

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, July 06, 2026

6:00 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:31 p.m., on Monday, July 06, 2026, 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 PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

Jared Watkins

James Peay

Jason Floyd

Tommy Womack

Christi Murphy

Kevin Williams

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 June 01, 2026, regular meeting and approve them as written.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Slaughter

To approve minutes of the June 01, 2026, regular meeting and approve them as written.

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

NAYS: None

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ABSENT: None

ABSTAINED: None

E. PRESENTATION OF DELEGATION

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-03-26 (Honduguate Restaurant)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract B-4 of the Otey M. Hughes Tract, on property located at 5145 Main Street, Zachary, La 70791.

The motion was made by Commissioner Slaughter

The motion was made by Commissioner Womack

To approve / deny / Table / Remove - **CUPAB-03-26 (Honduguate Restaurant)** — Proposed restaurant to serve liquor/alcoholic beverages on Tract B-4 of the Otey M. Hughes Tract, on property located at 5145 Main Street, Zachary, La 70791.

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. Old Business

3. New Business

- a) Deannexation-01-26 (8465 Zachary-Deerford Road)** — Proposed petition of deannexation of one acre of property located at Tract A-1-A of the J.M. King, Jr. Tract, T5S R1E Sect 37, 8465 Zachary-Deerford Road, Zachary, La 70791.

Commissioner Slaughter opened the PUBLIC HEARING at 6:40 p.m. Tammy Dellinger, 8262 Zachary Deerford Rd. Plank Rd., was there to speak in favor of the Deannexation. There being no one else to speak in favor of or against the Deannexation, Commissioner Slaughter closed the PUBLIC HEARING at 6:41 p.m.

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The motion was made by Commissioner Womack
The motion was seconded by Commissioner Slaughter
To approve - **Deannexation-01-26 (8465 Zachary-Deerford Road)** — Proposed petition of deannexation of one acre of property located at Tract A-1-A of the J.M. King, Jr. Tract, T5S R1E Sect 37, 8465 Zachary-Deerford Road, Zachary, La 70791.
YEAS: Slaughter, Peay, Floyd, Womack, Williams
NAYS: Watkins, Murphy
ABSENT: None
ABSTAINED: None

b) TA-001-26 (One Acre Minimum)

Commissioner Slaughter opened the PUBLIC HEARING at 6:57 p.m. Pete Charlet, 1161 Memorial Square Rd. and Sue Staid, 21457 WJ Wicker Rd. had questions regarding the one acre minimum. There being no one to speak in favor of or against the one acre minimum, Commissioner Slaughter closed the PUBLIC HEARING at 7:11 p.m.

The motion was made by Commissioner Womack
The motion was seconded by Commissioner Slaughter
To approve **TA-001-26 (One Acre Minimum) with changes:** Section 2.202, The 2 educational facilities would like them to be changed to a C (Conditional), Private Residential Recreational to be changed to a C (Conditional), and in section 2.203 remove the C (Conditional) and make it blank for campgrounds.
YEAS: Slaughter, Watkins, Floyd, Womack, Murphy, Williams
NAYS: None
ABSENT: Peay (had to leave at 6:59 for emergency)
ABSTAINED: None

G. REPORT OF THE CITY PLANNER

Mr. Hill provided an update on the Master Plan, including revisions to the graphics and overall presentation. He stated that an email would be sent to the Commissioners containing the updated graphics for their review.

Mr. Steve Villavaso addressed the Commissioners regarding Mr. Hill's update, clarifying that the forthcoming email would include only formatting and design revisions to the Master Plan.

I. REPORT OF THE CHAIRWOMAN

J. ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

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Karen Burdette Recording Secretary

Mindy Slaughter - Chairwoman

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