

**MINUTES  
PLANNING COMMISSION  
CITY OF ZACHARY**

**Monday, January 8, 2018**

**6:34 PM**

Members Present: Mr. Michael Freeman, Mr. William Kline, Mr. Hunter Landry, Mr. Thomas Scott, Mr. Robert Snowden, Mr. Earl Thornton

Members Absent: Mr. John Dry

Also Present: Mrs. Amy Schulze-Planning and Zoning Director/Code Compliance  
Mr. Ricky McDavid-City Assistant Attorney, Mr. John Hopewell, City Attorney

A regular meeting of the Zachary Planning Commission was held January 8, 2018 at 6:34 pm in the New City Hall. A quorum was present.

Commissioner Snowden offered the invocation and Commissioner Kline led the Pledge of Allegiance.

**Minutes of the previous meeting:**

Commissioner Landry motioned to waive the reading of the minutes of December 4, 2017 and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

**ACTION: Motion Approved                      Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain**

**Presentation of Delegation:** None

**Announcements:** None

**Planning**

a. Old Business – None

**1. Site Plan** – Lot 2-A of the Robert Flanders Tract  
(proposed retail)

Owner/Applicant: Melanie Landry  
(Tabled from November 6, 2017)

Amy Schulze presented this item. She explained there was a variance approved for minimum lot size for development; lot size and landscape ratio. Mr. Davezac has indicated via Mrs. Schulze, the engineers will be working with the city on drainage.

Commissioner Kline opened the PUBLIC HEARING at 6:41 pm. Mr. Chris Ferris, Ferris Engineering, was present to speak in favor of this item and answer any questions. He elaborated on the drainage as well as adherence to the UDC, specifically section 11.500 regarding architecture.

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With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING to be closed at 6:46 pm.

Commissioner Dry will be abstaining from the vote.

Commissioner Landry motioned to recommend approval of a **Site Plan** – Lot 2-A of the Robert Flanders Tract (proposed retail). The motion was seconded by Commissioner Thornton and approved by roll call vote.

**ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 1 Absent, 1 Abstain**

b. New Business-

1. **Resubdivision-** Combination of lots B, C, 21, 22, 23 & 24 of Marshall Bond into 21-A

Mrs. Amy Schulze introduced this item. She explained the location and current zoning, BP, not residential; this combination erases the middle lines of the six lots, creating a (roughly) 1.24 acre lot.

Commissioner Kline opened the PUBLIC HEARING at 6:49 pm.  
No one was present in favor of this item.

Mr. Maynard Brooks, 5149 St. Louis, more of an inquiry and questions, not necessarily opposition; Mr. Brooks asked for clarification of this item, 6 lots into one lot, rules for notifying neighborhood with notice on the property and in the newspaper 10 days prior to the meeting and the website, as well.

With no opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:54 pm.

Discussions were had regarding the current layout of the lots vs the combined lots, the importance of having someone present to speak for or answer questions for items.

Commissioner Landry motioned to recommend approval of a **Resubdivision-** Combination of lots B, C, 21, 22, 23 & 24 of Marshall Bond into 21-A

. The motion was seconded by Commissioner Scott and approved by roll call vote.

**ACTION: Motion Approved Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain**

**Report of the Chairman: None**

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**Report of the City Planner: (defer to John Hopewell to speak)**

Mr. Hopewell briefly updated the Commissioners with regards to Villavaso and Associates and five main areas/buckets identified so far with various levels of approvals and consents for each bucket, as well as the priorities of each area.

**Adjournment**

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Dry and approved by roll call vote. Meeting adjourned at 7:08 pm.

**ACTION: Motion Approved      Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain**

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Tallie Langston, Recording Secretary

Approved by: \_\_\_\_\_  
Mr. William Kline, Chairman