ORDINANCE # 2016-09
INTRODUCED BY Alexius
DATE INTRODUCED 1/5/16
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PUBLIC HEARING 2/16/16
ADOPTED/TABLED 2/16/16
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AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2016-09

AN ORDINANCE OF THE CITY OF COVINGTON ENLARGING THE BOUNDARIES OF THE CITY OF COVINGTON, LOUISIANA, DESCRIBING THE PROPERTY TO BE ANNEXED AND ADDED THERETO AS LOTS 1, 2, 7 AND 8, BLOCK 4, DIVISION OF J. H. WARNER ESTATE, SECTIONS 32, 38 AND 41, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, SAID PROPERTY BEING LOCATED AT THE NORTHEAST CORNER OF BARKLEY BOULEVARD AND U.S. HWY. 190 (W. 21ST AVENUE) AND ALSO CLASSIFYING THIS PROPERTY AS RS-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT UNDER THE ZONING LAWS OF THE CITY OF COVINGTON (Zoning Case No. 15-12-02ANNEX)

WHEREAS, the City of Covington has received on file a petition by Douglas Manton and Angelique Manton, on behalf of Hillside Homes, LLC, requesting the annexation of the following described property into the corporate limits of the City of Covington:

LEGAL DESCRIPTIONS:

All that certain tract or portion of land situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all per survey and map thereof made by C.R. Schultz, dated July 28, 1960, and according to which said property is more fully described as follows:

Lots 2 and 8 of Block 4 of the Division of the J. H. Warner Estate.

Being the same property acquired by Dorothy Lynn Leblanc from Richard Martin Warner, Sr. by Judgment dated September 3, 1999 of record at COB and MOB Instrument No. 1165187 of the records of St. Tammany Parish.

AND

THOSE PORTIONS OF GROUND, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes,

prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38, 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, and according to which said property is more fully described as follows, to-wit:

Lots 1 and 7 of Block 4 of the Division of the J. H. Warner Estate.

Being the same property acquired by Ruth Odum Warner wife of/and James Robert Warner from Norman G. Hayden by Act of Exchange dated October 8, 2003 of record at COB Instrument No. 1397824 of the records of St. Tammany Parish, Louisiana.

WHEREAS, the Planning and Zoning Commission of the City of Covington has recommended that the zoning classification for the above described property be designated as follows: RS-2 Single-Family Residential; and

WHEREAS, the City of Covington has been submitted a certificate by the duly appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing that there are no registered voters residing within the property described above as of the date of the certificate; and

WHEREAS, the City of Covington has been submitted a certificate of the duly elected and qualified Assessor for the Parish of St. Tammany, State of Louisiana, showing the above described property owners to be the current and sole owners of this property and further certifying to the estimated assessed valuation of said property for the year 2015; and

WHEREAS, notice of the filing of this petition by the above described property owners and opportunity for a public hearing was given by publication in the St. Tammany Farmer, the official journal for the City of Covington, St. Tammany Parish, Louisiana; and

WHEREAS, no written objection and/or opposition to the proposed annexation has been received; and

WHEREAS, the City Council has found it is necessary for the purpose of protecting the health, safety and general welfare of the City of Covington, as well as to maintain the character of the use of this property that will be annexed into the corporate limits of the City of Covington, the above described property shall be designated in accordance with the zoning classifications recommended by the Planning and Zoning Commission as described hereinabove; and

WHEREAS, the Home Rule Charter of the City of Covington requires that any property annexed into the corporate limits shall be designated in a specific voting district and it has been determined that the hereinabove described property shall be included in Council District C; and

WHEREAS, although there are no registered voters in the district, it is deemed appropriate to comply with said requirement,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Covington, at its regular session convened, that the following described property, to-wit:

LEGAL DESCRIPTIONS:

All that certain tract or portion of land situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all per survey and map thereof made by C.R. Schultz, dated July 28, 1960, and according to which said property is more fully described as follows:

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AND

THOSE PORTIONS OF GROUND, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38, 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, and according to which said property is more fully described as follows, to-wit:

Lots 1 and 7 of Block 4 of the Division of the J. H. Warner Estate.

Being the same property acquired by Ruth Odum Warner wife of/and James Robert Warner from Norman G. Hayden by Act of Exchange dated October 8, 2003 of record at COB Instrument No. 1397824 of the records of St. Tammany Parish, Louisiana.

shall be and is hereby incorporated into the municipal and corporate limits and boundaries of the City of Covington, Louisiana.

BE IT FURTHER ORDAINED by the Mayor and City Council of the City of Covington, Louisiana, that:

SECTION 1: The zoning classification of the hereinabove described property shall be designated as RS-2 Single-Family Residential.

SECTION 2: The official zoning map of the City of Covington shall incorporate the zoning classification specified in Section 1 hereof.

SECTION 3: The voting district of the hereinabove described property shall be a part of District C of the City of Covington.

SECTION 4: All state and parish roads and/or right-of-ways within the above described property shall be a part of, and included within, the municipal and corporate limits and boundaries of the City of Covington.

SECTION 5: If any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

This ordinance shall become effective thirty (30) days after publication of same in the St. Tammany Farmer, the official journal of the municipality.

WHEREUPON, this ordinance having been submitted in writing, having been read by title and adopted at a public meeting of the City Council

of the City of Covington, State of Louisiana, was then submitted to an official vote as a whole, the vote thereon being as follows:

MOVED FOR ADOPTION by O'Keefe, seconded by Callahan.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 16th day of February, 2016.

Lee S. Alexius
LEE S. ALEXIUS
COUNCIL PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 17th day of February, 2016, at 1:55 o'clock P.M.

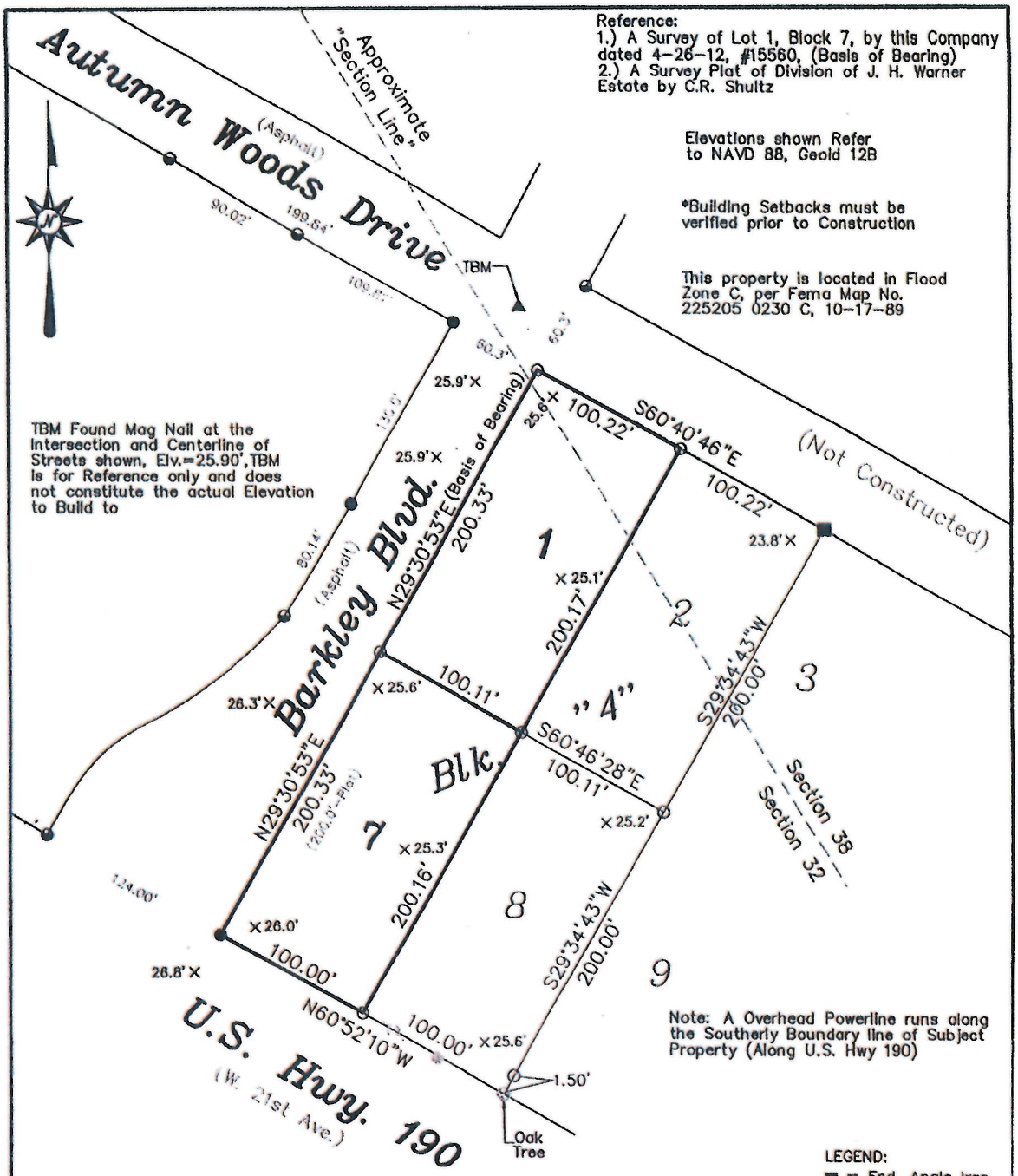
Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 17th day of February, 2016.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 17th day of February, 2016, at 4:15 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR *HILLSIDE HOMES*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 1 & 7, Block 4, Division of Warner Estate, Section 32 & 38, T6S-R11E, St. Tammany Parish, La.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

STATE OF LOUISIANA
BRUCE M. BUTLER III
PROFESSIONAL LAND SURVEYOR

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

BRUCE M. BUTLER III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4884

SCALE:	1"= 80'	DATE:	6-23-15	NUMBER:	16919

Terr3/HillsideHomes7&8