

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, October 1, 2018

7:29 PM

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

Members Absent: Mr. William Kline

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

A regular meeting of the Zachary Zoning Commission was held October 1, 2018 at 6:30 pm in the New City Hall. A quorum was present.

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

Minutes of the previous meeting:

Commissioner Dry motioned to waive the reading of the minutes of the September 5 and September 17, 2018 meetings 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 –

1. Conditional Use – Manufactured Home – 5455 Old Slaughter Road- Front Lot

Mr. Villavaso and Ms. Langston explained that this item is in conjunction with the next item. The purpose of the request is to move an already existing home from this lot to an adjacent lot and replace the existing home with a new one. This was tabled in September to be able to have a clearer situational picture and since the items are joined, it should help make it cleaner.

Commissioner Thornton opened the PUBLIC HEARING at 7:30 pm.

Mr. Allen, Brady Avenue, was present to speak in favor of this item and help clarify any details.

Ms. Maia Gremillion, Spanish Trail W, was present to speak in favor of this item and answer any questions.

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Discussions were had regarding the moving of the existing manufactured home to the rear lot and replacing the current home with a new one. With there being one owner for both properties, there does not need to be a dedicated access from the front lot to the rear lot. This is a replacement on the front lot.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 7:41 pm.

Commissioner Scott motioned to recommend **approval** of the Conditional Use- Manufactured Home- 5455 Old Slaughter Road- Front Lot. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

b. New Business-

1. Conditional Use – Manufactured Home – 5455 Old Slaughter Road- Rear Lot (Lot S-3 of the Norwood Stewart Tract)

Mr. Villavaso and Ms. Langston explained that this item is in conjunction with the last item. The purpose of this request is to move the manufactured home from the front lot to this lot for further repairs and future living.

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

Mr. Allen, Brady Avenue, was present to speak in favor of this item and help clarify any details.

Ms. Maia Gremillion, Spanish Trail W, was present to speak in favor of this item and answer any questions.

Discussions were had regarding the current state of repairs, it was clarified that the Restore LA program would not repair the current mobile home but will replace it with a brand new one. The brand new home will be on the front lot and the current home will move to the rear lot where repairs to the fixtures, floors and general clean up can be completed.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 7:52 pm.

Commissioner Freeman motioned to recommend **approval** of the Conditional Use- Manufactured Home- 5455 Old Slaughter Road- Rear Lot- Lot S-3 of the Norwood Stewart Tract. The motion was seconded by Commissioner Dry and approved by roll call vote.

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

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2. Conditional Use – Alcohol – 20377 Old Scenic Hwy, Suite 210- Vaquero’s

Mr. Villavaso explained this is a UC zoning; this is a conditional use request to serve alcohol in a full service restaurant. This was previously a restaurant with alcohol sales; this fits legal nonconforming rules, specifically parking requirements.

Commissioner Thornton opened the PUBLIC HEARING at 7:57 pm.

Ms. Hartman, 4040 Sycamore Ridge, was present to speak in favor of this item. She explained that this will be a Mexican restaurant, with steak and they’re waiting on the permission for alcohol.

With no one to speak in opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 8:00 pm.

Commissioner Dry motioned to recommend **approval** of the Conditional Use- Alcohol – 20377 Old Scenic Hwy, Suite 210- Vaquero’s. 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

3. Conditional Use – Alcohol – 4696 Hwy 19 – Jarreau’s Cajun Specialties

Mr. Villavaso explained this is a CG zoning as of September 2018; this is a conditional use request to serve alcohol in a full service restaurant. With regards to the parking requirements, based on 1 space per 25 sqft, unofficial calculations show 30-40 available.

Commissioner Thornton opened the PUBLIC HEARING at 8:14 pm.

With no one to speak in favor or opposition, Commissioner Thornton declared the PUBLIC HEARING closed at 8:14 pm.

Discussions were had regarding meeting attendance, Planning and zoning administrative rules, UDC add on for requirements. Items required for this item and the process: sales are/dimensions given to us by applicant, scaled plan per our code with numbered spaces, certified/stamped, we go verify those spaces and report with regard to accurate and correct spaces.

Commissioner Dry motioned to recommend **Table** of the Conditional Use- Alcohol – 4696 Hwy 19- Jarreau’s Cajun Specialties pending accurate and certified renderings of retail space and parking in order to make accurate decisions based on the retail space and parking requirements. The motion was seconded by Commissioner Landry and approved by roll call vote.

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

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Zone of Influence

1. Proposed exchange of property known as 51107-EOP that lies within the Zone of Influence of the City of Zachary

Commissioner Thornton motioned to recommend **No Objection**.

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

ACTION: Motion No Objection Vote: 6 Yeas, 0 Nays, 1 Absent, 0 Abstain

2. Proposed rezoning from Rural to Neighborhood Commercial, 19809 Old Scenic Hwy; full service salon, EBR 63-18

Commissioner Landry motioned to recommend **Objection- citing lack of information**.

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

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

Report of the City Planner: none

Report of the City UDC Consultant: none

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 8:41 pm.

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

Tallie Langston, Recording Secretary

Approved by: _____

Mr. Earl Thornton, Vice Chairman