

**MINUTES
ZONING COMMISSION
CITY OF ZACHARY**

Monday, March 6, 2017

6:33 PM

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

Members Absent: Mr. Michael Freeman

Also Present: Mrs. Amy Schulze-City Planner/ Code Compliance Officer And Mr. Ricky
McDavid-City Assistant Attorney.

A regular meeting of the Zachary Zoning Commission was held March 6, 2017 at 6:33 pm in the New City Hall. A quorum was present.

Commissioner Kline offered the invocation and led the Pledge of Allegiance.

Minutes of the previous meeting:

Commissioner Landry motioned to approve the minutes of the February 6, 2017 meeting and approve them as presented. The motion was seconded by Commissioner Thornton and approved by roll call vote.

ACTION: Motion Approved Vote: 5 Yeas, 0 Nays, 2 Absent, 0 Abstain

Commissioner Thornton motioned to approve the minutes of the February 13, 2017 Special meeting. 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

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Zoning

a. Old Business – None

a. New Business-

1. Conditional Use- Manufactured Home – Lot A-4-A-1-A-2-C of the
F. E. Bennett Tract
Owner/Applicant: Robert Curtis Jr.

Amy Schulze explained that this is a property that was just rezoned and resubdivided last month. They are requesting a conditional use permit for a manufactured home on one of the lots.

A public hearing was opened at 6:40 pm.

Robert Curtis Jr, 8601 Reserve Oak, was present to speak in favor of this item. He explained that he is requesting the manufactured home until they can build a house on the property- hopefully in 2 to 3 years.

Jonathan Curtis, 15403 Country Road, was present to speak in favor of this item.

Timothy Morris, 8726 Reserve Oak, HOA President, was present to speak in opposition of this item.

Mark Miles, 9230 Highland Oaks, Past President of The Oaks, was present to speak in opposition of this item.

Mark Gullotti, 6707 Royal Oaks Court, was present to speak in opposition of this item.

John Howell, 9335 Highland Oaks, was present to speak in opposition of this item.

Mindy Slaughter, 9264 Highland Oaks, was present to speak in opposition of this item.

Discussions were had regarding potential manufactured home placement on the lot, potentially adversely affecting property values of the adjacent properties, commercial vs residential use, pulling comparables for real estate appraisal purposes.

Commissioner Snowden clarified and answered some questions regarding real estate comparables and section 14.501 of the UDC relating to Conditional Use.

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Mr. Curtis addressed some of the issues discussed, such as, the willingness to put up a fence, he bush hogged the land to get rid of some of the brush line because he thought flat grass might blend better with the neighbors.

Mr. Morris stated that the Curtis' did actually approach the HOA after the last meeting to see about working out viable solutions.

The public hearing was closed at 7:39 pm.

Commissioner Thornton motioned to recommend approval of a conditional use-Manufactured Home on Lot A-4-A-1-A-2-C of the F. E. Bennett Tract. The motion was seconded by Commissioner Landry.

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

Report of the Chairman - none

Report of the City Planner- none

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.

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

Tallie Langston, Recording Secretary

Approved by: _____
Mr. William Kline, Chairman