



Zoning Commission

AGENDA for January 16, 2024 Page 1 of 2

Meeting are held at the
Iberia Parish Council Chambers
300 Iberia Street, 4th Floor
New Iberia, Louisiana.

I. CALL TO ORDER – CHAIRWOMAN’S OPENING REMARKS

II. PRAYER AND PLEDGE

III. ROLL CALL

Name	PRESENT	ABSENT
Jacob Weaver		
Ian Alpha		
Jane Braud		
Lauren Brown		
Glenn Crappell		
Richard Broussard		
Hubert Landry Jr.		
Nathaniel Mitchel Sr.		
Lane Romero		
Chad Segura		

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS

V. APPROVAL OF AGENDA

1. January 16, 2024

VI. ADOPTION OF MINUTES

1. December 19, 2023

VII. NEW BUSINESS

1. Case No.: **ZC2024-0001**
Request: Reclassification of Property from R-2 (Mixed Residential) to C-2 (Commercial)
Location: 102 Church St New Iberia, LA
Owner: Paradise Carwash
Applicant: Irving Shensky
2. Case No.: **ZC2024-0002**
Request: Reclassification of Property from A-1 (Agricultural) to I-1 (Industrial)
Location: Hwy 675 & Grand Prairie New Iberia, LA 70560
Owner: Rodney Breaux
Contractor: AMS Land Acquisitions, LLC

VIII. OTHER BUSINESS



Zoning Commission

AGENDA for January 16, 2024

Page 2 of 2

IX. ADJOURNMENT

NOTE: The Zoning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

IBERIA PARISH REGIONAL ZONING COMMISSION
STAFF REPORT
 January 16, 2024

SUBJECT: Reclassification of Property
Irving Shensky

Applicant: Irving Shensky

Owner: Paradise Car Wash

Location: 102 Church St
Iberia Parish

REQUEST:



The applicant is requesting to 0.85 acres of property from R-2 (Mixed Residential) to C-2 (Commercial).

CONDITIONS OF DEVELOPMENT:

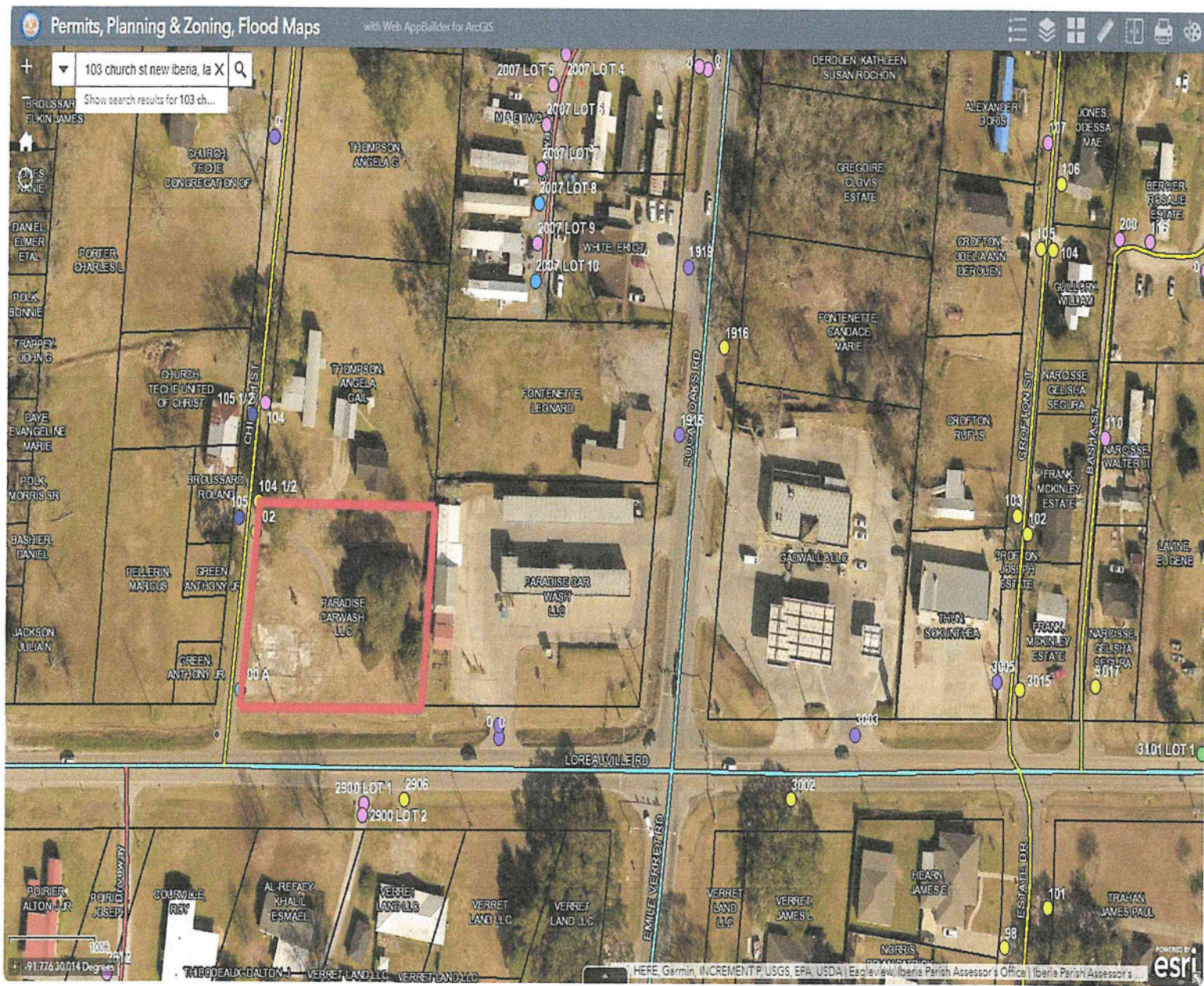
1. Adequate provisions shall be made such that development activities do no adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works)
2. All work to be performed within public Right-of Way or Easement must be permitted. (Public Works)

Attachments:

Plat

Adjoining Property Owners

Zoning Map



ADJACENT PROPERTY OWNERS
Irving Shensky

ANTHONY GREEN
3604 SUGAR MILL RD
NEW IBERIA, LA 70563

MARCUS PELLERIN
8508 HWY 182
FRANKLIN, LA 70538

CHARLES PORTER
1014 LOREAUVILLE RD
NEW IBERIA, LA 70563

JULIA JACKSON
2805 LOREAUVILLE RD
NEW IBERIA, LA 70563

CAROL MITCHELL
102 CONWAY ST
NEW IBERIA, LA 70563

MACY CREIGHTON
2800 #2 LOREAUVILLE RD
NEW IBERIA, LA 70563

GUADALUPE LANEROS
1702 S GIBBS LANE
NEW IBERIA, LA 70560

ALTON POIRRIER
2810 LOREAUVILLE RD
NEW IBERIA, LA 70563

JOSEPH POIRRIER
7301 LOREAUVILLE RD
NEW IBERIA, LA 70563

ROY COURVILLE
2816 LOREAUVILLE RD
NEW IBERIA, LA 70563

AMANDA SONGE
2900 LOREAUVILLE RD
NEW IBERIA, LA 70563

ANGELA THOMPSON
104 ½ CHURCH ST
NEW IBERIA, LA 70563

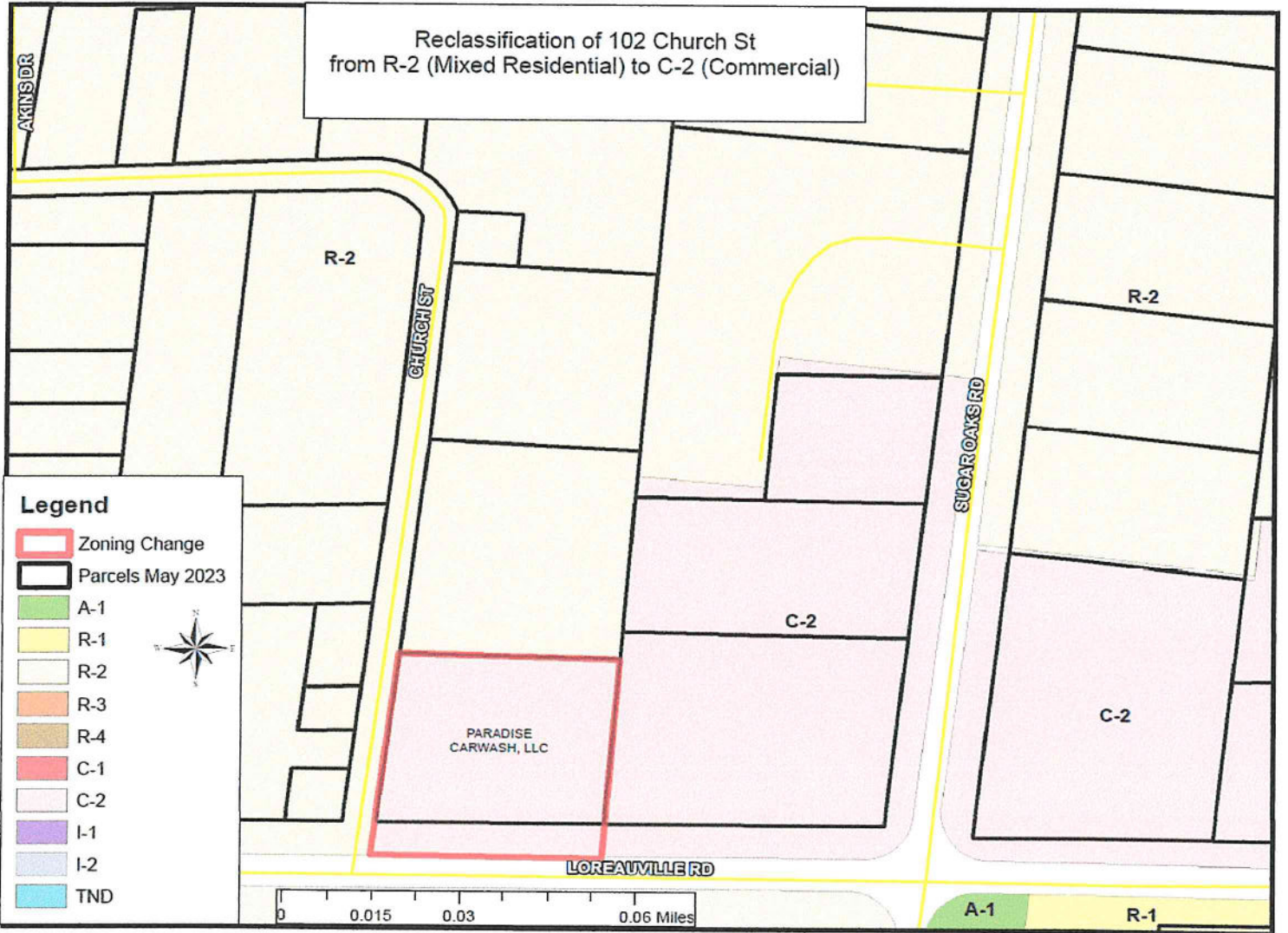
VIOLA LOUIS
118 CHURCH ST
NEW IBERIA, LA 70563

LEONARD FONTENETTE
3003 CHALFONTE CRESCENT RD
NEW IBERIA, LA 70560

JAMES VERRET
PO BOX 367
NEW IBERIA, LA 70552

HANS JOSHI
131 BOWEN LANE
BROUSSARD, LA 70518

OWNER:
IRVING SHENSKY
1904 VIDA SHAW RD
NEW IBERIA, LA 70563



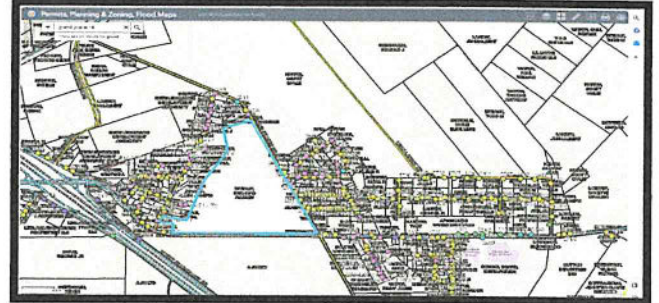
IBERIA PARISH REGIONAL ZONING COMMISSION
STAFF REPORT
January 16, 2024

SUBJECT: Reclassification of Property
AMS Land Acquisitions, LLC

Applicant: AMS Land Acquisitions, LLC

Owner: Rodney Breaux

Location: Highway 675 & Grand Prairie Rd
Iberia Parish



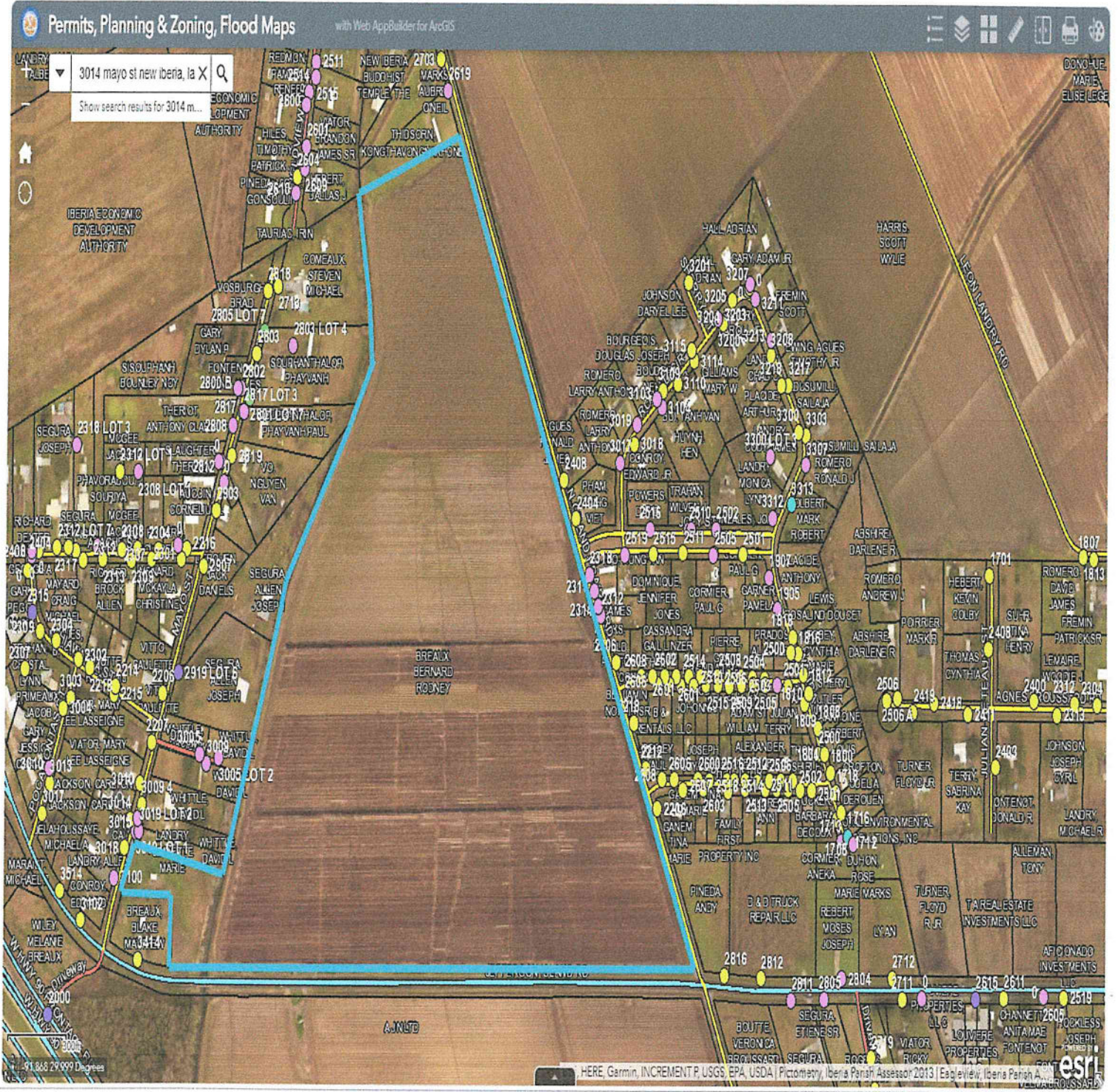
REQUEST:

The applicant is requesting to reclassify 76.99 acres of property from A-1 (Agricultural) to I-1 (Industrial).

CONDITIONS OF DEVELOPMENT:

1. Adequate provisions shall be made such that development activities do no adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works)
2. All work to be performed within public Right-of Way or Easement must be permitted. (Public Works)

Attachments:
Plat
Adjoining Property Owners
Zoning Map



ADJACENT PROPERTY OWNERS AMS Land Acquisitions, LLC

BLAKE BREAU
3414 JEFFERSON ISLAND RD
NEW IBERIA, LA 70560

JEANETTE LANDRY
4918 C VIATOR RD
NEW IBERIA, LA 70560

DAVID WHITTLE
PO BOX 11939
NEW IBERIA, LA 70562

ALLEN SEGURA
2301 APACHE ST
NEW IBERIA, LA 70560

JACK DEROUEN
2907 MAYO ST
NEW IBERIA, LA 70560

ZELDA BOBBIT
2903 MAYO ST
NEW IBERIA, LA 70560

MICHAEL CHESSON
2901 MAYO ST
NEW IBERIA, LA 70560

NGUYEN VO
2819 MAYO ST
NEW IBERIA, LA 70560

PHAYVANH SOUPHANTHALOP
2803 MAYO ST
NEW IBERIA, LA 70560

STEVEN COMEAUX
2713 MAYO ST
NEW IBERIA, LA 70560

SCOTT HARRIS
10438 SPRING RIDGE AVE
BATON ROUGE, LA 70810

RONALD MIGUES
2408 GRAND PRAIRIE
NEW IBERIA, LA 70560

HUNG PHAM
2404 GRAND PRAIRIE RD
NEW IBERIA, LA 70560

MORADO & ORO ENTERPRISES
12015 E ADMIRAL DOYLE DR
NEW IBERIA, LA 70560

JAMES JONES
2312 GRAND PRAIRIE
NEW IBERIA, LA 70560

DONALD MARKS
PO BOX 12111
NEW IBERIA, LA 70562

NORRIS BENJAMIN
2218 GRAND PRAIRIE RD
NEW IBERIA, LA 70560

KHALIL ALFERAEY
2212 GRAND PRAIRIE RD
NEW IBERIA, LA 70560

PASSION LIVINGSTON
11900 SHADOW CREEK PARKWAY 621
PEARLAND, TX 77581

ANDY PINEDA
2610 FIELDVIEW DR
NEW IBERIA, LA 70560

AJN LTD
PO BOX 721
ALICE, TX 78333

EDWARD CONROY
301 B RONALD CIRCLE
NEW IBERIA, LA 70560

ALLEN LANDRY
3014 MAYO ST
NEW IBERIA, LA 70560

CALVIN LANDRY
3018 MAYO ST
NEW IBERIA, LA 70560

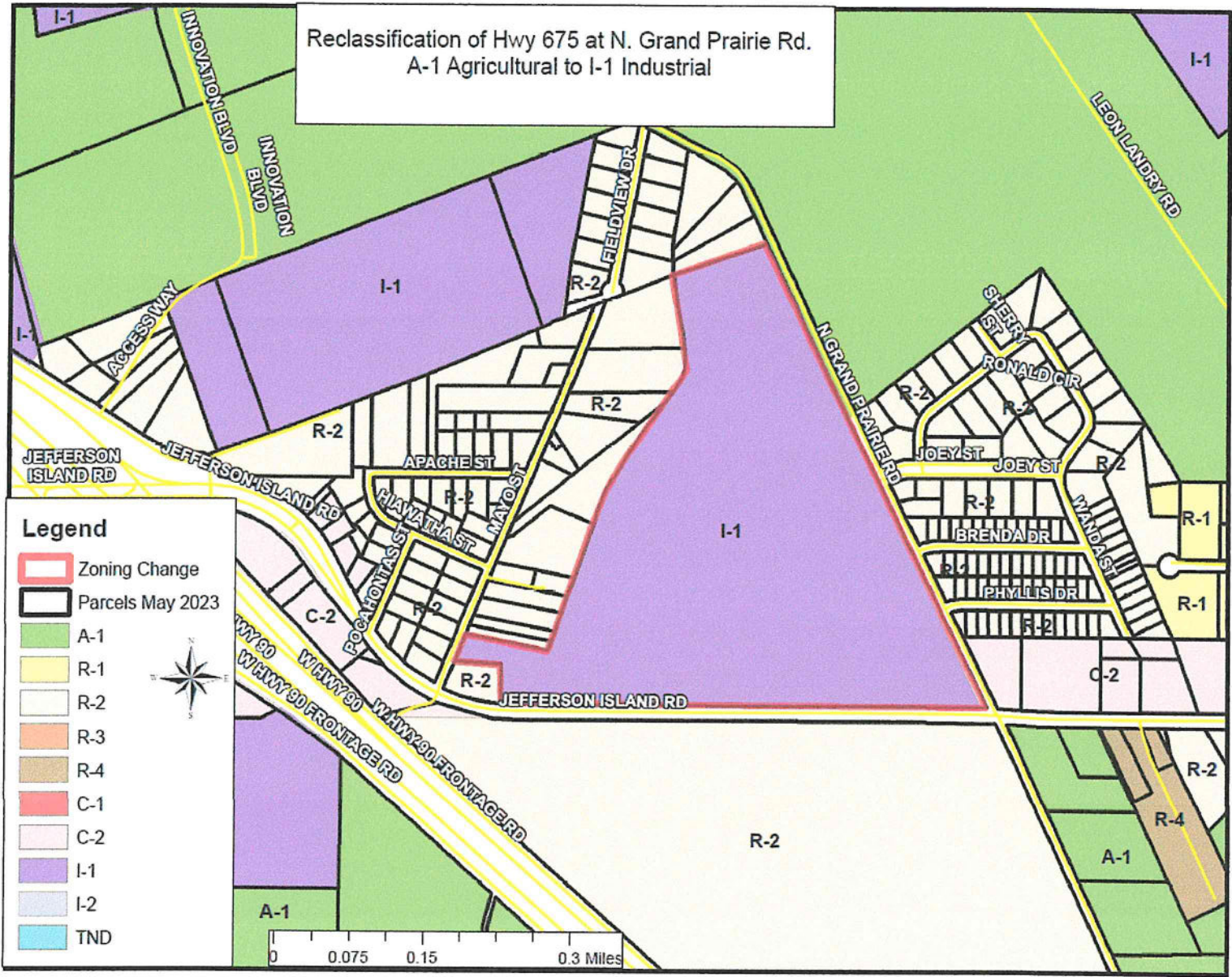
VERONICA BOUTTE
6711 E HWY 90
NEW IBERIA, LA 70560

DEAN SEGURA
2811 JEFFERSON ISLAND RD
NEW IBERIA, LA

OWNER:
RODNEY BREAU
176 LALANNE RD
MADISONVILLE, LA 70447

APPLICANT:
AMS LAND ACQUISITIONS LLC
8888 KEYSTONE CROSSING
SUITE 1150
INDIANAPOLIS, INDIANA 46240

Reclassification of Hwy 675 at N. Grand Prairie Rd.
A-1 Agricultural to I-1 Industrial



BOARD OF ZONING ADJUSTMENTS
January 16, 2024
IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, 4TH FLOOR
NEW IBERIA, LA
5:30 P.M.

REGULAR MEETING – Iberia Parish Council Chambers

I. CALL TO ORDER - CHAIRMAN’S OPENING REMARKS

II. PRAYER & PLEDGE

III. ROLL CALL

IV. APPROVAL OF AGENDA

1. January 16, 2024

V. ADOPTION OF MINUTES

1. October 17, 2023

VI. NEW BUSINESS

1. Case No: BOZ2024-0001
Requested Action: VARIANCE REQUESTED for minimum parking spaces
Location: Hwy 675 & Grand Prairie New Iberia
Iberia Parish
Size: 76.99 acres
Owner: Rodney Breaux
Applicant: AMS Land Acquisitions, LLC

VII. OTHER BUSINESS

VIII. PUBLIC COMMENTARY

IX. ADJOURNMENT

For additional information concerning items placed on the Board of Zoning Adjustments Agenda, please call 337-492-5434.

NOTE: The Board of Zoning Adjustment, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

BOARD OF ZONING ADJUSTMENT

STAFF REPORT

January 16, 2024

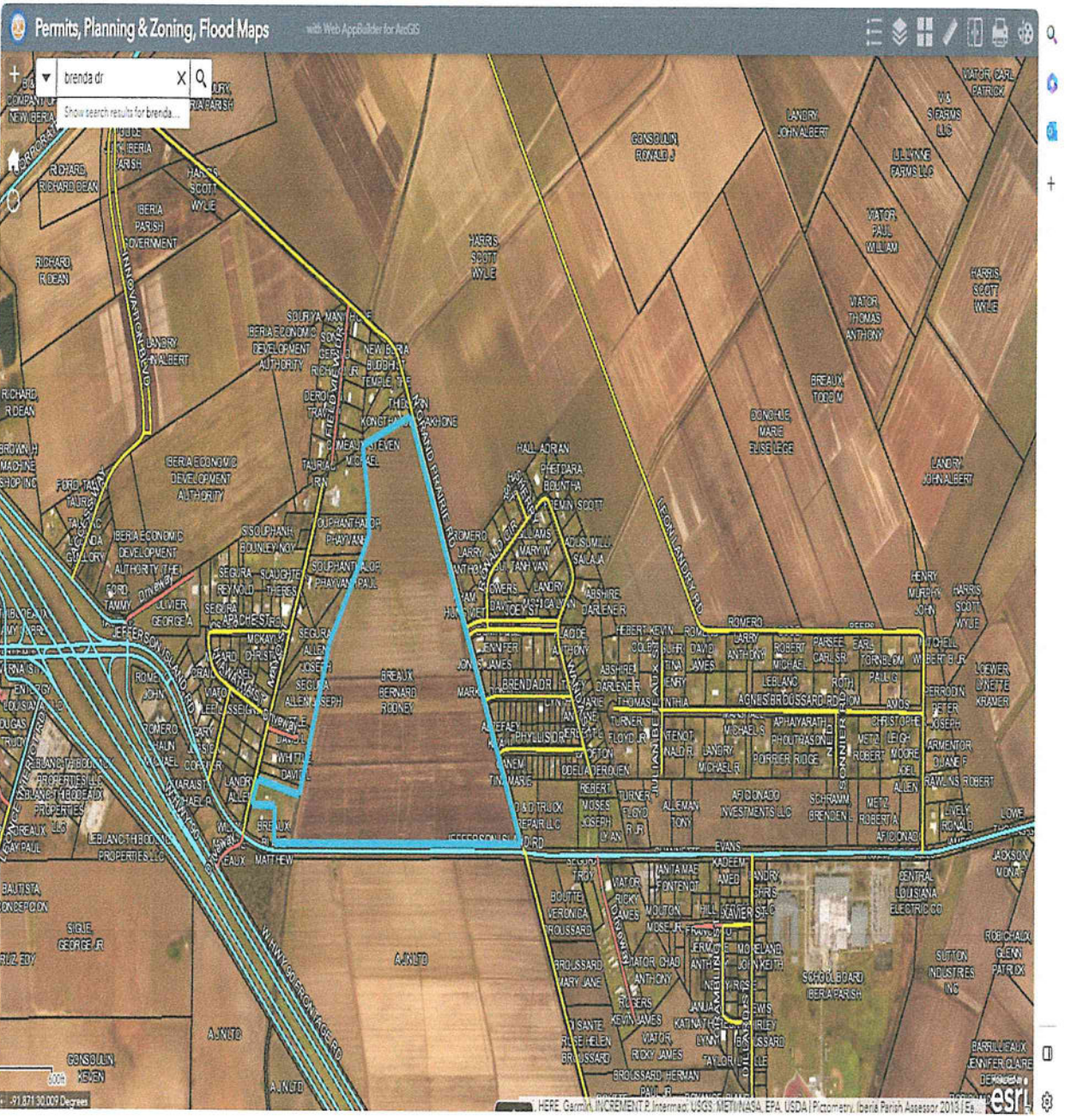
Case No.: BOZ2024-0001
Applicant: AMS Land Acquisitions, LLC
Location: Highway 675 & Grand Prairie Rd
Current Zoning: A-1 (Agricultural)
Will be rezoned to: I-1 (Industrial)
Size of Property: 76.99 acres
Flood Zone: X

Variance Request:

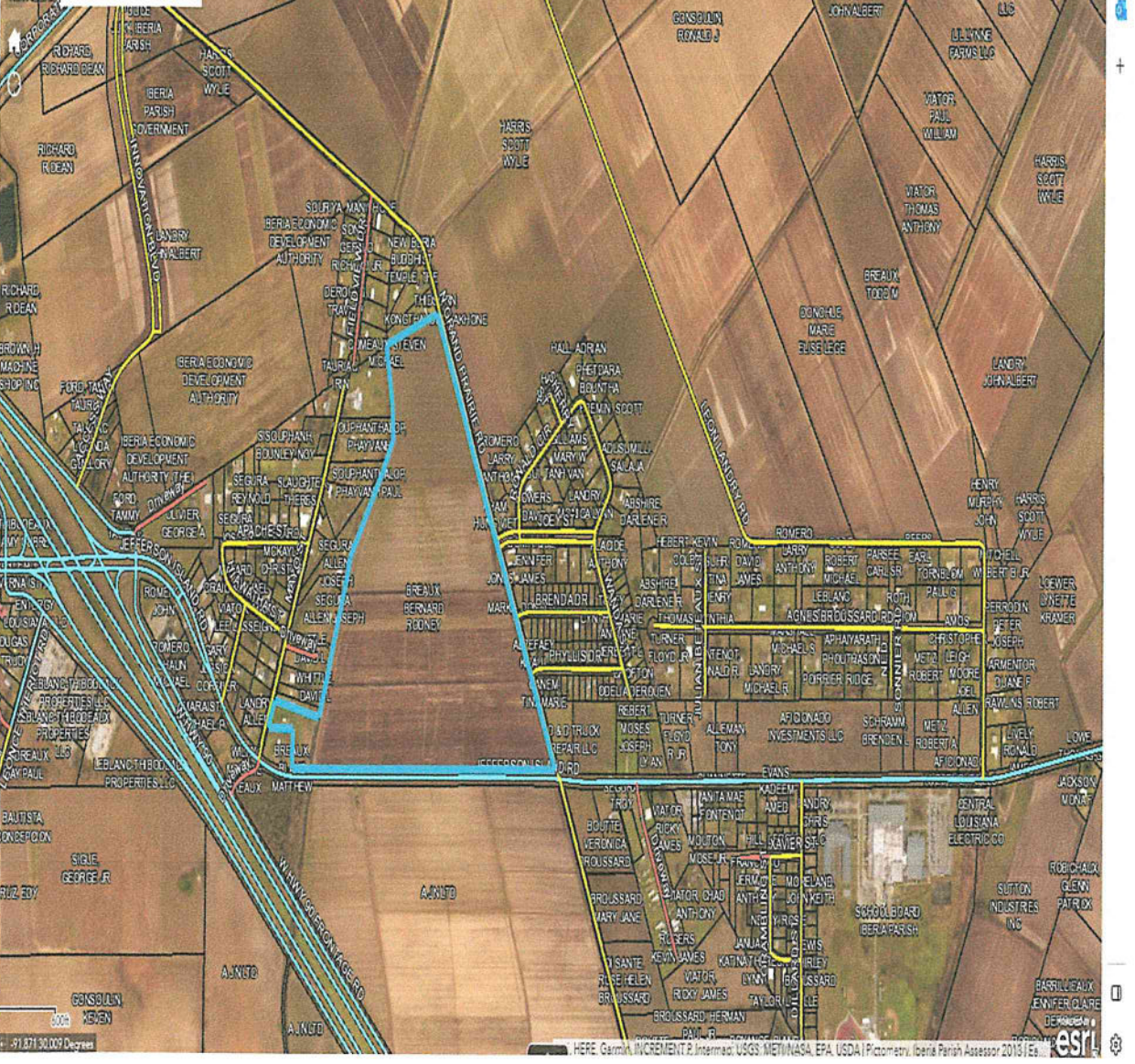
Variance to change the parking requirements to 1 space per 400 sq ft of gross floor area.

Case Review:

- The applicant has a 76.99 acres lot.
- The applicant is proposing to have a minimum of 80 parking spaces.



brenda dr



Scale: 0 1000 Feet

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Reason and justification for Variance/Appeal, describe in detail and reasons why the application should be granted. The letter should specifically address why the use will benefit and/or not adversely affect the surrounding neighborhood and any other information the applicant deems pertinent:

Applicant is seeking the requested change in parking requirements to be more in line with the function of the building and site operations to a minimum of 80 auto parking stalls. The overall operations of the proposed building are for warehousing and distribution which do not require the auto parking as currently in the ordinance. If required to proceed with the current standards, this would cause the parking field to more than the site can withstand in terms of space and drainage, therefore benefitting the overall community by not having a large auto parking field of asphalt not being utilized.