

HAUGHTON METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, June 8th, 2026, at 6 P.M.

Haughton Town Hall

118 W. McKinley Avenue, Haughton, Louisiana

MEMBERS PRESENT

Lody Dodson,

Annie Green

Dr. Gevan Spinney

OTHERS PRESENT

Shelly Horton, MPC Director

Tiffany Wells, MPC Assistant

Neil Erwin, Town Attorney

MEMBERS ABSENT

Rusty Cooper

Lea Stroud

I. Mr. Loyd Dodson, MPC Chair, called the meeting to order.

II. Invocation-Dr. Spinney/Pledge-Loyd Dodson

III. Roll Call

Three members were in attendance with two members absent, there was a quorum present.

IV. Decorum

V. Preliminary Hearing

1. **H-1-2026Z** – The application of Breaux Enterprises, LLC for a zoning amendment for 31.92 acres Residential Agricultural to Residential Low Density Planned Unit Development. Consider scheduling for Public Hearing on July 13th, 2026, concurrently with preliminary plat.

Discussion: Mr. Horton read the PUD criteria and concerns for Collinswood subdivision. PUD's allow adjustments to UDC requirements. Per our UDC, Section 11.4.7. A state that a residential PUD should allow for architecturally and environmentally innovative design and achieve more efficient land use than is possible standard subdivision regulations. Section 11.4.7.B.2 requires that samples of the minimum architectural styles of the homes within the PUD shall be included in the application. It does not appear that these have been

provided. It will be beneficial to the MPC to see and understand the architectural styles of these homes. The setbacks proposed do not meet the minimum requirements of the R-LD zoning. The proposed side yard setbacks have been reduced to 5'. Additionally, the corner side yard setbacks have also been reduced to 5'. Section 11.4.7.F states that reducing front yard building setbacks is not allowed as a component of a PUD. Section 11.4.7.E.2 states that side yard setbacks on corner lots shall not be less than the front yard setbacks. So, the proposed front setbacks will need to be revised. They are also proposing a 50' wide to 30' wide street ROW. Per the UDC, 60' is the minimum street ROW.

Mr. Horton responded with no, they had it listed in the legend. They have property at 50-foot street right of way and the normal is 60 foot right of way. The infrastructure study has not been completed. DOTD letter has not been furnished. This body has latitude to delay this for 30 days.

A motion to delay by Spinney, Seconded by Green. Motion carried.

VI. Misc. HP-5-2026- The application of Ryan Estess of Raley and Associates requesting 1-year extension on a preliminary plat previously approved on September 16th, 2024, (HP-11-24)

Discussion: Mr. Horton asked MPC Chairman to remove this from the agenda.

A motion to remove this application from the agenda by Green, Seconded by Spinney.
Motion Carried

VII. Approval of May 11th, 2026, MPC Minutes

A motion to approve May 11th, 2026, MPC Minutes by Green and seconded by Spinney. The motion to approved unanimously.

VIII. Old/New Business

None.

IX. Board and Directors' Comments

Mr. Horton stated that the next MPC meeting with be held on July 13th, 2026.

X. Adjourn

A motion to adjourn

As there is no further discussion, the meeting was adjourned.