

**MINUTES  
ZONING COMMISSION  
CITY OF ZACHARY**

**Monday, August 6, 2018**

**7:37 PM**

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

Members Absent: None

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 August 6, 2018 at 7:37 pm in the New City Hall. A quorum was present.

Commissioner Snowden 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 July 9, 2018 meeting and approve them as presented. The motion was seconded by Commissioner Dry and approved by roll call vote.

**ACTION: Motion Approved                      Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

**Presentation of Delegation:** None

**Announcements:** (Report of the City Planner) Mr. Villavaso spoke about the updates to the UDC and possible report on the updates in September; also work sessions, routine items moving forward. Also covered was the Consent Agenda item, basically ratifying the change- included in the reports.

**Zoning**

a. Old Business – None

b. New Business-

**1. Conditional Use- Alcohol – 1189 Americana Blvd, Bldg 2 (Lit Pizza)**

Owner: CPRT Americana II LLC

Applicant: G & O Pizza #5 LLC dba Lit Pizza

Mr. Neal presented this item. He explained this is a request to serve alcohol in a full service restaurant. This is inside the TND of Americana, in the live/work mixed use buildings.

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Commissioner Kline opened the PUBLIC HEARING at 7:43 pm.

Ozzy Fernandez, 2702 Tradition Avenue, Owner of Lit Pizza, was present to speak in favor of this item and answer any questions.

Discussions were had regarding hours of operation, Mr. Fernandez clarified that the hours would be 11am- 10 pm.

With no opposition, Commissioner Kline declared the PUBLIC HEARING closed at 7:45 pm.

Commissioner Landry motioned to recommend **approval** of Conditional Use- Alcohol – 1189 Americana Blvd, Bldg 2, Lit Pizza. The motion was seconded by Commissioner Scott and approved by roll call vote.

**ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

**2. Conditional Use – Alcohol – 4800 Hwy 19, Ste 300 (Cloud 9 Hookah Lounge)**

Owner: Calvin J, LLC

Applicant: April Scott

Mr. Neal presented this item; this is a request for on premises sales and consumption in a Business Park Zoning; according to the UDC alcohol sales are not permitted in a BP zoning. This was previously denied at Planning and Zoning and Council and they had to wait 6 months before reapplying.

Commissioner Kline opened the PUBLIC HEARING at 7:49 pm.

April Scott, 4346 Steward Street, was present to speak in favor of this item and answer any questions. She did explain that it was rezoned in December 2017 to CG at the same time the conditional use was tabled to January 2018.

Mr. Ricky McDavid verified that the zoning change to CG was approved by Zoning Commission in December and by Council at the December 19, 2017 meeting.

Ms. Scott explained that she has the correct parking spaces required and has agreements with off-site parking as well as shared parking. She did submit a proposed parking plan in this meeting.

Discussions were had regarding hours of operation for each business involved in shared parking, obtaining a certified (engineer stamped) parking plan, submitting calculations for parking and submitting parking agreements for review before going forward to council.

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With no opposition, Commissioner Kline closed the Public Hearing at 8:23 pm.

Commissioner Snowden motioned to recommend **approval** of Conditional Use- Alcohol – 4800 Hwy 19, Ste 300 (Cloud 9 Hookah Lounge) **contingent upon** receiving and reviewing all previously listed documentation. The motion was seconded by Commissioner Scott and approved by roll call vote.

**ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

**Report of the City Planner:** None

**Report of the UDC Consultant:** none

**Report of the Chairman:** a note regarding the July 9<sup>th</sup> Zoning minutes, “lacking information” goes with Lake Haven, not Templeton Ridge. Ms. Langston acknowledged and will correct this before publishing.

**Adjournment**

With nothing further to discuss, Commissioner Thornton motioned to adjourn the meeting. The motion was seconded by Commissioner Landry and approved by roll call vote. Meeting adjourned at 8:35 pm.

**ACTION: Motion Approved Vote: 7 Yeas, 0 Nays, 0 Absent, 0 Abstain**

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Tallie Langston, Recording Secretary

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