

**Mayor
Ray Bourque**

mayorbourque@cityofbroussard.com
www.cityofbroussard.com



Council:

Angel Racca - District I
David M. Bonin - District II
Jesse Regan - District III
Heather Giououard - District IV
David Forbes - District V
Kody Allen - District VI
Jeff Delahoussaye - District At Large

*******Public Workshop for the*****
Year ending 2025 Audit Report
will be at
5:15 pm and the City Council Meeting
will start thereafter at 6:00 pm**

**AGENDA FOR THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA HELD ON
TUESDAY February 10, 2026 AT 6:00 P.M. AT
416 EAST MAIN STREET, COUNCIL CHAMBERS**

**Meetings are streamed live. Please visit our website at
<https://www.cityofbroussard.com/government/city-council>
to obtain access to our live meetings.**

1. OPENING

Mayor Bourque

- 1.1 Pledge of Allegiance
- 1.2 Invocation done by Pastor Gabe Smith with Our Savior's Church

2. MINUTES

Mayor Bourque

- 2.1 Acceptance of Minutes of the January 13, 2026 Meeting

3. FINANCIAL REPORT

Mayor Bourque

- 3.1 Approval of the December 2025 financial report

4. OTHER BUSINESS

Burton Kolder

- 4.1 Approval of the 2024/2025 Audit Report

Ben Theriot

- 4.2 Condemnation of 107 Loul Street
Emma Lee Washington & Kirk James Washington (Estate)

- 4.3 Condemnation of 205 Saint De Porres Street
Lewis Jacqueline Marie Smith (Estate)

- 4.4 Condemnation of 219 Loul Street
Lorena Washington, Patricia and Lafair Hebert

- 4.5 Condemnation of 313 Gustave Street
Dorothy Flugeance

5. RESOLUTIONS

Gerald deLaunay

5.1 Resolution #876-26

A resolution approving and authorizing execution of an Act of Exchange with Comeaux Planting LLC along W. Fairfield Drive

Joseph Marino

5.2 Resolution #877-26

A resolution accepting the lowest responsive bid for Main Street Beautification Project

Chief Bryan Champagne

5.3 Resolution #878-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures to increase authorized expenditures for Architect Contract for Fire Station 2 Phase 2

Grayson Simon

5.4 Resolution #879-26

A resolution declaring the contract for Tract 1 Main Street Parking Lot project to be Substantially Complete

Chief Bryan Champagne

5.5 Resolution #881-26

A resolution authorizing execution of an Intergovernmental Agreement with the City of Abbeville for transfer of a surplus Fire Department Trailer to the City of Broussard

Mayor Bourque/Walter Comeaux

5.6 Resolution #882-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures for the Lafayette Street Connection project

6. ORDINANCES FOR INTRODUCTION

Walter Comeaux/Gerald deLaunay

6.1 Ordinance #26-838

An ordinance amending the Code of Ordinances regulating and governing the subdivision of land in the City of Broussard

Grayson Simon/Daniel Hutchinson

6.2 Ordinance #26-839

An ordinance to amend the zoning ordinance of the City of Broussard by adding Map E-5, E-6, property along Garber Rd to be zoned NC-Neighborhood Commercial; Map E-9 property along S. Bernard Rd and Albertson Pkwy to be rezoned from CC-Community Commercial to RA-Residential Accessory & R1-Single Family Residential; Map E-13, E-14, E-13 property along N. Larriviere Rd to be rezoned from NC-Neighborhood Commercial to RA Residential Accessory & R1-Single Family Residential; Map G-8, G-9 property along S. Girouard Rd and U.S. Hwy 90 to be zoned CC-Community Commercial

Gerald deLaunay

6.3 Ordinance #26-840

An ordinance to amend the zoning ordinance on gas station restrictions in residential areas

7. ADJOURNMENT

In accordance with Louisiana Revised Statute (R.S.) 42:14, persons with an ADA recognized disability who needs accommodations to participate in this meeting must submit a request online at www.cityofbroussard.com via "Address the Council" form or contact the City Clerk by phone at 337-837-6681 before 8:00 a.m. of the designated day of the meeting.

**MINUTES OF THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA
on Tuesday, January 13, 2026
AT 6:00 P.M. AT 416 EAST MAIN STREET, COUNCIL CHAMBERS**

- Present:** Mayor Ray Bourque, Councilwoman Angel Racca (District 1), Councilman David Bonin (District 2), Councilman Jesse Regan (District 3), Councilwoman Heather Girouard (District 4), Councilman David Forbes (District 5), Councilman Kody Allen (District 6), Councilman Jeff Delahoussaye (At Large)
- Staff:** Tina Emert (City Clerk/Director of Administrative Services), Cristen Thibodeaux (Finance Manager), Kelli Migues (Deputy City Clerk/Administrator of Utility Operations), April Aguilar (Manager to the Mayor's office), Graham Beduze (Director of Economic Development), Mark Rigsby (Communications Coordinator), Mel Bertrand (City Manager/Director of Public Works), Jamison Abshire (Director of Parks and Recreation), Gerald Delaunay (City Attorney), Randy Lasseigne (City Attorney), Walter Comeaux (Engineer), Daniel Hutchinson (Engineer), Chief Vance Olivier (Police Chief), Tony Ashy (Assistant Police Chief), Bryan Champagne (Fire Chief), Ben Theriôt (Code Enforcement Officer)
- Absent:** Millicent Norbert (Director of Tourism)

1. OPENING

- 1.1 Pledge of Allegiance
- 1.2 Invocation done by Deacon David Tilley with First Baptist Church

2. MINUTES

- 2.1 Acceptance of Minutes of the December 9, 2025 Regular Meeting
 - Motion by Councilman Delahoussaye
 - Second by Councilman Regan
 - Discussion: No public comment
 - Final Resolution: Motion Approved.
- YEAS:**
- District 1 - Angel Racca
 - District 2 - David Bonin
 - District 3 - Jesse Regan
 - District 4 - Heather Girouard
 - District 5 - David Forbes
 - District 6 - Kody Allen
 - At Large - Jeff Delahoussaye

3. FINANCIAL REPORT

3.1 Approval of the November 2025 Financial Report

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Mayor Bourque stated that the council members received the November 2025 financial report, noting several positive trends. Our latest deposit came in 4% over budget, putting us 1% above budget for the year and the year-to-date totals are now 8% higher than 2024 and 12% higher than 2023.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

4. OTHER BUSINESS

- 4.1 Lafayette Parish School System update by Superintendent Francis Touchet
- Mr. Francis Touchet provided an update on the Lafayette Parish School System, outlining ongoing projects totaling \$173.7 million over the next two years. He emphasized plans to ensure all schools receive necessary upgrades and remodels, including the construction of what will be the largest football stadium in the state. Touchet also announced that he has signed a contract with the city to help fund new sidewalks near Martial Billeaud Elementary. He explained that LPSS is able to support these projects because it is a bonding district with recurring revenue from bonding capacity. One major goal is that within two years, no schools in Lafayette Parish will have portable buildings. Touchet noted that LPSS is the largest school system in Louisiana, serving more than 29,000 students. He also shared the 2025 SPS scores for Broussard schools, which received A and B ratings, and expressed his commitment to maintaining a strong relationship with the Broussard community. Mayor Bourque thanked Mr. Touchet for cooperating with the contract and contributing to the shared costs of the Martial Billeaud sidewalk project.

4.2 Attorney General opinion #25-0139

City attorney Gerald deLaunay explained that the city had an agreement with a contractor allowing development to move forward without all administrative reviews being completed, with an agreement by the contractor to be responsible for the unresolved issue of who was responsible for funding the required turning lane. The council later authorized an amendment to the agreement conditioned upon receipt of an Attorney General's opinion that the amendment would not violate constitutional provisions prohibiting gratuitous transfer of public property. The AG opinion (25-0139), received in November 2026, did not satisfy that condition. Based on this, Gerald recommended that the city meet with the contractor to determine how they will fulfill their obligation and reach a resolution. There was no council discussion on this.

5. RESOLUTIONS

5.1 Resolution #874-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures to purchase a vehicle for the streets department

Motion by Councilman Delahoussaye

Second by Councilman Forbes

Discussion: Mayor Bourque explained that a city vehicle was totaled in an accident and must be replaced to accommodate the grass crew. Melvin added that the damaged vehicle is for the public works department and that a suitable replacement is available through a state contract. Councilman Regan asked whether the vehicle must be purchased upfront and wanted to make sure that insurance reimbursement is being handled. Melvin confirmed the city was not at fault and that the insurance companies are currently processing the claim.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

5.2 Resolution #875-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures for a sidewalk project along W Fairfield Dr and S Bernard Rd

Motion to amend the amendment as it stands by Councilman Delahoussaye

Second to amend the amendment as it stands by Councilman Bonin

Discussion: Daniel Hutchinson outlined the sidewalk project using a map that traced the full proposed route. The map showed the new sidewalk beginning on W. Fairfield, connecting to the Sabal Palms Phase 2 subdivision, then crossing at the roundabout. From there, the path would continue along the east side of South Bernard Road, extending all the way down to Albertson Parkway. He also explained that the city is repurposing old railcars to create a pedestrian crossing along this route, and these structures will feature the newly designed metal-fabricated city "gears" logo shown in the presentation. The planned sidewalks will provide a 6-foot-wide walking path. Walter explained that the railcar footage and angles would ensure the project is safe for pedestrians. He also noted that the design would connect to existing sidewalks along Albertson Parkway to S. Morgan Avenue, allowing for a complete walking loop. Mayor Bourque noted that a state permit will be required for the pedestrian crossing at Ambassador Caffery, and Daniel confirmed that obtaining that permit is already included in the plan. Councilman Bonin raised safety concerns on S. Bernard Road and asked for barricades due to accidents occurring. Councilman Delahoussaye emphasized staying focused on the current sidewalk project. Chief Vance Olivier said he wasn't aware of any other accidents on S. Bernard besides the one that led to the current barricades being installed. He added that he's willing to gather more details and share them with Councilman Bonin if there are safety concerns or interest in adding more barricades. Melvin stated that the radar signs the city has installed have helped reduce speeding in the curved section of S. Bernard. Councilman Delahoussaye asked whether the city had budgeted funds for this project, and Mayor Bourque explained that 3 million dollars are available from a bond that could be used towards infrastructure.

Final Resolution: Motion Approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
	At Large -	Jeff Delahoussaye

Motion to adopt as amended by Councilman Delahoussaye

Second to adopt as amended by Councilman Bonin

Discussion: Mayor Bourque said he is proposing a new addition to the amendment, extending the existing sidewalk on the north side of Albertson Parkway to reach the Southfield subdivision. Residents in this subdivision have requested that the existing sidewalks near the Grab N Go gas station be extended so they connect directly to their neighborhood. This change would raise the project cost by \$32,000. Councilman

Delahoussaye supported revising the amendment so the additional cost would be included in this project.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

6. ORDINANCES FOR ADOPTION

6.1 Ordinance #25-837

An ordinance annexing property along Fabre Road in section 9, township 11 south range 5 east Lafayette Parish, Louisiana

Motion by Councilman Forbes

Second by Councilman Delahoussaye

Discussion: No public comment

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

The mayor announced that Coffee with the Mayor and Chiefs will take place on Friday, January 23, 2026, at PJ's Coffee from 7:30–8:00 a.m., encouraged everyone to attend, thanked everyone for coming to the meeting, and reminded everyone to drive safely.

7. ADJOURNMENT


MAYOR RAY BOURQUE


TINA EMERT, CITY CLERK


KELLI MIGUES, DEPUTY CITY CLERK

310 E. Main Street • Broussard, Louisiana 70518

Mayor

Ray Bourque

mayorbourque@broussardla.com

www.cityofbroussard.com



January 22, 2026

(337) 837-6681 • Fax (337) 837-8121

Council:

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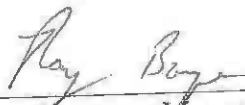
NOTICE #1

Via Certified Mail #: 7015-3430-0000-8626-4906

**To: Washington Emma Lee (Estate), Washington Lillie Mae Savoy, Washington Naomi Denise, Washington Yvonne Mary, Washington Glen Charles, Washington Amos John, Washington Robert Earl, Washington Kirk James (Estates)
P.O. Box 1213
Broussard LA 70518-1213**

**Re: Condemnation of property located at:
107 Loul Street
Broussard, LA 70518**

Please be informed that, pursuant to an inspection and examination of your property at the above referenced address, pursuant to LSA-R.S. 33:4761, et seq, you are hereby required to show cause at a meeting of the City Council of the City of Broussard why this property should not be condemned. The meeting will be held at the City of Broussard Council Chambers at 416 E. Main Street, Broussard, Louisiana on Tuesday, February 10, 2026 at 6:00 p.m. A copy of the inspection report is attached for your reference.


Ray Bourque, Mayor

tme: ENCLOSURE

cc: Broussard City Council
Tina Emert, City Clerk
Mr. Rodney Richard, Building Code Inspector
Mr. Ben Theriot, Code Enforcement
Mr. Mel Bertrand, City Manager
Chief Bryan Champagne, Fire Chief
Chief Vance Olivier, Police Chief

310 E. Main Street • Broussard, Louisiana 70518

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January 22, 2026

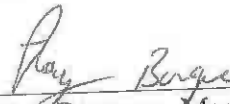
NOTICE #1

Via Certified Mail #: 7015-3430-0000-8626-4913

**To: Smith Mary Dorothy, Edmond Linda Gale Smith, Smith John Louis Jr., Lewis Jacqueline Marie Smith (Estate), Smith Carl James, Parish Adjudication 2023
205 Saint De Porres St.
Broussard LA 70518-4847**

**Re: Condemnation of property located at:
205 Saint De Porres St.
Broussard, LA 70518**

Please be informed that, pursuant to an inspection and examination of your property at the above referenced address, pursuant to LSA-R.S. 33:4761, et seq, you are hereby required to show cause at a meeting of the City Council of the City of Broussard why this property should not be condemned. The meeting will be held at the City of Broussard Council Chambers at 416 E. Main Street, Broussard, Louisiana on Tuesday, February 10, 2026 at 6:00 p.m. A copy of the inspection report is attached for your reference.



Ray Bourque, Mayor.

time: ENCLOSURE

cc: Broussard City Council
Tina Emert, City Clerk
Mr. Rodney Richard, Building Code Inspector
Mr. Ben Theriot, Code Enforcement
Mr. Mel Bertrand, City Manager
Chief Bryan Champagne, Fire Chief
Chief Vance Olivier, Police Chief

310 E. Main Street • Broussard, Louisiana 70518

Mayor

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January 22, 2026

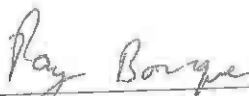
NOTICE #1

Via Certified Mail #:7015-3430-0000-8626-4920

**To: Washington Lorena, Hebert Patricia, Hebert Lafair
P.O. Box 70
Broussard LA 70518-0070**

**Re: Condemnation of property located at:
219 Loul Street
Broussard, LA 70518-0070**

Please be informed that, pursuant to an inspection and examination of your property at the above referenced address, pursuant to LSA-R.S. 33:4761, et seq, you are hereby required to show cause at a meeting of the City Council of the City of Broussard why this property should not be condemned. The meeting will be held at the City of Broussard Council Chambers at 416 E. Main Street, Broussard, Louisiana on Tuesday, February 10, 2026 at 6:00 p.m. A copy of the inspection report is attached for your reference.



Ray Bourque, Mayor

me: ENCLOSURE

cc: Broussard City Council
Tina Emert, City Clerk
Mr. Rodney Richard, Building Code Inspector
Mr. Ben Theriot, Code Enforcement
Mr. Mel Bertrand, City Manager
Chief Bryan Champagne, Fire Chief
Chief Vance Olivier, Police Chief

310 E. Main Street • Broussard, Louisiana 70518

Mayor
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January 22, 2026

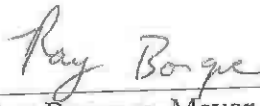
NOTICE #1

Via Certified Mail #: 7015-3430-0000-8626-4937

To: Dorothy Flugeance
313 Gustave Street
Broussard LA 70518-4861

Re: Condemnation of property located at:
313 Gustave Street
Broussard, LA 70518

Please be informed that, pursuant to an inspection and examination of your property at the above referenced address, pursuant to LSA-R.S. 33:4761, et seq, you are hereby required to show cause at a meeting of the City Council of the City of Broussard why this property should not be condemned. The meeting will be held at the City of Broussard Council Chambers at 416 E. Main Street, Broussard, Louisiana on Tuesday, February 10, 2026 at 6:00 p.m. A copy of the inspection report is attached for your reference.



Ray Bourque, Mayor

tme: ENCLOSURE

cc: Broussard City Council
Tina Emert, City Clerk
Mr. Rodney Richard, Building Code Inspector
Mr. Ben Theriot, Code Enforcement
Mr. Mel Bertrand, City Manager
Chief Bryan Champagne, Fire Chief
Chief Vance Olivier, Police Chief

RESOLUTION NO: 876-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, APPROVING AND AUTHORIZING EXECUTION OF
ACT OF EXCHANGE WITH COMEAUX PLANTING**

The City Council of the City of Broussard, Louisiana, meeting in regular session on February 10, 2026, and, after due deliberation and discussion, and finding that it would be in the best interest of the City of Broussard, Louisiana, and its citizens, adopted the following Resolution:

WHEREAS, the City is the owner and beneficiary of a servitude over property owned by Comeaux Planting, LLC on which the City constructed a portion of West Fairfield Drive in the City; and

WHEREAS, the City has relocated a portion of West Fairfield Drive to property currently owned by the City; and

WHEREAS, the relocation of a portion of West Fairfield Drive has resulted in a portion of the City's property being severed from the remainder; and

WHEREAS, the City no longer has a need for the roadbed where the relocated portion of West Fairfield Drive was previously situated or the severed portion of the City property referenced above; and

WHEREAS, Comeaux Planting has offered to exchange the fee interest in other portions of West Fairfield Drive over which the City currently owns a servitude for the severed portion of the City's property and the abandonment of the City servitude which the City no longer needs; and

WHEREAS, the City Council finds that the proposed exchange of property is fair and is in the best interest of the City.

BE IT RESOLVED that the City of Broussard enter into an Act of Exchange with Comeaux Planting, LLC as described above; and

BE IT FURTHER RESOLVED that the Mayor be and is hereby authorized and directed to negotiate the terms of said exchange, to execute the aforementioned Act of Exchange on behalf of the City of Broussard, and to take such further action and is reasonably necessary to implement said agreement on behalf of the City of Broussard.

And this resolution was submitted to a vote on the 10th day of February, 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted this 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on this, the 10th day of February, 2026.

TINA EMERT
City Clerk, City of Broussard

RESOLUTION NO. 877-26

A RESOLUTION OF THE CITY COUNCIL
ACCEPTING THE LOWEST RESPONSIVE BID FOR
MAIN STREET BEAUTIFICATION PROJECT

WHEREAS, the City of Broussard, Louisiana requested bids for construction of the Main Street Beautification Project; and

WHEREAS, the project engineer for the City of Broussard, Louisiana, has recommended that the lowest responsive bid be accepted; and

THEREFORE, BE IT RESOLVED that the lowest responsive bid of Southern Constructors, LLC in the amount of One Hundred Eighty-Eight Thousand Five Hundred Dollars (\$188,500.00) be and is hereby approved for acceptance; and

BE IT FURTHER RESOLVED that the Mayor of the City of Broussard, or his designee is authorized to approve such additions or deletions as he deems appropriate, and is further authorized to take further necessary action to proceed with the project, including negotiation and execution of contracts, agreements, and other documents for the completion of said project.

And this Resolution was submitted to a vote on the 10th day of February, 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted this, the 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on the 10th day of February, 2026.

THUS DONE AND SIGNED in Broussard, Louisiana, on this the ___ day of _____,
2025.

TINA EMERT, City Clerk



BROAD VISION EXPERT FOCUS

WWW.DDGP.COM
800-555-1234
2025 123 4567
WWW.DDGP.COM

JANUARY 16, 2026

RAY BOURQUE
MAYOR
CITY OF BROUSSARD
330 E. MAIN STREET
BROUSSARD, LA 70518

P 222-837-0681

MAIN STREET RECONSTRUCTION

DDG PROJECT NO. 19-416

Mayor Ray --

Based on the two quotes received per request on January 9th, the apparent low quote for the above referenced project was Southern Constructors LLC with a quote of \$ 188,500.00. We have reached out to Southern Constructors LLC, who have reviewed their quote for completeness and accuracy and will construct the project per the bid submitted.

By copy of this correspondence, DDG recommends approval of Southern Constructors LLC proposal. It is in DDG's professional opinion that they City of Broussard should authorize entering into an agreement with Southern Constructors LLC in the amount of 188,500.00 for this project.

Attached is a copy of the Bid Tabulation Sheet for your records. Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,
Duplantis Design Group, PC

Amelia Rusbar, PLA, AICP
Senior Project Manager
Duplantis Design Group

RESOLUTION NO: 878-26

**A RESOLUTION OF THE CITY COUNCIL
TO AMEND THE 2025-2026 OPERATING BUDGET OF REVENUES AND
EXPENDITURES TO INCREASE AUTHORIZED
EXPENDITURES FOR ARCHITECT CONTRACT**

WHEREAS, the City administration, in consultation with the Fire Chief, has determined that additional renovations are needed for Fire Station 2, Phase 2; and

WHEREAS, the City administration has requested funding and authority to engage an architect to assist in said project; and

WHEREAS, the City Council finds that the request should be granted.

THEREFORE, BE IT RESOLVED by the City Council of the City of Broussard, Louisiana, that the 2025/2026 Operating Budget of Revenues and Expenditures be amended to increase authorized expenditures by Forty Three Thousand Dollars (\$43,000.00) for architectural services; and

BE IT FURTHER ORDAINED by the City Council of the City of Broussard, Louisiana that the Mayor is authorized to proceed with negotiation and execution of a contract for architectural services for the said project, and to take such further action as he deems reasonably necessary to carry out the above and foregoing.

And this Resolution was submitted to a vote on the 10th day of February, 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted on this 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on this, the 10th day of February, 2026.

TINA EMERT
City Clerk, City of Broussard

RESOLUTION NO.: 879-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, DECLARING THE CONTRACT FOR
TRACT 1 MAIN STREET PARKING LOT
TO BE SUBSTANTIALLY COMPLETE**

WHEREAS, the City of Broussard, Louisiana awarded a contract to Glenn Lege Construction, LLC for the Tract 1 Main Street Parking Lot project; and

WHEREAS, the project engineer for said project has recommended that the contract be declared substantially complete as of January 28, 2026.

THEREFORE, BE IT RESOLVED by the City Council of the City of Broussard, Louisiana that the contract for the Tract 1 Main Street Parking Lot project be and is hereby declared to be substantially complete subject to completion of punch list items, and the Certificate of Substantial Completion issued by the project engineer be and is hereby approved.

And this Resolution was submitted to a vote on the 10th day of February 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted this, the 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on this, the 10th day of February, 2026.

TINA EMERT
City Clerk, City of Broussard

CERTIFICATE OF SUBSTANTIAL COMPLETION

DATE OF ISSUANCE _____

OWNER City of Broussard

CONTRACTOR Glenn Lege Construction, LLC

Contract: Tract 1- Main Street Parking for the City of Broussard

Project: Tract 1- Main Street Parking

OWNER's Contract No. N/A

ENGINEER's Project No. 2023009

This Certificate of Substantial Completion applies to all Work under the Contract Documents or to the following specified parts thereof:

To City of Broussard

OWNER

And To Glenn Lege Construction, LLC

CONTRACTOR

The Work to which this Certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR and ENGINEER, and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on

January 28, 2026

DATE OF SUBSTANTIAL COMPLETION

A tentative list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents. The items in the tentative list shall be completed or corrected by CONTRACTOR within 30 days of the above date of Substantial Completion.

EJCDC No. 1910-8-D (1996 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

The responsibilities between OWNER and CONTRACTOR for security, operation, safety, maintenance, heat, utilities, insurance and warranties and guarantees shall be as follows:

OWNER: _____

CONTRACTOR: _____

The following documents are attached to and made a part of this Certificate:

One (1) Report of Final Inspection Dated 1-28-2026

This certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

Executed by ENGINEER on _____
Date

Comeaux Engineering & Consulting, APC
ENGINEER

By: _____
(Authorized Signature)

CONTRACTOR accepts this Certificate of Substantial Completion on _____
Date

Glenn Lege Construction, LLC.
CONTRACTOR

By: _____
(Authorized Signature)

OWNER accepts this Certificate of Substantial Completion on _____
Date

City of Broussard
OWNER

By: _____
(Authorized Signature)

RESOLUTION #881-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL
AGREEMENT WITH THE CITY OF ABBEVILLE FOR TRANSFER OF A SURPLUS
FIRE DEPARTMENT TRAILER TO THE CITY OF BROUSSARD**

WHEREAS, the City Council of the City of Broussard has determined that it is in the best interests of the citizens of Broussard to enter into An Intergovernmental Agreement with the City of Abbeville whereby the City of Abbeville transfers a 2005 Fire Safety House Trailer, VIN: 1F9BD352X5S217594 to the City of Broussard to promote regional fire protection; and

WHEREAS, the City Council of the City of Broussard find that it is appropriate to confirm and approve execution of the Intergovernmental Agreement.

THEREFORE, BE IT RESOLVED by the City Council of the City of Broussard, Louisiana, that the Mayor of the City of Broussard is hereby authorized to execute said intergovernmental agreement on behalf of the City of Broussard and to sign any and all documents necessary to effectuate this transfer.

And this Resolution was submitted to a vote on the 10th day of February, 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted this, the 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on this, the 10th day of February, 2026.

THUS DONE AND SIGNED in Broussard, Louisiana on this 10th day of February 2026.

TINA EMERT
City Clerk, City of Broussard

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE
CITY OF BROUSSARD, LOUISIANA
AND THE
CITY OF ABBEVILLE, LOUISIANA

This INTERGOVERNMENTAL AGREEMENT (hereinafter, AAgreement@) is made and entered into, in triplicate originals, by and between the City of Broussard and the City of Abbeville with an effective date of _____, 2026, for the public purposes hereinafter stated:

CITY OF BROUSSARD, a political subdivision of the State of Louisiana, represented herein by its Mayor, Ray Bourque, duly authorized by Resolution adopted on the ___ day of _____, 2026, a copy of which is attached hereto and made a part hereof (hereinafter referred to as ABroussard@);

and

CITY OF ABBEVILLE, a political subdivision of the State of Louisiana, represented herein by its Mayor, Roslyn R. White, duly authorized by Resolution adopted on the ___ day of _____, 2026, a copy of which is attached hereto and made a part hereof (hereinafter referred to as AAbbeville@);

who, having been duly sworn, did state and declare, as follows:

WHEREAS, the City of Abbeville and the City of Broussard agree that in the mutual interest to provide a valid public purpose and promote regional fire protection, the City of Abbeville agrees to the transfer/donation of this surplus property, more specifically a 2005 Fire Safety House Trailer, VIN: 1F9BD352X5S217594 to the City of Broussard; and

WHEREAS, the transfer is authorized pursuant to Art. VII, '14(E) of the Louisiana Constitution, as both entities are political subdivisions whose functions include public safety; and

WHEREAS, in order to accomplish said efforts, the City of Broussard and the City of Abbeville desire to enter into this Intergovernmental Agreement, which sets forth the obligations and responsibilities of each in connection therewith.

NOW, THEREFORE, in consideration of the transfer/donation set forth herein, the parties hereto agree as follows:

ARTICLE I
SCOPE AND PURPOSE

- 1.1 The recitals set forth above are incorporated herein and expressly made a part of this agreement.

- 1.2 The purpose of this agreement is to establish the terms and conditions applicable to the performance of the parties= responsibilities relative to the transfer of the 2005 Fire Safety House Trailer.

ARTICLE II
RESPONSIBILITIES OF THE PARTIES

- 2.1 Upon receipt of a resolution adopted by the governing authority of the parties, and the execution of this Agreement, Abbeville shall execute all documents to perfect the transfer/donation of the property, more specifically a 2005 Fire Safety House Trailer, VIN: 1F9BD352X5S217594 to Broussard.
- 2.2 Broussard agrees that Abbeville shall have the right of use of the 2005 Fire Safety House Trailer, VIN: 1F9BD352X5S217594 should the circumstance arise.

ARTICLE III
Indemnification

- 3.1 Broussard shall indemnify and save harmless Abbeville, its officers, agents, employees, contractors and assigns against any and all claims, losses, liabilities, demands, suits, causes of action, damages and judgments of any sums of money to any party accruing against it, growing out of, resulting from, or by reason of any act or omission of Broussard and its officers, employees, agents, contractors and assigns while engaged in, about, or in connection with the discharge or performance of the terms of this Agreement, whether by Broussard or third parties. Such indemnification shall include attorney=s fees and court costs. Broussard shall provide and bear the expenses of all personal and professional insurance related to its= use of the 2005 Fire Safety House Trailer.
- 3.2 Abbeville shall indemnify and save harmless Broussard, its officers, agents, employees, contractors and assigns against any and all claims, losses, liabilities, demands, suits, causes of action, damages and judgments of any sums of money to any party accruing against it, growing out of, resulting from, or by reason of any act or omission of Abbeville and its officers, employees, agents, contractors and assigns while engaged in, about, or in connection with the discharge or performance of the terms of this Agreement, whether by Abbeville or third parties. Such indemnification shall include attorney=s fees and court costs. Abbeville shall provide and bear the expenses of all personal and professional insurance related to its= use of the 2005 Fire Safety House Trailer.
- 3.3 Nothing herein is intended, nor shall be deemed to create, a third party beneficiary to or for any obligation by Abbeville, or Broussard or to authorize any third party to have any action against Abbeville or Broussard arising out of this Agreement.

ARTICLE IV
ASSIGNMENTS

No party assigned any intent in the Agreement by assignment, transfer, or novation, without written prior consent of the other party.

ARTICLE V
AGREEMENT AMENDMENTS AND MODIFICATIONS

- 5.1 This agreement may be amended or modified at any time by mutual consent of the parties. Any alteration, variation, modification, or waiver of provisions of this Agreement shall be valid only when reduced to writing and executed by all parties.
- 5.2 This Agreement, including any attachments that are expressly referred to in this Agreement, constitutes the entire agreement between the parties and supersedes any and all agreements or contracts previously entered into between the parties. No representations were made or relied upon by either party, other than those that are expressly set forth herein.

ARTICLE VI
LEGAL COMPLIANCE

Abbeville and Broussard shall comply with all federal, state, and local laws and regulations, specifically including the Louisiana Code of Governmental Ethics (LSA R.S. 42:1101, et seq.), in carrying out the provisions of this Agreement.

ARTICLE VII
SEVERABILITY

If any term, covenant, condition, or provision of this Agreement, or the application thereof, to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, condition, or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their respective officers thereunto authorized as of the day and year first above written.

WITNESSES:

CITY OF BROUSSARD

BY: _____
Ray Bourque, Mayor
Date: _____

NOTARY PUBLIC

I.D. No: _____

**** Remainder of page intentionally left blank****

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their respective officers thereunto authorized as of the day and year first above written.

WITNESSES:

CITY OF ABBEVILLE

BY: _____
Roslyn R. White, Mayor
Date: _____

NOTARY PUBLIC

I.D. No: _____

**** Remainder of page intentionally left blank****

RESOLUTION NO: 882-26

**A RESOLUTION OF THE CITY COUNCIL
TO AMEND THE 2025-2026 OPERATING BUDGET OF REVENUES AND
EXPENDITURES TO INCREASE AUTHORIZED
EXPENDITURES FOR THE LAFAYETTE STREET CONNECTION PROJECT**

WHEREAS, the City administration, in consultation with the City Engineer and Public Works Director, has determined that it is in the best interest of the citizens of Broussard to complete what is known as the Lafayette Street Connection Project; and

WHEREAS, the City administration has requested funding and authority to carry out said project; and

WHEREAS, the City Council finds that the request should be granted.

THEREFORE, BE IT RESOLVED by the City Council of the City of Broussard, Louisiana, that the 2025/2026 Operating Budget of Revenues and Expenditures be amended to increase authorized expenditures by One Hundred Thousand Dollars (\$100,000.00) for The Lafayette Street Connection Project; and

BE IT FURTHER ORDAINED by the City Council of the City of Broussard, Louisiana that the Mayor is authorized to take such further action as he deems reasonably necessary to carry out the above and foregoing.

And this Resolution was submitted to a vote on the 10th day of February, 2026, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Resolution was declared adopted this 10th day of February, 2026.

RAY BOURQUE, Mayor

TINA EMERT, City Clerk

CERTIFICATION

I, TINA EMERT, the duly qualified and appointed Clerk of the City of Broussard, State of Louisiana do hereby certify that the above and foregoing Resolution is a true and correct copy from the minutes of the regular meeting of the Mayor and City Council of the City of Broussard, Louisiana, held on this, the 10th day of February, 2026.

TINA EMERT
City Clerk, City of Broussard

ORDINANCE NO.: 26-838

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, AMENDING THE SUBDIVISION REGULATIONS OF
THE CITY OF BROUSSARD**

The City Council of the City of Broussard, Louisiana, meeting in regular session with a quorum being present on the 10th day of February, 2026 and, after having considered that it would be in the best interest and welfare of the citizens of Broussard, Louisiana, does hereby amend its existing Subdivision Regulations.

WHEREAS, the City Administration, in consultation with planning officials, has determined that amendment to the City's subdivision regulations to provide specific restrictions relating to lot sizes and street frontage, to provide for signage requirements on certain streets, and to provide for buffer zones between residential subdivisions and property zoned for industrial or light industrial use.

THEREFORE,

BE IT ORDAINED that the Subdivision Regulations of the City of Broussard, Louisiana, be and are hereby amended as shown on the attached amended and restated Regulations Governing Subdivision of Land, and that the said amended and restated Regulations Governing Subdivision of Land are confirmed and adopted.

BE IT FURTHER ORDAINED that all Ordinances or Resolutions, or parts thereof, in conflict are herewith and hereby repealed.

And this matter was submitted to a vote, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Ordinance was adopted by the City Council for the City of Broussard on this, the 10th day of February, 2026.

TINA EMERT, City Clerk

RAY BOURQUE, Mayor

**REGULATIONS GOVERNING
THE SUBDIVISION OF LAND
IN THE
CITY OF BROUSSARD,
LOUISIANA**

~~**OFFICALLY ADOPTED
BY THE
CITY OF BROUSSARD COUNCIL**~~

Proposed Revisions Jan 2026 v1

Federal Emergency Management Agency, the local Floodplain Administrator prior to development, and other applicable regulatory agencies.

FRONTAGE: That portion of any tract of land which abuts a public street right-of-way and where the primary access to said tract is derived.

IMPROVEMENTS: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

INDUSTRIAL BUFFER ZONE: Industrial Buffer Zone shall mean an area that divides areas zoned for industrial or light industrial use from areas zoned for residential use.

BROUSSARD CITY COUNCIL: The legislative power of the City of Broussard.

LIVING UNIT: A living unit consists of one (1) or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed, or used as living quarters for one (1) family.

LOT: An undivided tract, parcel or plot of land contained within a block and designated on a subdivision plat by numerical identification, commonly used for a building site.

LOT, MINIMUM AREA OF: The area of a lot is computed as that property within property or lot lines exclusive of any portion of the right-of-way of any public or private street.

LOT TYPES:

- A. **CORNER LOT:** a lot abutting upon two (2) or more streets at their intersections.
- B. **DOUBLE FRONTAGE LOT OR THROUGH LOT:** a lot which runs the depth of the block with frontage on more than one (1) street.
- C. **INTERIOR LOT:** a lot other than a corner lot with frontage on a single street.
- D. **REVERSED FRONTAGE LOT:** a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

MONUMENTS: Permanent concrete or iron markers used to establish definitely, all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment.

OPEN SPACE: Any area of a lot, site, tract or plat exclusive of structures, streets (public and private), driveways, parking or open storage area, which is open to the sky. Open space also includes areas used for recreational activities.

PERFORMANCE BOND AND/OR LETTER OF CREDIT: An agreement by a subdivider or developer with the City of Broussard for 125% of the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the agreement.

direction as the detailed subdivision drawing.

- 401.12 Plat boundaries must be drawn with heavy lines to indicate the subdivided area with overall survey dimensions and bearings. Lines outside the plat boundary should be drawn as dashed lines.
- 401.13 Adjacent areas outside the plat boundaries must be identified indicating the name of adjacent subdivisions, churches, schools, parks, bayous, and drainage ways, acreage, and all existing streets, easements, pipelines or other restricted areas. Names and mailing addresses of all adjacent property owners must also be included.
- 401.14 The location and approximate width of existing and proposed water courses, ravines, and drainage easements should be included.
- 401.15 The location and identification of all tracts not to be designated as lots within the boundaries of the plat should be included.
- 401.16 The location of all streets, roads, alleys, and easements, either existing or proposed, within the plat boundaries or immediately adjacent thereto must be included.
- 401.17 The names of all existing and proposed streets located within the plat boundaries or immediately adjacent thereto must be included.
- 401.18 The location of all lots and blocks with approximate dimensions must be included.
- 401.18 Approximate engineering data may be provided for curves along the center line of streets and for interior lots, reserves and other features within the plat boundaries.

401.20 Industrial Buffer Zones must be marked on the subdivision plat, and the following notice must be placed on the plat:

NOTICE: THIS SUBDIVISION IS LOCATED ADJACENT TO PROPERTY WHICH IS ZONED FOR INDUSTRIAL OR LIGHT INDUSTRIAL USE

This notice shall be prominently shown in a manner as reasonably required by the City Engineer.

SECTION 402 PLATS CONTAINING PRIVATE STREETS

Any plat submitted to the Planning Commission containing private streets must include the following additional information, (if the density of the proposed development exceeds five (5) lots or units per acre):

- A. Number of separate buildings which contain residential dwelling units.
- B. Total number of dwelling units.
- C. Number of off-street parking spaces required.
- D. Number of off-street parking spaces provided.
- E. Location of existing and proposed fire hydrants where applicable.

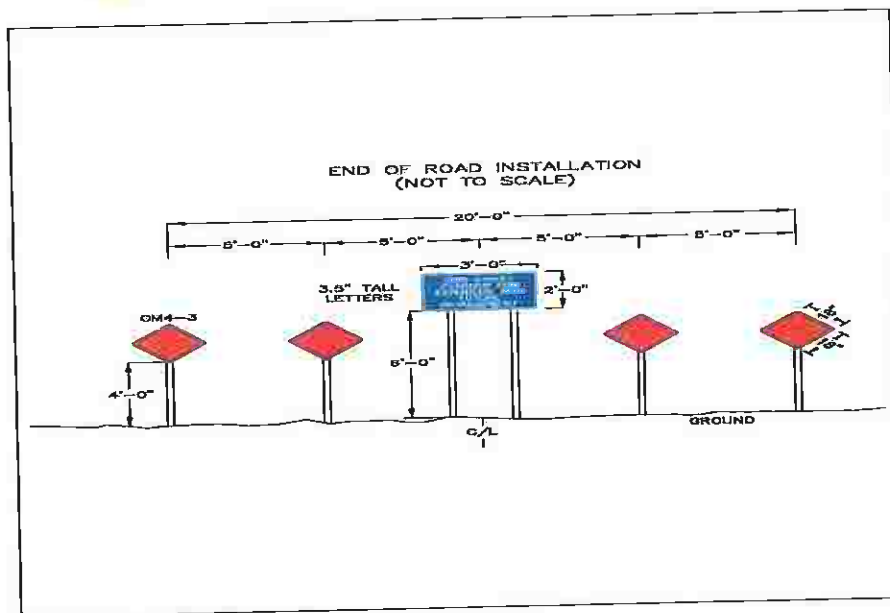
- B. Cul-de-sacs may have a block length of not more than eight hundred (800') feet, measured from the intersection with the right-of-way of another street along the center line of the cul-de-sac street to the center of the circular turnaround at the end of the cul-de-sac.
- C. Stub streets or dead-ends may have a block length of not more than eight hundred (800') feet unless terminated with a circular turnaround and if deemed necessary by the Planning Commission suitably modified to accommodate future extension of the street into adjacent property.

507.4 Block Lengths for Private Streets

Dead-end private streets must not extend further than eight hundred (800') feet from the nearest right-of-way line of the intersecting public or private street measured along the center line of said private street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type turnaround configuration.

507.5 End Treatment for Stub Streets or Other Streets Planned for Future Extension

1. Developers shall be required to prominently mark all stub streets or other streets planned for future extension prior to final plat approval.
2. The sign shall measure 2' X 3' and contain the following, "THIS STREET PLANNED FOR EXTENSION WITH FUTURE DEVELOPMENT." The sign shall be blue in color with white lettering. The sign and method of installation shall be acceptable to the City Engineer/Director of Public Works.
3. The developer shall also be required to install end treatment markings in accordance with the Manual of Uniform Traffic Control Devices.



- A. That the lot is of sufficient size and shape to allow the construction of a residential dwelling unit which can meet the requirements of established building or construction codes, housing and public health codes, ordinances and accepted family living standards.
- B. That the lot is of sufficient size and shape to accommodate easement for all public and private utility services and facilities to adequately serve any residential dwelling unit constructed thereon.
- C. That the lot is of sufficient size and shape and is so located that direct vehicular access is provided from a public street or through an approved permanent access easement and that the required number of vehicles can be parked on the lot without encroachment within any adjacent public street right-of-way.
- D. That the lot, if not served by a public or off-lot sanitary sewage system be of sufficient size and shape to accommodate the construction and operation of an on-site sewage disposal system meeting the requirements of established public health codes and ordinances.

E. Minimum Lot Size for Single Family Residential Lots

- 1. The minimum lot frontage for single family residential lots shall be no less than 40' for rectangular lots. The minimum depth shall be no less than 110'.
- 2. Cul de sac lots shall have a minimum frontage of 30' and a minimum square footage of 4,400 sq. ft.
- 3. The frontage of flag lots shall be no less than 30'. Flag lots shall have a minimum square footage of 4,400 sq. ft. not counting the square footage of the staff portion of the lot.
- 4. Lots fronting open ditch streets shall be required to provide for parking for 4 passenger vehicles.

F. Minimum Lots Size for Developments Adjoining Existing Single Family Residential

- 1. This provision shall only apply to proposed lots having a frontage of less than 70' or to proposed lots having square footage of less than 8,400 sq. ft.
- 2. This provision shall only apply to proposed lots having a frontage of less than 70' or to proposed lots having square footage of less than 8,400 sq. ft.
- 3. Rectangular lots within 300' of existing single family use shall have a frontage of no less than 90% of the smallest existing (rectangular) lot adjoining the proposed subdivision. Depths of these lots shall be no less than the depth of the adjoining rectangular lots.
- 4. Rectangular lots within 300' of existing single family use shall have a frontage of no less than 90% of the smallest existing (rectangular) lot adjoining the proposed subdivision. Depths of these lots shall be no less than

- the depth of the adjoining rectangular lots.
5. Cul de sac lots within this area shall have a frontage of no less than 30'. The minimum square footage of cul de sac lots shall be no less than the minimum square footage of the smallest rectangular lot within the proposed development and within the 300' area of interest.
 6. This section does not supersede the minimum lot size provisions contained herein.

514.2 Lot Shapes

Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line. Where all lots are either perpendicular and at right angles or radial to adjacent street rights-of-way, a suitable notation may be placed upon the plat in lieu of lot line bearings.

514.3 Key or Flag Lots

Key or flag lots are permitted, however, the narrowest part of such a lot, being the staff portion of the flag lot, must not be less than thirty (30') feet in width or have a length of more than two hundred (200') feet. Such lot must also be restricted to prevent the construction of any building, structure, wall or fence within the staff portion of such lot and that the staff portion of such lot will be restricted for access to such lot only. Such restrictions must be shown on the face of the subdivision plat in the form of a notation or a part of the dedicatory language on the plat.

514.4 Double-front Lots

Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arterials or to overcome specific disadvantage of topography and orientation. A one (1') foot reserve strip across which there shall be no right of access may be required along the line of lots abutting such a traffic artery or other disadvantageous use.

514.5 Street Access Limitations

Rear and side vehicular driveway access from lots restricted for residential dwelling units will not be approved under the following conditions:

514.5(a) When such lots are adjacent to streets designed as:

- A. Major Thoroughfares
- B. Freeways
- C. Highways

- D. Any other public street which carries a traffic volume where additional vehicular driveways would create a traffic hazard or impede the flow of traffic.

514.5(b) Such access restriction as specified above shall be noted directly upon the plat and adjacent to the lots in question.

514.6 Unsewered Lots

Lots established in any plat or subdivision designed not to be served by a public or off-site sanitary sewer system shall meet the requirements of the State Board of Health and Human Resources relative to sewerage disposal and potable water facilities and shall otherwise meet the requirements of the Federal Flood Insurance Program as specified in Section 520 of these regulations.

514.7 Lot Identification

Lots established within a subdivision shall be numbered with said numbers being consecutive within each block and throughout the subdivision. In no case shall two lots in a given subdivision or an extension thereof bear the same identification number.

514.8 Minimum Lot Sizes - General Provisions

A. Non-Residential Uses

Lots to be established in any subdivision plat which are designed or intended for non-residential uses or are intended to be unrestricted, must have a minimum lot area of not less than 5,000 square feet and must have frontage along and adjacent to at least one (1) public street having a right-of-way width of not less than sixty (60') feet. If such lots or tracts proposed to be established have an average depth of more than three hundred (300') feet from said adjacent public street right-of-way, such tracts may not be established and designated as lots, but must be established and designated as reserves and subject to those provisions of these regulations pertaining to reserves. (See Section 513)

B. Residential Uses

1. Radial lots, being those lots adjacent to curved streets or circular cul-de-sacs, must have a width at the front property line of at least thirty (30') feet.
2. When lots are backing on a natural drainage way or open drainage facility, that require a twenty (20') foot drainage easement as provided for herein, permanent improvements on such lots shall be set back at least ten (10') feet from said drainage easement.
3. When lots are facing or backing on a designated major thoroughfare such lots must have a depth at least ten (10') feet deeper than the average depth of lots within the interior of the subdivision having frontage on local streets.

SECTION 515 OPEN SPACE REQUIREMENTS

In the case of all residential developments, including but not limited to, single and multi-family

foregoing provisions of this section, a requirement of one (1) parking space per dwelling unit will apply to residential structures owned or contracted to be owned by a local housing authority. Provided, however, that such exception will not apply unless the plat shall restrict all lots and building sites and certified by the Board of Directors of the Housing Authority containing a covenant to the effect that leases will be made with all tenants of the residential structure that will include a provision that the occupancy of the dwelling unit may continue only so long as the family occupying the same owns or operates no more than one (1) motor vehicle. Provided, further, that in the case of residential structures sponsored or constructed by such housing authority under an arrangement between the authority and the Department of Housing and Urban Development, the occupancy of which structures is to be limited to low-income, handicapped or elderly people, a requirement of one (1) parking space for each three (3) dwelling units shall apply.

519 INDUSTRIAL BUFFER ZONE

1. An Industrial Buffer Zone shall be established within the (residential) subdivision along any boundary with property zoned for industrial or light industrial use. The Industrial Buffer Zone shall be a minimum of fifty feet (50') and a maximum of three hundred feet (300') deep along the entire common boundary as determined by the Broussard Planning Commission in its discretion.
2. Land use within an Industrial Buffer Zone shall be restricted. No residential buildings or buildings intended for personal use by residents may be placed in an Industrial Buffer Zone. Buildings or other structure not intended for residential use and not intended for personal use by residents must be specifically approved by the Broussard Planning and Zoning Commission.

520 DEDICATION

A. HOW ESTABLISHED

A public and/or private street, utility or other easement, right-of-way or other right granted to the public, shall be established through the provisions of this section.

A public and/or private street, utility or other easement, right-of-way or other right granted to the public, is established when designated on a Final Plat. This does not establish an obligation of perpetual maintenance by the Governing Body.

B. SUBMISSION CONTENTS

When property is to be dedicated at the time of plat approval, the dedicated property shall be shown on the plat submitted for recordation. The plat shall contain the information required for Final Plats generally, and, with regard to the areas dedicated, shall contain the following additional data:

1. The names, locations, dimensions, boundaries, courses and other geographic data for each street, alley, easement, right-of-way, square, park or other right or property granted or dedicated to the public;
2. The name and number of each lot, square, park or other parcel dedicated to public use;
3. The purpose or use for which the dedication is made (e.g., drainage servitude);

ORDINANCE NO.: 26-839

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, AMENDING THE ZONING ORDINANCE OF THE CITY OF
BROUSSARD, LOUISIANA**

The City Council of the City of Broussard, Louisiana, meeting in regular session with a quorum being present on the 10th day of February, 2026 and, after having considered that it would be in the best interest and welfare of the citizens of Broussard, Louisiana, does hereby amend its existing Zoning Ordinance.

BE IT ORDAINED that the Zoning Ordinance of the City of Broussard, Louisiana, be amended by adding to “Appendix C – Zoning Maps” the following maps:

MAP E-5

of property to be zoned NC- Neighborhood Commercial.
Portions of Garber Road;

MAP E-6

of property to be zoned NC- Neighborhood Commercial.
Portions of Garber Road;

MAP E-9

of property to be rezoned from CC- Community Commercial to RA- Residential Accessory & R1- Single Family Residential.
Portions of South Bernard Road and Albertson Parkway;

MAP E-13

of property to be rezoned from NC- Neighborhood Commercial to RA- Residential Accessory & R1- Single Family Residential.
Portions of N Larriviere Road;

MAP E-14

of property to be rezoned from NC- Neighborhood Commercial to RA- Residential Accessory & R1- Single Family Residential.
Portions of N Larriviere Road;

MAP F-13

of property to be rezoned from NC- Neighborhood Commercial to RA- Residential Accessory & R1- Single Family Residential.
Portions of N Larriviere Road;

MAP G-8

of property to be zoned CC- Community Commercial.
Portions of South Girouard Road and U.S. Hwy 90;

MAP G-9

of property to be zoned CC-Community Commercial.
Portions of South Girouard Road and U.S. Hwy 90;

BE IT FURTHER ORDAINED that all Ordinances or Resolutions, or parts thereof, in conflict are herewith and hereby repealed.

And this matter was submitted to a vote, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Ordinance was adopted by the City Council for the City of Broussard on this, the 10th day of February, 2026.

TINA EMERT, City Clerk

RAY BOURQUE, Mayor



ZONING MAP OF THE
CITY OF BROUSSARD
MAP E-5
CITY OF BROUSSARD
2011

SCALE 1"=400'

ST. MARTIN PARISH SCHOOL BOARD

NEXT MAP E-4

NEXT MAP F-6

NEXT MAP E-6

NEW WARDHOOD COMMERCIAL

LIBRARY INDUSTRIAL

PROPOSED COMMERCIAL

GARDNER RD

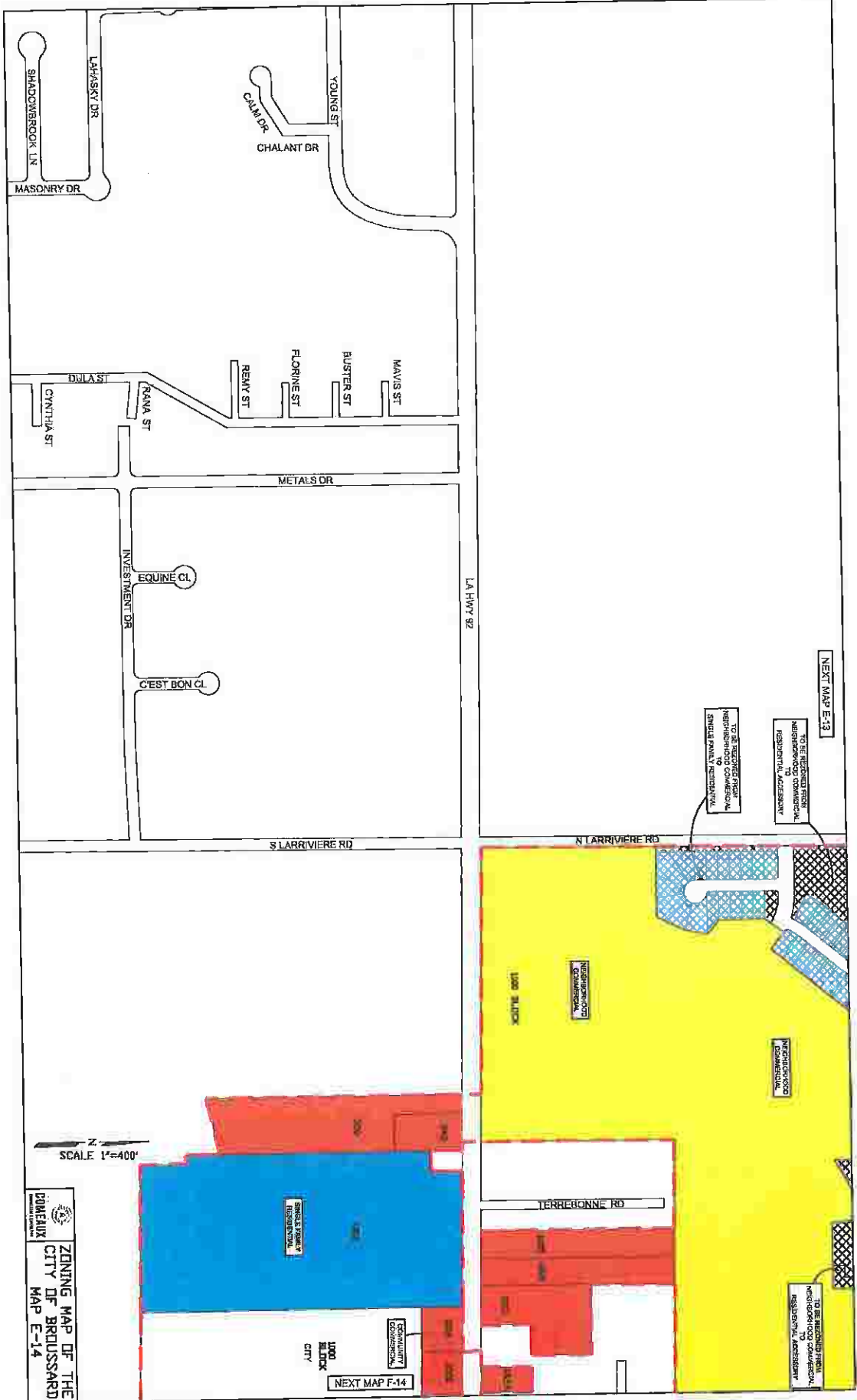
US HWY 60 EAST
SW FRONTAGE RD


CH. MICHIGAN N

BAYOU TORTUE

BAYOU TORTUE

ST. MARTIN PARISH
LAFAYETTE PARISH




ZONING MAP OF THE CITY OF BROUSSARD
 MAP E-14

N
 SCALE 1"=400'

NEXT MAP E-13

TO BE RECEIVING FROM NEIGHBORING TO ADJACENT RESIDENTIAL ADDRESS

TO BE RECEIVED FROM NEIGHBORING COMMERCIAL SINGLE FAMILY RESIDENTIAL

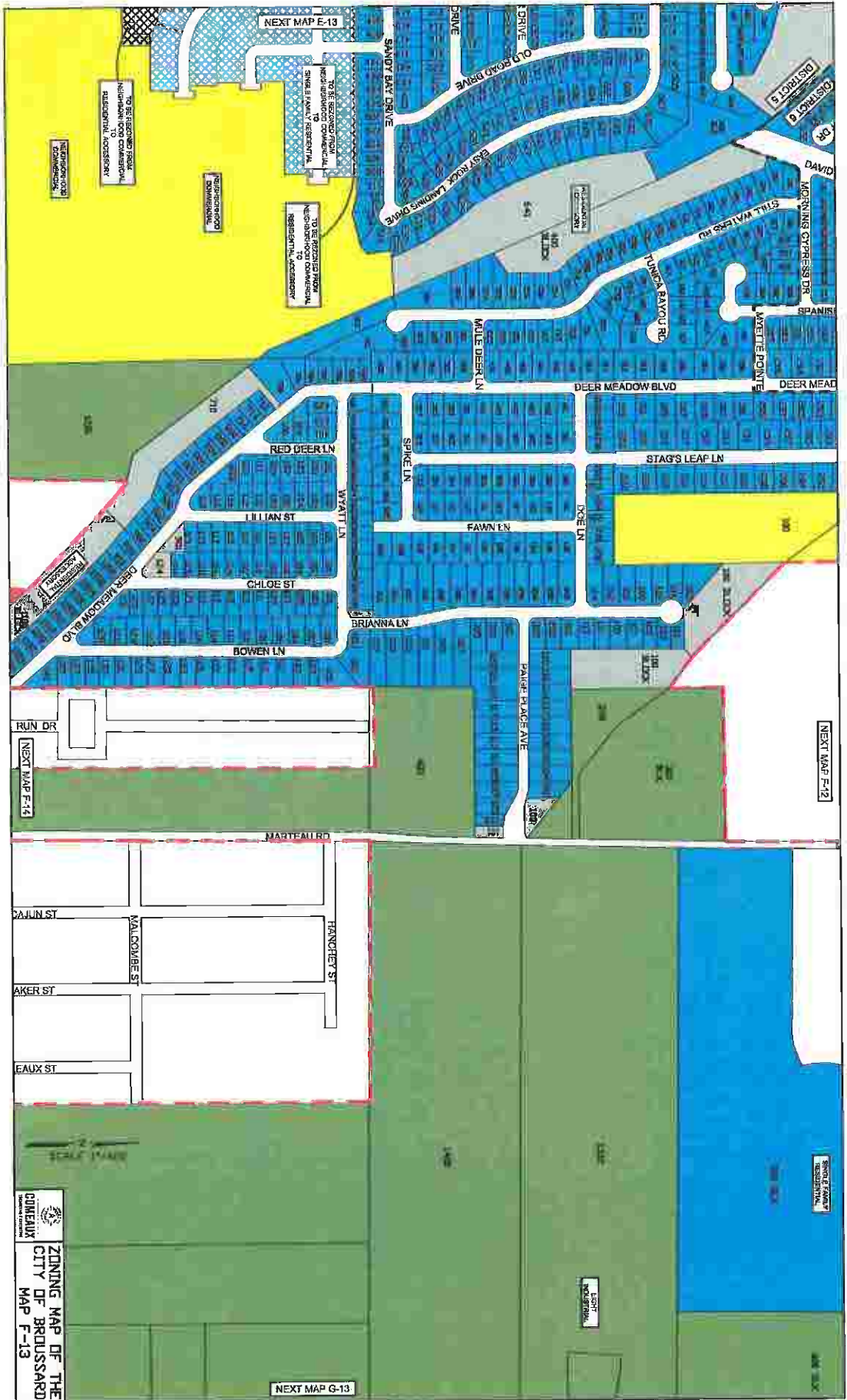
MEDIUM-DENSITY COMMERCIAL


1000 BLOCK

MEDIUM-DENSITY COMMERCIAL

TO BE RECEIVING FROM NEIGHBORING COMMERCIAL TO ADJACENT RESIDENTIAL ADDRESS

1000 BLOCK
 CITY
 NEXT MAP F-14




ZONING MAP OF THE CITY OF BRUSSARD
 MAP F-13

NEXT MAP G-13

NEXT MAP F-14

NEXT MAP F-12

NEXT MAP E-13

TO BE REZONED FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL

TO BE REZONED FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL

TO BE REZONED FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL



NEXT MAP F-8

NEXT MAP G-7



 ZONING MAP OF THE

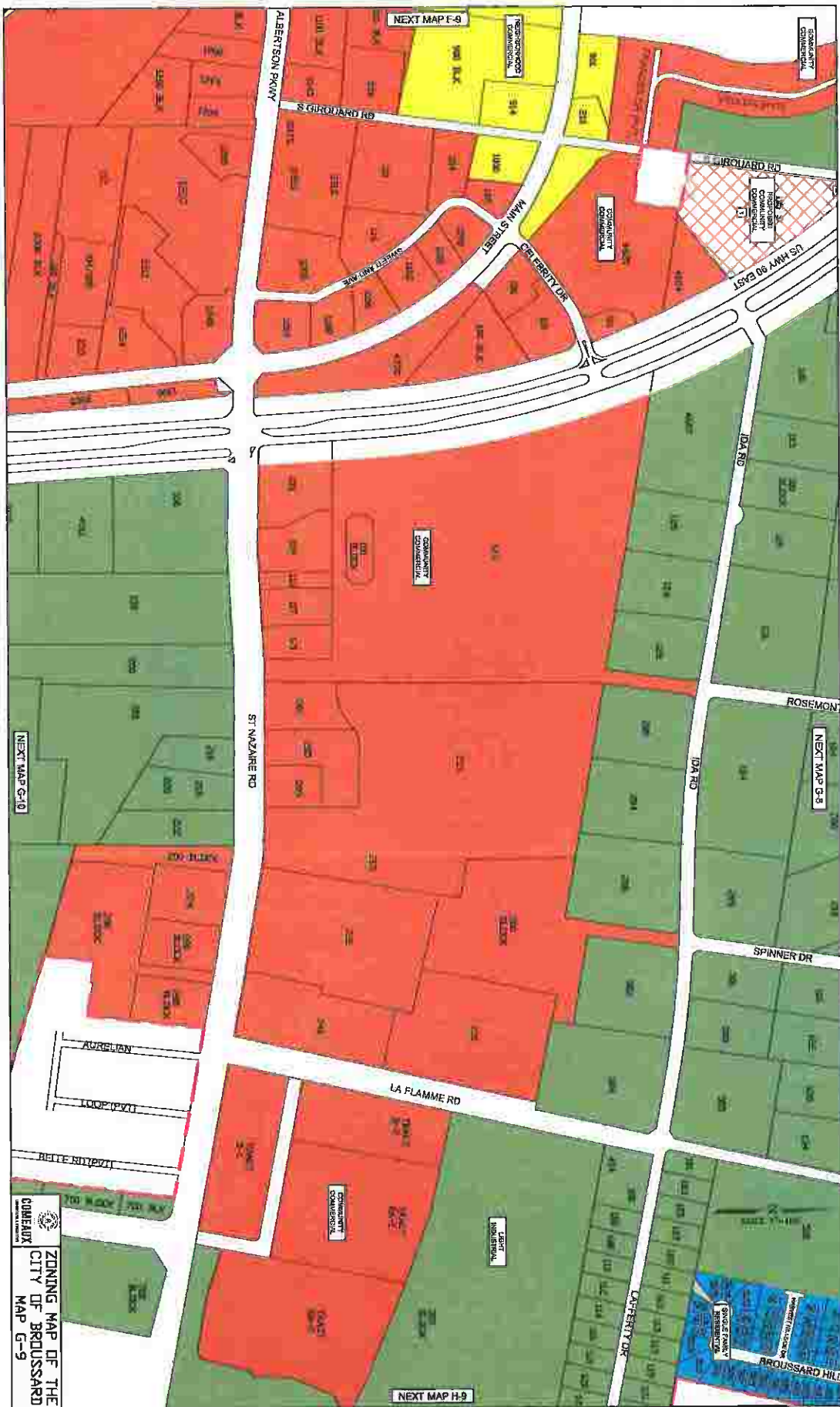
 CITY OF BROUSSARD

 MAP G-8

N

 SCALE 1"=400'

NEXT MAP H-6



ZONING MAP OF THE
 CITY OF BROUSSARD
 MAP G-9

ORDINANCE NO.: 26-840

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BROUSSARD,
LOUISIANA, AMENDING THE ZONING ORDINANCE OF THE CITY OF
BROUSSARD, LOUISIANA**

The City Council of the City of Broussard, Louisiana, meeting in regular session with a quorum being present on the 10th day of February, 2026 and, after having considered that it would be in the best interest and welfare of the citizens of Broussard, Louisiana, does hereby amend its existing Zoning Ordinance.

WHEEREAS, the City Administration, in consultation with planning officials, has determined that restrictions for construction and operation of gas stations (including convenience stores offering fuel for sale) should be restricted in certain areas adjacent to residential areas within the City.

THEREFORE,

BE IT ORDAINED that the Zoning Ordinance of the City of Broussard, Louisiana, be and is hereby amended to provide that in addition to any other regulations governing same, no gas stations shall be allowed within 300 feet from the point at which any public road enters any approved residential subdivision within the City of Broussard unless specifically approved by the Broussard City Council.

BE IT FURTHER ORDAINED that all Ordinances or Resolutions, or parts thereof, in conflict are herewith and hereby repealed.

And this matter was submitted to a vote, and the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTENTION:

And this Ordinance was adopted by the City Council for the City of Broussard on this, the 10th day of February, 2026.

TINA EMERT, City Clerk

RAY BOURQUE, Mayor