

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, September 9, 2019

6:30 PM

Members Present: Mr. Robert Snowden, Mr. Michael Freeman, Ms. Laura Freeman, Mr. John Dry, Mr. James Peay, Mr. Thomas Scott

Members Absent: Mr. William Kline, Mr. Fred Neal – Villavaso and Associates

Also Present: Mr. Marlon Lemond – Planning and Zoning/ Floodplain Manager
Steve Villavaso- Villavaso and Associates

A regular meeting of the Zachary Planning Commission was held September 9, 2019 at 6:30 pm in the New City Hall. A quorum was present.

Commissioner Snowden offered the invocation and Commissioner Mike Freeman offered the Pledge of Allegiance.

CHANGES/ADDITIONS TO THE AGENDA

Commissioner Mike Freeman announced that the Rezone of Tract 7 of the Harrell Estate has been deferred 30-days to our October 7, 2019 meeting. Mr. Freeman also changed the order of the items on the agenda. The new order is as follows:

1. Conditional Use Permit
2. Harrell Estate
3. Changes to the UDC

Minutes of the previous meeting:

Commissioner Mike Freeman motioned to approve the minutes of the August 5, 2019 regular meeting. The motion was seconded by Commissioner Snowden and approved by roll call vote.

Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

Presentation of Delegation: None

Announcements: None

Zoning

a. Old Business – None

b. New Business-

1. **Conditional Use Permit**-Alcohol-4642 Virginia St.

Mr. Villavaso presented the item. He explained that this is a request for on premise alcohol beverage sales in a CS Suburban Commercial zoning district. This property is Lot 3 of the George Brown Tract, 4642 Virginia St, at the intersection of Virginia and Lee Streets. Mr. Villavaso claimed that this request does not currently meet the requirements of the UDC. Villavaso mentioned the church being too close as well as having residents within the required amount of

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footage from the venue. He then went on to explain the UDC requirements on full service restaurants.

Commissioner Mike Freeman opened the PUBLIC HEARING at 7:03 pm

Daniel Willis was present to speak in favor the Condition Use Permit. Mr. Willis explained the goal was to create a venue for the City of Zachary to enjoy but was unaware of the comments Steve Villavaso made in regards to the UDC. He asked what the next step was he needed to take in order to move this in the right direction. Mr. Willis then asked for this item be deferred to the October 7, 2019 meeting.

Commissioner Scott suggested Mr. Willis set up a meeting with Villavaso and Associates to take proper steps in opening this venue to help develop down town Zachary.

With no one to speak in opposition, Commissioner Mike Freeman declared the PUBLIC HEARING closed at 7:14 pm.

Commissioner Laura Freeman motioned to defer the Conditional Use Permit-Alcohol-4642 Virginia St. to our October 7, 2019 meeting. The motion was seconded by Commissioner Peay and deferred by roll call vote.

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

2. Rezone-Tract 7 of the Harrell Estate

Mickey Robertson with MR Engineering and Surveying LLC, sent an email to Marlon Lemond to request a 30-day deferral to the October 7, 2019 meeting for the Zachary Farms rezoning and preliminary plat.

Commissioner Scott motioned to defer the Rezone for Tract 7 of the Harrell Estate for 30-days to our October 7, 2019 meeting. The motion was seconded by Commissioner Scott and deferred by roll call vote.

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

3. Zoning Text Amendment- Request by the City of Zachary to update Article 1 Zoning Districts, Article 2 District Intensity and Development Standards, Article 9 Parking, Loading, Access to Lighting, and Article 18 Definitions of the Zachary Unified Development Code.

Mr. Villavaso presented the item. He stated Villavaso and Associates held a workshop on August 5th 2019. All information given by board members and public were taken into consideration when re-writing the Articles in Part 1. Commissioner Mike Freeman questioned some wording in the Commercial Corridor and Neighborhood Commercial part of the Zoning Text Amendment. After much discussion it was mentioned that the board needed more time to review before approving to send to council.

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Commissioner Mike Freeman opened the PUBLIC HEARING for comment at 7:47 pm

Diane Fletcher- 21363 W. J. Wicker Rd was present to comment on the Zoning Text Amendment. Mrs. Fletcher asked when the public was notified of the rule changes. She also stated that no one from the public was aware and maybe we should have more public awareness when it comes to meetings.

Sue Staid- 21457 W. J. Wicker Rd. was present to comment on the Zoning Text Amendment. Mrs. Staid asked for notifications of meeting be put on the City of Zachary kiosk.

Ryan Doerr- 2970 Majestic Oaks was present to comment on the Zoning Text Amendment. Mr. Doerr stated he supported what Mrs. Fletcher and Mrs. Staid stated and maybe we should have more of a push system instead of a pull system when it comes to public notification.

Sue Staid- 21457 W. J. Wicker Rd. asked when drainage will come up in the changes of the UDC.

Mr. Villavaso stated that drainage was more involved in the building code and not the UDC but made a commitment to cross streams between the two. He also suggested we put his information on the bulletin board so the public could contact him with any issues they may have.

With no one else to comment Commissioner Mike Freeman declared the PUBLIC HEARING closed at 8:04 pm.

Commissioner Peay motioned to defer the Zoning Text Amendment 30-days to our October 7, 2019 meeting. The motion was seconded by Commissioner Snowden and deferred by roll call vote.

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

Report of the City Planner: None

Report of the City UDC Consultant: None

Report of the Chairman: None

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Adjournment

With nothing further to discuss, Commissioner Mike Freeman adjourned the meeting at 8:07 pm

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

Meghan Whittington Interim Recording Secretary

Approved by: _____
Mr. William Kline, Chairman