

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: November 6, 2025**

**CALENDAR NO. 35,300**

**NO. \_\_\_\_\_ MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER KING**

**AN ORDINANCE** to establish a conditional use to permit a gas station in a C-1 General Commercial District, on Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive); and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 54/25** was initiated by Tullis Investments, LLC and referred to the City Planning Commission; and

**WHEREAS,** the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated October 3, 2025, presented in **Zoning Docket Number 54/25**; and

**WHEREAS,** the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to three (3) provisos, as stated in Motion Number M-25-547 of the Council of the City of New Orleans on October 23, 2025.

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2           **ORDAINS,** That a conditional use to permit a gas station in a C-1 General Commercial District,  
3           on Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland  
4           Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive); is

5 hereby authorized and approved, subject to the following provisos, as specifically set forth  
6 herein:

7 **PROVISOS:**

8 1. In Accordance with **Article 20, Section 20.3.EE** of the Comprehensive Zoning  
9 Ordinance, the developer shall meet the following standards:

10 a. Gas station canopies shall be designed with lighting recessed under the canopy  
11 to minimize light pollution.

12 b. All gas station driveways shall be located and designed to ensure that they will  
13 not adversely affect the safety and efficiency of traffic circulation on adjoining  
14 streets. Gas stations are limited to two (2) curb cuts. For a corner lot, curb cuts  
15 are restricted to one (1) curb cut on each street.

16 c. Gas stations may offer convenience items for sale. Retail sales of alcoholic  
17 beverages is a separate principal use and is only permitted when allowed in the  
18 zoning district.

19 d. All structures shall comply with the building design standards of the zoning  
20 district. Public entrances shall face the street. Attendant structures shall include  
21 windows to allow visibility to all parts of the site.

22 e. Gas stations shall be effectively screened from view at the edges of sites adjacent  
23 to residential properties in order to minimize the impact of exterior site lighting  
24 and headlight glare. Such screening shall consist of a masonry wall, a solid  
25 fence, or dense evergreen hedge at least six (6) feet in height. Plant materials  
26 shall be installed along the fence or wall to provide a softening effect.

27 f. Gas stations may also include an automatic car wash with one (1) bay.

- 28 g. In addition, gas stations may be included accessory to a “Minor Motor Vehicle  
29 Repair and Service” establishment. However, “Minor Motor Vehicle Repair and  
30 Service” areas are subject to the provisions of this Article.
- 31 h. A minimum five (5) foot front landscape yard shall be provided along a public  
32 right-of-way. The site shall meet all applicable requirements of **Article 23**.
- 33 i. The volume on any audio component shall be maintained at a level so as not to  
34 be audible in adjoining residential districts. The volume on any audio component  
35 shall comply with all local noise regulations.
- 36 j. Gas stations are comprised of three (3) main areas: the main structure including  
37 parking area, the fuel pump island(s), and the fuel tank “tank farm” area. All  
38 development plans for gas stations shall indicate each of these three (3) areas.  
39 The fuel tank “tank farm” area shall include the following information: the  
40 number, size, and configuration of all underground storage tanks.
- 41 k. All underground storage tanks and fuel delivery systems shall meet or exceed  
42 minimum requirements, as regulated by EPA and DOT, for leak detection and  
43 preventative measures.
- 44 l. All stormwater runoff from site operations shall be discharged into the  
45 Municipal Separate Storm Sewer System (MS4), subject to the following:
- 46 i. Stormwater from the main structure area is not permitted to run off into  
47 the fuel pump island(s) and the fuel tank “tank farm” areas.
- 48 ii. The fuel pump island(s) and the fuel tank “tank farm” areas shall be  
49 sloped in such a way as to funnel stormwater into grass or vegetative  
50 strips contained within the site.

51           iii.     The fuel pump island(s) and the fuel tank “tank farm” areas shall be  
52                     constructed as a spill containment pad to prevent stormwater run-off onto  
53                     the adjacent main structure areas and all other areas not protected by a  
54                     grass of vegetative strip.

55     2.     In accordance with **Section 23.7.C.2** and **Section 23.7.C.3** of the Comprehensive  
56     Zoning Ordinance, the developer shall meet the following standards:

57     a.     In addition to parking lot islands, additional landscaped areas shall be provided  
58             within the interior of parking lots. All rows of parking spaces shall terminate in  
59             a parking lot island or landscaped area. The minimum total landscaped area,  
60             including parking lot islands, is ten percent (10%) of the total parking lot area,  
61             excluding any area of perimeter parking lot landscape.

62     b.     Parking lot islands or landscaped areas shall be at least one-hundred sixty (160)  
63             square feet in area. However, the parking lot islands shall be the same dimension  
64             as the parking stall. Double rows of parking shall provide parking lot islands that  
65             are the same dimension as the double row.

66     3.     The Department of Safety and Permits shall issue no building permits or licenses for  
67     this project until final development plans are approved by the City Planning  
68     Commission and recorded with the Office of Conveyances. Failure to complete the  
69     conditional use process by properly recording plans within a one-year time period or  
70     failure to request an administrative extension as provided for in **Article 4, Section 4.3.H**  
71     of the Comprehensive Zoning Ordinance will void the conditional use approval.

1         **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do  
2     anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon

3 conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or  
4 both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a conviction  
5 shall be cause for immediate cancellation of the Use and Occupancy Permit for the premises.  
6 Alternatively, the individual shall be subject to whatever civil liabilities, penalties, or remedies  
7 the law prescribes.

1           **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this  
2 conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation  
3 have been completely fulfilled and complied with and (2) all proviso(s) listed in Section 1,  
4 which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a  
5 continuing or ongoing obligation is based on the City Planning Commission's approval of the  
6 final site plan, which shall be submitted within one year of the effective date of this Ordinance,  
7 unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive  
8 Director of the City Planning Commission shall verify that the development plan incorporates  
9 all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval.  
10 The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for  
11 the Parish of Orleans, within 30 days of the date of final approval, and evidence of such  
12 recordation shall be submitted to the City Planning Commission. No use or occupancy  
13 certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be  
14 issued until the final approved plan is recorded and evidence of recordation is submitted to the  
15 City Planning Commission. If the development plan is not approved and recorded, within the  
16 timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null  
17 and void with no legal force or binding effect. Furthermore, if the requirements of Section  
18 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted

19 by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use  
20 will expire, and this Ordinance will be null and void.

**ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS** \_\_\_\_\_

\_\_\_\_\_  
**PRESIDENT OF THE COUNCIL**

**DELIVERED TO THE MAYOR ON** \_\_\_\_\_

**APPROVED:**  
**DISAPPROVED:** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

**RETURNED BY THE MAYOR ON** \_\_\_\_\_ **AT** \_\_\_\_\_

\_\_\_\_\_  
**CLERK OF COUNCIL**

**ROLL CALL VOTE:**  
**YEAS:**  
**NAYS:**  
**ABSENT:**  
**RECUSED:**

**MOTION**

**NO. M-25-547**

**CITY HALL: October 23, 2025**

**BY: COUNCILMEMBER KING**

**SECONDED BY: COUNCILMEMBER GIARRUSSO**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, That the City Planning Commission's report and recommendation of **APPROVAL**, subject to three provisos, related to **ZONING DOCKET 54/25**, initiated by **TULLIS INVESTMENTS, LLC**, requesting consideration of a conditional use to permit a gas station in a C-1 General Commercial District, Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway (Municipal Address: 4500 Woodland Drive), is hereby received and the request is **approved**.

**BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, That the Clerk of Council is directed to forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

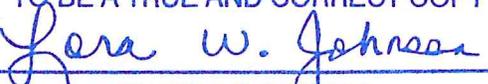
**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

**YEAS: Giarrusso, Green, Harris, King, Moreno, Morrell, Thomas - 7**

**NAYS: 0**

**ABSENT: 0**

**RECUSED: 0**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY  
  
CLERK OF COUNCIL

**AND THE MOTION WAS ADOPTED.**