five (25) percent of the Common Open Space. However, Common Open Space within vehicle Use areas or any noncontiguous green area of less than one thousand (1000) square feet may not be included.
 3. Lake and ponds, including storm water wet detention basins provided that they are designed so that they are designed so that a minimum of twenty (20%) percent of the Abutting shoreline is made accessible for the common Use of the Development, but in no event less than 300' feet of frontage.
 4. Storm water dry detention basins of not less than one (1) Acre; but may not exceed twenty-five (25%) percent of the Common Open Space and must be designed to provide for acceptable maintenance and upkeep of the detention basin to be maintained by the developer.
 5. Golf courses may account for up to fifty (50) percent of the Common Open Space.
 6. Wetlands.
 7. Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to twenty-five (25%) of the Common Open Space.
 8. Servitudes with existing below ground utilities and/or facilities with a width of not less than 30' feet.
 9. Electrical transmission line Servitudes with a width of not less than 150' feet.
 10. School sites, excluding the area devoted to Buildings.
 11. An existing Building or Buildings that have historical or cultural significance may be located in a common area space; however, the enclosed Building area may not be included in the Common Open Space requirement.
 12. Common Open Space for the Use by the general public, if agreed to by the appropriate governmental authority, in each case in an amount to be determined by the Commissions.
- B.** Common Open Space shall not include:
1. Required
 - a. Yards which are not accessible for the common Use of the Development;
 - b. Parking areas,
 - c. Drives,
 - d. Utility with above ground improvements or roadEasements/Servitudes,
 2. Structures (unless a part of the open space such as gazebos),
 3. Drainage ditches or canals; and
 4. Areas reserved for the exclusive Use and benefit of an individual tenantor Owner.
- C.** Common Open Space shall be permanently set aside for the sole benefit, Use, and enjoyment of present and future occupants of the Planned Unit Development through covenant, deed restriction, open space Servitude, or similar legal instrument; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the Use of the general public.
- D.** The Commissions may consider a Planned Unit Development with a lesser amount of Common Open Space if it is clear that the proposed Planned Unit Development substantially provides for the intent of a Planned Unit Development. It is noted that Common Open Space is a very important element of a Planned Unit Development and reductions to the Common Open Space provision should be granted only as a result of specific, clearly documented reasons (i.e. the Planned Unit Development may be located on a relatively small site in an area where a respective 15% or 20% provision would detract from Building continuity or historic preservation efforts).
- E.** In the event land shown on a Final Development Plan (as hereinafter defined) as Common Open Space is dedicated to the City, the City Council may, but shall not be required to, accept the open space provided: (x) such land is accessible to the residents of the City; (y) there is no cost of acquisition other than the costs incidental to the transfer of ownership; and (z) the City agrees to and has Access to maintain such lands.

- Section 5.** Association
The Common Open Space and associated facilities may be owned by an Association or maintenance association. The Association shall be formed and operated under the following provisions:
- A.** The applicant shall provide the articles and bylaws of the Association and the methods for maintaining the Common Open Space.
 - B.** The Association shall be organized by the applicant and shall be operated with a financial subsidy from the applicant before the sale of any Lots within the Planned Unit Development.
 - C.** Membership in the Association is mandatory for all purchasers of property therein and their successors in title. The conditions and timing of transferring control of the Association from the applicant to the property Owners shall be identified.
 - D.** The Association shall be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish. The Association may place liens on the property of its members who fail to pay their Association dues in a timely manner, as provided in the Association bylaws. Shares shall be defined in the bylaws.
 - E.** The Association shall, at all times, cause the property Owners to have Access to the Common Open Space within the Planned Unit Development.
 - F.** The Association shall be able to adjust the assessments to meet changing needs.
- Section 6.** Landscaping and Screening Standards.
- A.** Overall composition and location of landscaping shall complement the scale of the Development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.
 - B.** A Street yard 1,000 square feet or less in size is not required to be landscaped.
- Section 7.** Environmental Standards.
- A.** All Uses in the Planned Unit Development shall conform to all applicable federal, state and local laws and regulations regarding the environment such as laws and regulations concerning noise, air quality, water quality, radiation, and radioactivity.
- Section 8.** Ownership and Control.
- All land included for purpose of Development within a Planned Unit Development shall be owned by or be under the control of the applicant for such zoning designation (including without limitation a purchase agreement, option agreement, and/or development agreement), whether that applicant be an individual, partnership, corporation (limited liability company, limited liability partnership, trust), or groups of individuals, partnerships, or corporations (limited liability company, limited liability partnerships and/or trusts). The applicant shall present proof of the unified control of the entire area within the Planned Unit Development and shall agree that if applicant proceeds with the Planned Unit Development applicant will:
- A.** Do so in accordance with:
 - 1. The Concept Plan of Development officially adopted for Planned Unit Developments;
 - 2. Regulations existing when the amendment granting the Planned Unit Development was adopted; and
 - 3. Such other conditions or modifications as may be attached to the zoning of the land to the Planned Unit Development.
 - B.** Secure written consents and agreements satisfactory to the Commissions from all property Owners of record within the Planned Unit Development boundaries that have not joined in the Planned Unit Development application that there is no objection to including their property in the Planned Unit Development site plan and overall Planned Unit Development planning process.

ARTICLE III. Administration and Enforcement

- Section 1.** Violations.
- A.** Any violation of the Concept Plan and/or Final Development Plan or any other phase or plan adopted as part of the amendment to the Development Code shall constitute a violation of the Development Code. Any Person or legal entity violating any provision of this ordinance, or who shall violate or fail to comply with any order made hereunder; or who shall continue to work upon any Structure after having received written notice from the Administrator to cease work, shall be guilty of a misdemeanor and punishable by a fine not to exceed five hundred (\$500) dollars per violation. Each day such violation shall be permitted to exist shall constitute a separate offense. Notice of violation shall be sufficient if directed to such Owner, the agent of the Owner, or the contractor and/or left at his known place of residence or place of business.
- Section 2.** Appeal.

- A. An applicant may appeal the findings and recommendations of the Commissions or Administrator, as applicable, by filing an objection in writing to the City Council within five (5) days of receipt of the Commissions' or Administrator's recommendations. The City Council shall grant or deny the Appeal, and the Council's decision shall be final. If the City Council grants the Appeal, the Council shall submit a notice to the Commissions or Administrator stating reasons for its grant of the Appeal.

Article IV. Definitions

Abutting: Having a common border with, or being separated from such common border by, an Alley or Easement.

Access: An entry to or exit from a property.

Accessory Building: A Building which is (1) subordinate to and serves a principal Structure or Principal Use; (2) is subordinate in area, extent and purpose to the principal Structure or Principal Use; (3) is located on the same Lot as the principal Structure or Principal Use; and (4) is customarily incidental to the principal Structure or Principal Use. Any portion of a Principal Building which is devoted to an Accessory Use is not an Accessory Building.

Accessory Use: A Use which (1) is subordinate to and serves a principal Structure or Principal Use, (2) is subordinate in area, extent, and purpose to the principal Structure or Principal Use served, (3) is located on the same Lot as the principal Structure or Principal Use served except as otherwise expressly authorized by provisions of this ordinance, and (4) is customarily incidental to the principal Structure or Principal Use.

Acre: Forty-three thousand five hundred sixty (43,560) square feet.

Alley: A public or private way permanently reserved as a secondary means of Access to Abutting property.

Appeal: A means for obtaining review of a decision, determination, order, or failure to act under the terms of this ordinance.

Association, or Associations: The association or associations of all the Owners of property in the PUD charged with the ownership and maintenance of Common Open Space and associated facilities and operated pursuant to articles of incorporation and bylaws. Initially, the Developer shall maintain control of the Association until such time as seventy-five (75%) percent of Lots in the PUD have been sold, or as otherwise set forth in its Articles or Bylaws. A PUD may have a residential Association and a commercial Association.

Buffer, or Buffer Yard: A unit of land, together with a specified type and amount of planting and any fencing which may be required between land Uses to minimize conflicts between them.

Building: A Structure built, maintained, or intended for Use as a shelter or enclosure of Persons, animals, or property. The term includes any part of the Structure. Where independent units with separate entrances are divided by party walls, each unit is a Building.

Building Line: A line on a Lot, generally parallel to a Lot Line or road Right-of-Way, located a sufficient distance there from to provide the minimum yards required by this ordinance. The Building Line delimits the area where Buildings are permitted subject to all applicable provisions of this ordinance.

City Council, or Council: The governing body of City of Gonzales having the power to adopt and enforce ordinances.

Commissions: The Planning Commission and the Zoning Commission, individually and collectively.

Common Open Space: A Parcel or Parcels of land and/or an area of water within a Development that are held in some form of common ownership and designated, designed and intended for benefit, Use or enjoyment of the occupants of the Development. It may contain such complementary Structures and improvements as necessary and appropriate for the benefit and enjoyment of the occupants of such Development, including those Uses set forth in Article II, Section 4.

Concept Plan: The initial plan of Development for a PUD which an applicant/Developer submits to the Commissions containing all those items described in the Concept Plan Checklist, including written and graphic documents, which represents a conceptual plan of the proposed land Uses and their overall impact on the land and surrounding land for rezoning of the land to PUD Concept.

Concept Plan Checklist: A list containing items which must be included in a Concept Plan submitted to the Commissions for PUD approval.

Condominium: The property regime under which portions or units (whether horizontal or vertical) of immovable property are subject to individual ownership and the remainder thereof is owned in indivision by all unit Owners, in accordance with the Louisiana Condominium Act, LA R.S. 9:1121.101 et seq.

Density: A measure of the intensity of Development. In this ordinance, Density for residential Development is calculated in terms of units per Acre. Density for commercial Development is calculated as the gross Floor Area for each Development project.

Developer: The legal or beneficial Owner(s) of a Lot or Parcel of any land proposed for inclusion in a Development, including the holder of an option or contract to purchase.

Development: The division of a Parcel of land into two (2) or more Parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any Buildings or Structures; any Use or change in Use of any Buildings or land; or any extension of any Use of land or any clearing, grading, or other movement of land.

Drainage: The removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after Development and includes the means necessary for water supply preservation or the prevention or alleviation of Flooding.

Dwelling: Any Building or portion of a Building which is designated or used for residential purposes.

Dwelling, Multi- : A Building that contains more than one (1) living unit.

Dwelling, Single-: A Building that contains only one (1) living unit, including attached Buildings in the case of Townhomes.

Final Development Plan: The final plan of Development for a PUD which an applicant/Developer submits to the Commissions containing all those items described in the Final Development Plan Checklist, including written and graphic documents, for detailed plan review and Subdivision of land zoned PUD Concept.

Final Development Plan Checklist: A list containing items which must be included in a Final Development Plan submitted to the Commissions for final PUD approval.

Flood, or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Floor Area: The sum of the gross floor area for each of a Building's or Structure's Stories measured from the exterior limits of the faces of the Building or Structure. The Floor Areas of the Building include the basement Floor Area. The Floor Area includes the attic only if it is habitable Floor Area.

Height: The vertical distance measured from the lowest ground elevation to the highest point of the Building or Structure. The Building Height may be prescribed as a maximum number of Stories or as a dimension from sidewalk grade to the eave. The Height limit shall not apply to chimneys.

Lot: A Parcel of land undivided by any Street or private road and occupied by or intended for occupancy by, or designated to be developed for, one (1) Building or Principal Use and the Accessory Buildings or Uses customarily incidental to such Building, Use or Development, including such open spaces and yards as are designed and arranged or required by this ordinance for such Building Use or Development.

Lot Area: The area contained within the boundary lines of a Lot.

Lot Line: A line bounding a Lot which divides one (1) Lot from another or from a Street or any public or private space.

Lot Width: The horizontal distance between Side Lot Lines measured at the front setback. Where there is only one Side Lot Line, Lot Width shall be measured between such Lot Line and the opposite Lot Line or future Right-of-Way line.

Major Change: A change to an approved Planned Unit Development as set forth in Article I, Section 7(A-C).

Minor Change: A change to an approved Planned Unit Development as set forth in Article I, Section 7(D).

Owner: The Person or Persons having the right of legal title to, beneficial interest in, or a contractual right to purchase a Lot or Parcel of land.

Parcel: The area within the boundary lines of a Development.

Person: An individual, firm, partnership, corporation, company, association, joint stock association or government entity; including a trustee, a receiver, and assignee, or a similar representative of any of them.

Planned Unit Development, or PUD: The Subdivision, Development and Use of land as an integral unit, combining more than one (1) primary land Use which may provide for single-family residential, multiple-family residential, educational, business, commercial, retail, industrial, recreational, park and Common Open Space areas.

Planning Commission: An agency legally established by the City Council in conformity with state legislation with all the rights and responsibilities defined by such legislation.

Planning Staff, or Commissions Staff: Professional and non-professional personnel employed by the Commissions to carry out and fulfill the directives and responsibilities of the Commissions. Staff functions may be conducted by private or public consultants at the discretion of the Commissions.

Principal Building: A Building in which the Principal Use of the Lot on which the Building is located is conducted or intended to be conducted.

Principal Use: The specific primary purpose for which land is used.

Public Improvement: Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for such public needs as vehicular and pedestrian circulation systems, storm sewers, Flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility, and energy services.

Rear Lot Line: That Lot Line which is parallel to and most distant from the front Lot Line of the Lot; in the case of an irregular, triangular, or gore-shaped Lot, a line twenty (20) feet in length, entirely within the Lot, parallel to and at the maximum possible distance from the front line, shall be considered to be the Rear Lot Line. In the case of Lots which have frontage on more than one (1) road or Street, the Rear Lot Line shall be opposite the Lot Line along which the Lot takes Access to a Street.

Restrictive, more (less): A regulation imposed by this ordinance is more (less) restrictive than another if it prohibits or limits Development to a greater (lesser) extent or by means of more (less) detailed specifications.

Right-of-Way: A strip of ground dedicated by the Developer for public Use, title to which shall rest in the public for the purpose stated in the dedication.

Servitude (Easement): A strip existing or to be reserved by the Developer for public utilities, Drainage and other public purposes, the title to which shall remain with the property Owner, subject to the right of Use designated in the reservation of servitude; or a strip of ground designated or intended to be used for Access to Buildings and other portions of property.

Side Lot Line: Any Lot Line other than a front or Rear Lot Line.

Sign: Any Structure, part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, pennant, streamer, banner, emblem, insignia, device, trademark or other representation used as, or in the nature of, an announcement, advertisement, direction or designation of any Person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry which is located upon any land or on any Building.

Story, or Stories: A space in a Building between the surface of any floor and the surface of the next floor above, or if there is no such floor above, then the space between such floor and the ceiling or roof above.

Street: A strip of land, including the entire Right-of-Way, publicly or privately owned, serving as a means of slow vehicular travel, and furnishing Access to Abutting properties, which may also be used to provide space for sewers, public utilities, shade Trees, and sidewalks. A Street may be public or private.

Structure: An object, including a mobile object, constructed or installed by man, including but without limitation, Buildings, towers, cranes, and overhead transmission lines.

Subdivision: Any division, subdivision or re-division of a subdivision, tract, Parcel, or Lot of land into two (2) or more Lots, plots, sites, parts, or other division of land by means of mapping, platting, conveyance, or change of rearrangement of boundaries for the purpose of sale, lease or Development, whether immediate or future. All Subdivisions are also Developments.

Townhome: Two (2) or more attached living units with common or party sidewalls between units, designated so that each unit may be sold independently as a Lot with its own yards and parking spaces.

Tree: Any self-supporting perennial woody plant that is at least four (4) inches in diameter.

Use: The purpose or activity for which land or any Building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Variance: Permission to depart from the literal requirements of this ordinance granted by the Planning Commission.

Zoning Commission: An agency legally established by the City Council in conformity with state legislation with all the rights and responsibilities defined by such legislation.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE

ABSENT: NONE

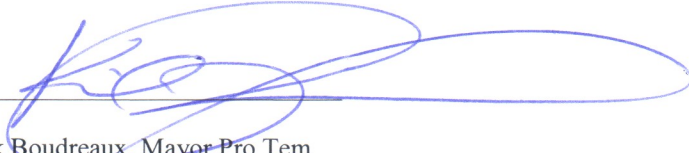
Motion by Councilman John Berthelot, seconded by Councilman Tyler Turner to Adopt Resolution No. 2923:
A Resolution of the City of Gonzales, Louisiana approving and authorizing the purchase three parcels of immovable property located in the City of Gonzales and approving and authorizing the execution of associated documents to said sale.

YEAS: Councilman Harold Stewart, Councilman Tyler Turner, Councilman John Berthelot,
Councilman Tim Riley, Councilman Kirk Boudreaux

NAYS: NONE


ABSENT: NONE

There being no further business to come before the City Council and upon a motion duly made and seconded, the Meeting was adjourned.



Kirk Boudreaux, Mayor Pro Tem

ATTEST:



Scot Byrd, City Clerk