

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, March 11, 2019**

**6:30 PM**

Members Present: Mr. Michael Freeman, Mr. William Kline, Mr. James Peay, Mr. Thomas Scott, Mr. Robert Snowden, Mr. Tommy Womack

Members Absent: Mr. John Dry

Also Present: Mr. Marlon Lemond – Planning and Zoning/ Floodplain Manager  
Ms. Tallie Langston-Planning and Zoning /Code Compliance  
Mr. Ricky McDavid-City Assistant Attorney  
Mr. John Hopewell- City Attorney  
Mr. Stephen Villavaso – Villavaso and Associates  
Mr. Fred Neal – Villavaso and Associates

A regular meeting of the Zachary Zoning Commission was held March 11, 2019 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Peay offered the invocation and the Pledge of Allegiance was led by Commissioner Kline.

**Minutes of the previous meeting:**

Commissioner Scott motioned to waive the reading of the minutes of the February 4, 2019 regular meeting and approve them as presented. The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

**Presentation of Delegation:** None

**Announcements:**

**READING OF CITY POLICY RELATIVE TO OPEN MEETINGS**

Before proceeding with the meeting, Commissioner Kline read a statement into the record regarding the Open Meetings Law, and citizens' right to participate in public meetings. The statement set forth general rules of conduct of the public meeting.

**Zoning**

a. Old Business –

1. **Rezone – Tract 8-B-1-B-1 of the William J Wicker Place – From RE to RU** (Tabled with open hearing at applicant's request – February 4, 2019)

This item was withdrawn at the applicant's request. They have submitted a new application.

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b. New Business-

**2. Article 2 District Intensity and Development Standards, Division  
2/300 Residential Lot, Yard, and Height Standards.**

Commissioner Kline opened the PUBLIC HEARING at 6:43 pm.

Mr. Neal and Mr. Villavaso presented this item. They explained the text changes and details of the changes.

Commissioner Kline declared the PUBLIC HEARING closed at 6:43 pm.

Commissioner Womack motioned to **approve** the text change of the UDC, Article 2 District Intensity and Development Standards, Division 2/300 Residential Lot, Yard, and Height Standards. The motion was seconded by Commissioner Peay and approved by roll call vote.

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

**2. Conditional Use – Manufactured Home- 5710 Avenue X**

Mr. Neal presented this item. He explained this is a replacement and the property meets the requirements apart from the 5 acres.

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

Gwendolyn Williams, 5710 Avenue X, was present to speak in favor of this item and answer any questions. She explained that this is replacing a flood damaged trailer with a new manufactured home and is aware of the requirements such as skirting etc.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 6:51 pm.

Commissioner Snowden motioned to **approve** the **Conditional Use – Manufactured Home- 5710 Avenue X**. The motion was seconded by Commissioner Freeman and approved by roll call vote.

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

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**3. Rezone – Lot Y of the Mollie Loudon Tract – From CG to BP**

Mr. Neal presented this item. He explained this property is currently zoned CG; the proposed plan for this property, a contractor's office, is allowed in BP but not CG.

Commissioner Kline opened the PUBLIC HEARING at 6:55 pm.

Amy Schulze, 8643 Main Street (NTB), was present to speak in favor of this item and answer any questions. She explained that this will be an office building and indoor storage for a caulking and waterproofing business; all work is off site; this is for a contractor's office.

Robert Schwendimann, 7246 Angus Avenue, was present to speak in opposition of this item.

Commissioner Kline declared the PUBLIC HEARING closed at 6:59 pm.

Commissioner Womack motioned to **approve** the **Rezone – Lot Y of the Mollie Loudon Tract – From CG to BP**. The motion was seconded by Commissioner Snowden and approved by roll call vote.

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

**4. Rezone – Tract C of the Julius Johnson Estate- From AF to I**

Mr. Neal presented this item. He explained this property is recently annexed into the city.

Commissioner Kline opened the PUBLIC HEARING at 7:02 pm.

Joe Amarello, 1535 Port Hudson Pride Road, was present to speak in favor of this item and answer any questions. He explained this is 5 acres; aware of the required buffers and proposed hours of operation will be Monday through Friday 7 am- 5 pm.

With no one to speak in opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:05 pm.

Commissioner Scott motioned to **approve** the **Rezone – Tract C of the Julius Johnson estate – From AF to I**. The motion was seconded by Commissioner Womack and approved by roll call vote.

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

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**4. Rezone – Portion of Lots A-4-B-1 and A-4-B-2 of the F. E. Bennett Estate – From RE to RS**

Mr. Neal presented this item. He explained this property is currently RE and the request is for RS and meets the criteria in UCD section 14.508.

Commissioner Kline opened the PUBLIC HEARING at 7:16 pm.

Geoff Wilson, Sigma Consulting, Airline Hwy, was present to speak in favor of this item and answer any questions. He explained that they are open to not connecting to Millwood Creek but having connection to The Oaks and possibly proposed future subdivision Wicker Place. Due to the location of the wetlands, they are not seeking the maximum density.

The following people were present to speak in opposition:

Mike Knaps, 21616 Machost Road

Mark Lawson, 9225 Millwood Creek

Dianne Fletcher, 21363 W. J. Wicker Road

Susan Staid, 21457 W. J. Wicker Road

Robert Schwendimann, 7246 Angus Avenue

Mindy Slaughter, 9264 Highland Oaks

Brian Capone, 9152 Angus Avenue

Nash Abraham, 9599 Millwood Creek

Janice Knox, 9173 Millwood Creek

Monique Brazelton, 9151 Millwood Creek

Sebastian Brazelton, 9151 Millwood Creek

Stephanie Hopkins, 9244 Millwood Creek

Russell L. Jones, 9524 Millwood Creek

Renee' Lee, 9413 Millwood Creek

Lee Coleman, 9359 Millwood Creek

James McCall, 9452 Millwood Creek

Albertha Coleman, 9140 Millwood Creek

Ken Wicker, 4128 Lake Pointe Avenue

Iris Nettles, 21139 Plank Road

Ashley Sims, 21139 Plank Road

Joanne Saale, 21407 W. J. Wicker Road

Larry Perkins, 21973 W. J. Wicker Road

Their issues covered drainage, traffic, water shed and flow, density and overall impact and effect on the area.

With no others to speak, Commissioner Kline declared the PUBLIC HEARING closed at 8:17 pm.

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Commissioner Scott motioned to **Deny the Rezone – Portion of Lots A-4-B-1 and A-4-B-2 of the F. E. Bennett Estate – From RE to RS.** The motion was seconded by Commissioner Peay and approved by roll call vote.

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

**Report of the City Planner: none**

**Report of the City UDC Consultant:**

Mr. Villavaso thanked the Commission for the first phase of changes and did advise that there will be a work session coming in the future.

**Report of the Chairman: None**

**Adjournment**

With nothing further to discuss, Commissioner Womack motioned to adjourn the meeting. The motion was seconded by Commissioner Freeman and approved by roll call vote. Meeting adjourned at 8:26 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