

MINUTES
PLANNING COMMISSION
CITY OF ZACHARY

Monday, September 14, 2026

6:00 PM

A. CALL TO ORDER

Commissioner Slaughter called the meeting to order at 6:10 p.m., on Monday, September 14, 2026, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance by Commissioner Slaughter

C. OPENING PROCEDURES

1. ROLL CALL

MEMBERS PRESENT

Mindy Slaughter

James Peay

Jason Floyd

Tommy Womack

Christi Murphy

MEMBERS ABSENT

Jared Watkins – absent excused

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

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Womack

To approve amending agenda to take up the consent agenda only due to a power outage.

YEAS: Slaughter, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: Watkins, Williams

ABSTAINED: None

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D. READING OF THE MINUTES

1. Approval of minutes of the August 3, 2026, regular meeting and approve them as written.

The motion was made by Commissioner Floyd

The motion was seconded by Commissioner Womack

To approve minutes of the August 3, 2026, regular meeting and approve them as written.

YEAS: Slaughter, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: Watkins, Williams

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) **EOP-01-26 (4524 Virginia Street & 4341 Florida Street)** — Proposed exchange of property between Lots 2 & 4 into Lots 2A & 4A of the George Brown Tract, on property located at 4524 Virginia Street & 4341 Florida Street, Zachary, La 70791.

The motion was made by Commissioner Womack

The motion was seconded by Commissioner Peay

To approve **EOP-01-26 (4524 Virginia Street & 4341 Florida Street)** — Proposed exchange of property between Lots 2 & 4 into Lots 2A & 4A of the George Brown Tract, on property located at 4524 Virginia Street & 4341 Florida Street, Zachary, La 70791.

YEAS: Slaughter, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: Watkins, Williams

ABSTAINED: None

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- b) CUPAB-04-26 (Honduguate Store)** — 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 Womack

The motion was seconded by Commissioner Peay

To approve **CUPAB-04-26 (Honduguate Store)** — 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, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: Watkins, Williams

ABSTAINED: None

The motion was made by Commissioner Slaughter

The motion was seconded by Commissioner Womack

To hold a Special Meeting on Monday, September 21, 2026, at 6:00 p.m. to take up the remaining items on the Planning Commission Agenda as well as the Zoning Commission Agenda from September 14, 2026, due to a power outage at the meeting location.

YEAS: Slaughter, Peay, Floyd, Womack, Murphy

NAYS: None

ABSENT: Watkins, Williams

ABSTAINED: None

2. Old Business

3. New Business

- a) CUPMH-5-25 (4464 New Weis Road)** — Proposed placement of manufactured home on Lot 1 of the Jackson Church Subdivision, on property located at 4464 New Weis Road, Zachary, La 70791.

- b) CUPMH-02-26 - (21301 W.J. Wicker Road)** - Proposed placement for a manufactured home on property located at 21301 WJ Wicker Road, Zachary, La 70791.

- c) Annexation-01-26 (19900 & 20100 Samuels Road)** — Proposed petition of annexation of property located at Tracts CA-1 & CA-2 of the J.N. Lipscomb Tract, T-4-S, R-1-W, Sect 73 & T-5-S, R-1-W, Sect 65 & 88, 19900 & 20100 Samuels Road, Zachary, La 70791.

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d) SP-1-25 (Zachary Salon) — Proposed site plan for a 5,000-sf building on Lot A-2 of the Marshall M. Hughes Tract, on property located at 19680 Old Scenic Highway, Zachary, La 70791 ***(DEFERRED BY STAFF TO 10.05.2026 PZ MEETING)***

e) Public Hearing for adoption of the City of Zachary Land Use Master Plan.

H. REPORT OF THE CITY PLANNER

I. REPORT OF THE CHAIRWOMAN

J. ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

Karen Burdette Recording Secretary

Mindy Slaughter - Chairwoman

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