

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, February 1 , 2021

6:30 PM

Members Present: Ms. Laura Freeman, Mr. Robert Snowden, Mr. William Kline, Mr. James Paey, Mr. Chris Hilton, Mr. Scott Reitzell

Members Absent:

Also Present: Mr. Marlon Lemond – Planning and Zoning/ Floodplain Manager
Steve Villavaso- Villavaso and Associates, Mr. Fred Neal – Villavaso and Associates, Mr. LT Dupre Planning and Zoning attorney

A regular meeting of the Zachary Zoning Commission was held February 1, 2021 at 6:44 pm in the New City Hall. A quorum was present.

Commissioner Kline offered the invocation and Pledge of Allegiance.

CHANGES/ADDITIONS TO THE AGENDA

Minutes of the previous meeting:

Commissioner Freeman motioned to approve the minutes of the January 4, 2021 regular meeting. The motion was seconded by Commissioner Hilton and approved by roll call vote.

Vote: 6 Yeas, 0 Nays, 0 Absent, 0 Abstain

Presentation of Delegation: None

Announcements:

Commissioner Kline reminded the board about the mandatory ethics and sexual harassment training that needs to be taken every year. Commissioner Kline also made mention that Commissioner John Dry has resigned and the seat would be filled by the mayor; in addition to Commissioner Snowden and Commissioner Peay's terms expiring.

Zoning

a. Old Business – None

b. New Business-

1. Rezone Lot 3 5128 St. Louis St. from RS to CN

Mr. Lemond presents the item. He states that this is a request for a zoning map amendment to rezone Lot 3, approximately 0.25 acres, from RS Residential Suburban to CN Commercial Neighborhood. The applicant intends for the property to be base of operations for Home Repair Gurus, LLC with work/utility trucks entering from Montegudo Blvd. The subject property, lot 3 of the Marshall Bond Tract, is located on Sec 31 of T4S R1E on or near 5128 St. Louis Street, northeast of the intersection of State Highway 19 and Montegudo Blvd. Per Sec. 14.301 and Sec. 14.424 of the Zachary UDC, a Planning Commission recommendation and a final decision by the City Council is required for a zoning map amendment. The staff believes this application does

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not meet the criteria of the UDC for the following reasons: 1. Zoning one lot CN in a block of residential appears to be a spot zone. 2. Proposed use is too intense for the CN district. The staff recommends denial.

Commissioner Kline opened the PUBLIC HEARING at 6:46 pm.

No one was present to speak in favor or opposition of the item.

Commissioner Kline closed the PUBLIC HEARING at 6:47 pm.

Commissioner Peay motioned to deny the Rezone Lot 3 5128 St. Louis St. from RS to CN . The motion was seconded by Commissioner Reitzell and approved by roll call vote.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 0 Absent, 0 Abstain

Report of the City Planner: None

Report of the City UDC Consultant: None

Report of the Chairman: None

Adjournment

With nothing further to discuss, Commissioner Freeman motioned to adjourn the meeting. The motion was seconded by Commissioner Hilton and approved by roll call vote. Meeting was adjourned at 6:49 pm.

ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 0 Absent, 0 Abstain

Lauren Holcombe Recording Secretary

Approved by: _____
Mr. William Kline, Chairman