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**ALEXANDRIA ZONING COMMISSION**

**October 5, 2020**

**Members Present:** Mr. Saybe - Chair  
Mr. Soprano  
Mr. White

**Also present:** Ms. Ruth Basco  
Ms. Angela Guillot  
Ms. Melinda Gremillion  
Mr. Robert "Bob" Bussey,  
Legal Counsel

BY MR. SAYBE:

Good afternoon, and welcome to the Alexandria Zoning Commission meeting of October 5, 2020. I would like, first, to call for a roll call, if one of the ladies will do that, please.

BY MS. BASCO:

Calls roll. Mr. Saybe, Mr. White, Mr. Soprano present.

BY MR. SAYBE:

So present are Mr. White, Mr. Saybe, and Mr.

1 Soprano. And absent are Mr. Bernard and Ms. Jo  
2 Betty Sterkx. We have three, so we have a  
3 quorum. This is Mr. Bob Bussey to my left. He  
4 is special counsel for the commission. The first  
5 thing we'd like everyone to know is we are an  
6 advisory body, and we take information presented  
7 at this hearing. And after our consideration we  
8 make a recommendation to the city council. Our  
9 decisions are not binding; they are advisory in  
10 nature. It's important for you to understand  
11 that you need to follow this item through the  
12 process. Once the recommendation is made here,  
13 it will go to the Alexandria City Council for  
14 another public hearing, where the council itself  
15 will hear the issues and make a binding decision.  
16 My suggestion is that you call the planning  
17 office from time to time and ask them where this  
18 item is on the agenda for the council. Normally  
19 30 to 60 days. It's introduced at one meeting,  
20 and two weeks later the public hearing will be  
21 held and a vote will be taken by the council. So  
22 if you are interested, it's very important that  
23 you be at that meeting. The first thing we do  
24 here is we ask that the applicant or the  
25 applicant's representative make a presentation

1 concerning the reasons they are requesting a  
2 change in zoning. After this we will ask anyone  
3 in support to stand up, come to the podium, give  
4 us their reasons for supporting the application.  
5 After we've heard all those folks, we will ask if  
6 anyone is in opposition; we'll ask them to do the  
7 same thing. If there is opposition, we will give  
8 the applicant a chance for a brief rebuttal of  
9 whatever the opposition brings up. And then  
10 we'll take it under consideration and we'll vote.  
11 In this case it's going to be two out of three,  
12 since there are three members present. I will  
13 vote to break the tie. So if these two gentlemen  
14 can't agree, then I will make the deciding vote.  
15 Other than breaking a tie, I would not vote, as  
16 the chairman of the commission. The first thing  
17 we are going to do is take up Item #1, which is  
18 an application for rezoning by Mr. Benjamin  
19 Chavez, requesting a rezoning of a parcel located  
20 at 3620 Hynson Street, to allow for the  
21 construction of a family duplex on the property.  
22 The legal description of the property is Lot 5  
23 Block 20 Kent Addition and adjacent one half of  
24 the revoked alley. The property is currently  
25 SF-2 Single Family, moderate density. The

1 applicant is seeking a rezoning to allow the  
2 property to SF-3, allowing for the construction  
3 of a duplex. The property use is now  
4 non-conforming in an SF-2 Single Family district,  
5 therefore it requires rezoning. Is Mr. Chavez  
6 here? Mr. Chavez, would you come to the podium?  
7 Give us your name and address so we can get that  
8 correct in the minutes, and then explain your  
9 reasons for wanting to rezone this. Although I  
10 think it's obvious, but we need to hear it from  
11 you. Okay?

12 BY MR. BENJAMIN CHAVEZ:

13 My name is Benjamin Chavez. My address is  
14 2817 Woodlawn Drive in Alexandria, Louisiana. I  
15 bought this land, and I had seen across the  
16 street that they had some duplexes already. So I  
17 figured I wanted to do the same thing, because my  
18 parents are no longer together, but they live  
19 together. So I figured I could live in one of  
20 the duplexes, and my mother and my siblings could  
21 live in the second one. So I thought it would be  
22 easy. But the zoning is not the same as it was  
23 before, so I wanted to see about changing it.

24 BY MR. SAYBE:

25 To make it conform with the zoning in the

1 area?

2 BY MR. CHAVES:

3 Yes.

4 BY MR. SAYBE:

5 You want it to be uniform. There's lots of

6 -- I drove out there -- there's lots of nice

7 single family residences and duplexes. You have

8 a duplex right now; is that correct?

9 BY MR. CHAVEZ:

10 No, not right now.

11 BY MR. SAYBE:

12 You are going to build a duplex? That's

13 right, your lot was vacant?

14 BY MR. CHAVEZ:

15 Yes, sir.

16 BY MR. SAYBE:

17 Yes, that's right. I'm sorry. I'm getting

18 mixed up with something else. You want to build

19 a duplex on there; is that correct

20 BY MR. CHAVEZ:

21 Yes, sir.

22 BY MR. SAYBE:

23 And that area is currently -- there are a

24 lot of duplexes there, but you need this rezoned

25 so you can build a duplex there, because that lot

1 is SF-2, Single Family Residence?  
2 BY MR. CHAVEZ:  
3 Yes, sir.  
4 BY MR. SAYBE:  
5 Correct?  
6 BY MR. CHAVEZ:  
7 Yes, sir.  
8 BY MR. SAYBE:  
9 Okay, we've got you. And I don't think  
10 there is any opposition. Commissioners, do y'all  
11 have any questions of this gentleman?  
12 BY MR. SOPRANO:  
13 No.  
14 BY MR. WHITE:  
15 No, I don't.  
16 BY MR. SAYBE:  
17 Okay. Thank you. You can sit down. I  
18 drove out there and looked at it, and there are  
19 -- I drove out and looked at this spot, and there  
20 are a lot of nice duplexes out there, plus some  
21 single family homes, that are very nice, very  
22 well kept. This gentleman is asking for the  
23 right to go ahead and construct another duplex,  
24 which, in my opinion, would not be out of sync  
25 with the rest of the neighborhood. It would look

1 just like the others, I presume. You don't have  
2 much room to do a whole lot.  
3 BY MR. CHAVEZ:  
4 Right.  
5 BY MR. SAYBE:  
6 But it would be about the same size as the  
7 rest of them, it would have to be.  
8 BY MR. CHAVEZ:  
9 Yes, sir.  
10 BY MR. SAYBE:  
11 That's my comments. Commissioners, do y'all  
12 have any?  
13 BY MR. WHITE:  
14 Question. I was out there, and I did see  
15 other duplexes that were in that same area.  
16 BY MR. BUSSEY:  
17 The City did some research on that, and it  
18 turns out that a Mr. Drummond owned those other  
19 five (5) duplexes, and had them built before  
20 1985. And then that side was annexed into the  
21 City in 1985, with the duplexes already on it.  
22 So it was grandfathered in. And I think that's  
23 one of the reasons this is not spot zoning that's  
24 going on, if you have so many duplexes that were  
25 grandfathered in. So it's not changing the

1 character of the neighborhood.

2 BY MR. SOPRANO:

3 I move to approve.

4 BY MR. SAYBE:

5 Okay. Mr. Soprano has moved to approve the

6 application. Mr. White?

7 BY MR. WHITE:

8 I second.

9 BY MR. SAYBE:

10 It's been moved by Mr. Soprano, second by

11 Mr. White that this application be recommended to

12 the counsel for approval. All in favor signify

13 by saying aye.

14 BY MR. WHITE AND MR. SOPRANO:

15 Aye.

16 BY MR. SAYBE:

17 Any opposed? Let the minutes reflect that

18 that item is passed with a unanimous

19 recommendation for approval. Mr. Chavez, thank

20 you very much. You need to call the office in a

21 few weeks and ask where your application is. And

22 make sure you go to that city council meeting.

23 BY MR. CHAVEZ:

24 Okay.

25 BY MR. SAYBE:



1           Thank you. The second item on the agenda  
2 today is an application which has been submitted  
3 on behalf of Billy Jo Jowers, represented by  
4 Brandon Monceaux, requesting the rezoning of a  
5 parcel located at 6556 Highway 1, Alexandria,  
6 Louisiana, for the development of 11 single  
7 family homes. The property is 37.38 acres in  
8 Section 22, Township 4 North, Range 2 West, lying  
9 between Highway 1 North and I-49. The property  
10 is currently I-1, light industrial district. The  
11 applicant would like to change that to SF-2,  
12 Single Family Residential District. The property  
13 use is non-conforming in the I-1 district,  
14 therefore requires rezoning. Mr. Monceaux, are  
15 you ready?

16 BY MR. MONCEAUX:

17           I'm ready.

18 BY MR. SAYBE:

19           Take it, sir.

20 BY MR. MONCEAUX:

21           Thank you. So my client, Mr. Jowers, would  
22 like to develop 11 single family homes on his  
23 piece of property. It's currently zoned an I-1,  
24 which would not conform with his plan. So we are  
25 asking for a rezoning to SF-2. Now on this piece

1 of property, if you look at the zoning map that's  
2 provided in your packet, is very near the airport  
3 clear zone, but not within the airport clear  
4 zone. So we spoke with Scott Gammel at England  
5 Airpark. Scott's only request of us was to add a  
6 note on the filing plat -- he actually showed up  
7 at the planning commission meeting when we were  
8 presenting the project to those folks -- and  
9 asked that we put a note on the plat notifying  
10 any buyers that there could be airport noise  
11 associated with living next to an airport. I  
12 felt that it was obvious, but we agreed to put a  
13 note on the plat. The airport didn't have any  
14 objection to it. We have taken this project  
15 through the Star Committee and the Rapides Area  
16 Planning Commission. Both of those committees  
17 have made a unanimous recommendation to approve  
18 the project. I will go on further to say that  
19 any time the request -- which we haven't done  
20 very often -- but when we do request rezoning, we  
21 go look around the area and see what the area  
22 looks like. The area looks like this  
23 development. There are large acre single family  
24 homes predominately through that corridor, in  
25 that area. From a zoning standpoint -- a lot of

1 those homes are outside the city limits, some of  
2 them are within. However, we feel like as you  
3 drive through that corridor, you feel like you  
4 are doing something consistent with what's going  
5 on out there. From a zoning standpoint, directly  
6 across Highway 1 from this piece of property is a  
7 large, large tract of land that is zoned SF-2.  
8 So although we are adjacent to an industrial site  
9 on the east, we are directly across the highway  
10 from an SF-2, to our south.

11 BY MR. SAYBE:

12 Any questions, Commissioners?

13 BY MR. SOPRANO:

14 No questions.

15 BY MR. SAYBE:

16 It looks like there's no opposition. You  
17 are Mr. Jowers, I presume; is that correct?

18 BY MR. JOWERS:

19 Correct.

20 BY MR. SAYBE:

21 And you are for the application?

22 BY MR. JOWERS:

23 Yes, sir.

24 BY MR. SAYBE:

25 Okay. I felt like you were. All right.

1 Let the minutes reflect there is no opposition to  
2 this application. We will now take it under  
3 advisement. Any comments, Commissioners? Anyone  
4 like to make a motion?  
5 BY MR. WHITE:  
6 I move that Mr. Jowers' application be  
7 granted from the I-1 to SF...  
8 BY MR. SAYBE:  
9 SF-2. Is that correct? To SF-2?  
10 BY MR. WHITE:  
11 Yes.  
12 BY MR. SOPRANO:  
13 Second.  
14 BY MR. SAYBE:  
15 Second. Moved by Mr. White and seconded by  
16 Mr. Soprano that this application be recommended  
17 for approval. All in favor signify by saying  
18 aye.  
19 BY MR. WHITE:  
20 Aye.  
21 BY MR. SOPRANO:  
22 Aye.  
23 BY MR. SAYBE:  
24 Any opposed? Okay. Let the minutes reflect  
25 that that item has passed unanimously before the

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commission. Thank you very much.

Minutes reviewed by commissioners.

BY MR. SAYBE:

It's been moved by Mr. Soprano and seconded by Mr. White that the minutes be approved as written. All in favor signify by saying aye.

BY MR. SOPRANO:

Aye.

BY MR. WHITE:

Aye.

BY MR. SAYBE:

Any opposed? Okay, the minutes are approved and I will sign them. The next item is a motion to adjourn. It's been moved by Mr. Soprano and seconded by Mr. White that the motion to adjourn be approved. All in favor signify by saying aye.

BY MR. SOPRANO:

Aye.

BY MR. WHITE:

Aye.

BY MR. SAYBE:

Okay, we are adjourned.

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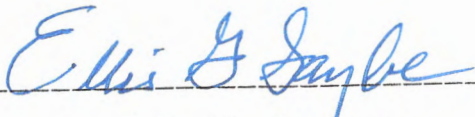
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GIVEN UNDER MY HAND AND SEAL OF OFFICE, on  
this, the 27th day of October, 2020.

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DORI ARD

  
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Acting Chairperson