

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF ZACHARY**

**Monday, September 08, 2025,**

**6:00 PM**

**A. CALL TO ORDER**

Commissioner Slaughter called the meeting to order at 6:15 p.m., on Monday, September 08, 2025, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation and Pledge of Allegiance were carried over from previous meeting.

**C. OPENING PROCEEDURES**

**1. ROLL CALL**

**MEMBERS PRESENT**

Mindy Slaughter

Christina Price

Jared Watkins

James Peay

Jason Floyd

Tommy Womack

Christi Murphy (arrived at 6:15 pm)

**2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS**

An opportunity for public comment shall be observed before a vote is taken on any agenda item. Once recognized by the presiding officer, the person afforded the floor, shall identify the agenda item upon which he or she wishes to provide comment and shall limit his or her comments to matters that are strictly relevant to that agenda item. Commentary shall not exceed three (3) minutes per person. No dialogue between Planning and Zoning board members and the public shall be permitted at these meetings, except to clarify the nature of questions and/or comments. The presiding officer reserves the right to limit and/or terminate any commentary when deemed necessary or outside of public decorum.

**3. CHANGES/ADDITIONS TO THE AGENDA**

**D. READING OF THE MINUTES**

1. Approval of minutes of the August 04, 2025, meeting and approve them as written.

The motion was made by Commissioner Floyd

The motion was seconded by Commissioner Slaughter

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To approve minutes of the August 04, 2025, meeting and approve them as written.

YEAS: Slaughter, Price, Watkins, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: None

ABSTAINED: None

**E. PRESENTATION OF DELEGATON**

**F. ANNOUNCEMENTS**

**G. PLANNING**

The consent agenda consists of items with no outstanding issues that do not require plan amendments, text amendments, variances, or waivers. Consent agenda items may be approved with a single motion without a public hearing, **UNLESS** removed from the consent agenda and placed in the regular agenda order.

Items placed on the Consent Agenda by the Planning & Zoning Staff will not have time allocated for speaking, **UNLESS** there is a member of the Planning & Zoning Commission of the public at the meeting who wishes to speak on the item. In such cases, the item will be removed from the consent agenda and placed in the regular agenda order for discussion.

**1. Consent Agenda**

- a. **CUPAB-6-25 (Big Mama Bodega)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract 17-A-1 of the Robert Flanders Tract, on property located at 5145 Main Street, Zachary, La 70791

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Murphy

To approve **CUPAB-6-25 (Big Mama Bodega)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract 17-A-1 of the Robert Flanders Tract, on property located at 5145 Main Street, Zachary, La 70791

YEAS: Slaughter, Price, Watkins, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: None

ABSTAINED: None

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2. **Old Business**
3. **New Business**

- a. **Proposed Text Amendments** - Amendments to be considered to the Unified Development Code (UDC) regarding Bed & Breakfasts, drive-through hours, mobile vendors, building materials, accessory buildings, and definitions. Commissioner Slaughter opened the PUBLIC HEARING at 6:27 p.m. There being no one to speak in favor or against the conditional use permit Commissioner Slaughter closed the PUBLIC HEARING at 6:27 p.m.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To approve **Proposed Text Amendments** - Amendments to be considered to the Unified Development Code (UDC) regarding Bed & Breakfasts, drive-through hours, mobile vendors, building materials, accessory buildings, and definitions. Made a motion to defer the Article 15 to the October 6, 2025 meeting.

YEAS: Price, Watkins, Peay, Womack

NAYS: Slaughter, Floyd, Murphy

ABSENT: None

ABSTAINED: None

- b. **Proposed changes to Development and Deadline Schedule for 2026** - at the request of the Planning & Zoning Commission, staff prepared at draft 2026 Development Schedule so that they would have at least 10 days to review each item before the scheduled P&Z meeting.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To approve **Proposed changes to Development and Deadline Schedule for 2026** - at the request of the Planning & Zoning Commission, staff prepared at draft 2026 Development Schedule so that they would have at least 10 days to review each item before the scheduled P&Z meeting.

YEAS: Slaughter, Price, Watkins, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: None

ABSTAINED: None

**G. REPORT OF THE CITY PLANNER**

Mr. Dixon spoke on future UDC plans.

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**H. REPORT OF THE CHAIRMAN**

**I. ADJOURNMENT**

The meeting was adjourned at 6:43.

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Karen Burdette Recording Secretary

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Minday Slaughter - Chairman

**Karen Burdette, Recording Secretary**  
**CITY OF ZACHARY**  
**PARISH OF EAST BATON ROUGE**  
**STATE OF LOUISIANA**