

**MINUTES
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, April 2, 2018

6:30 PM

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

Members Absent: Mr. Thomas Scott

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

A regular meeting of the Zachary Planning Commission was held April 2, 2018 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Thornton motioned to waive the reading of the minutes of the March 5, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Landry 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 –

1. **Site Plan**– Days Inn – Hwy 19 @ St. Louis St.

Owner/Applicant: Pino Patel/Patel Construction

(This item was deferred to April at the owner/applicant's request.)

Mrs. Schulze presented this item and explained the deferral was at the owner's request; haven't received revised plans or other communication; they have not requested a deferral.

Without opening a public hearing, a motion was made by Commissioner Landry to table the Site plan of Days Inn at Hwy 19 @ St. Louis; The motion was seconded by Commissioner Freeman.

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

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b. New Business-

1. **Resubdivision**– rearrangement of lots 10-15, Square 6 of the West End
Addition into 10-A, 11-A, 12-A, 13-A, 14-A, 15-A
Owner/Applicant: Z Street Holdings (Ryan Talbot, agent)

Mrs. Amy Schulze presented this item. She explained this is property at 40th and Main; trying to clear up properties, put the triplex parking lot on the same lot with the triplex; the lot widths are consistent with NC area; reconfiguring/moving lot lines.

Commissioner Kline opened the PUBLIC HEARING at 6:38 pm.

Brandon Noel, 4937 Newell Street, agent of Z Street Holdings, was present to speak in favor of this item and answer any questions. He explained the current rehab of two houses currently there, the triplex and adding the parking lot to the same lot, the plans for three single family houses, he stressed that there would be no additional duplexes.

Ben Cavin, 3812 Main Street, agent of Z Street Holdings, was present to speak in favor of this item and answer questions. He explained that this was a distressed area and there are no intentions other than single family dwellings.

Amanda Dunson, 4450 40th Street, was present to speak in opposition of this item. Her main points of concern were the rehab and future houses being rental property; she only opposes this if it turns into rental property.

Mr. Noel explained that rental property is not the intention of this plan, it is to have homeowners in the houses but can't guarantee that if they don't sell in a reasonable amount of time that they wouldn't be rented for a time; there isn't a provision prohibiting rental property but that is not their intention; this is an improvement of the area and in order to do that there had to be a realignment of lot lines.

Gayla Sanchez, 4415 40th Street, no opposing the item- just commenting about the posting of the meeting; she stated she didn't see it posted anywhere.

Mr. McDavid and Mrs. Schulze both explained the routine process of advertising and posting prior to the meetings.

Commissioner Kline declared the PUBLIC HEARING closed at 6:52 pm.

Commissioner Landry motioned to recommend **approval** of Resubdivision– rearrangement of lots 10-15, Square 6 of the West End Addition into 10-A, 11-A, 12-A, 13-A, 14-A, 15-A.

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

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Report of the City Planner: None

Report of the City UDC Consultant:

A motion was made by Commissioner Thornton to move this item to the Zoning Agenda. 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

Adjournment

With nothing further to discuss, Commissioner Landry motioned to adjourn the meeting. The motion was seconded by Commissioner Thornton and approved by roll call vote. Meeting adjourned at 6:55 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman