



# Minutes

October 4, 2018

The City of Alexandria Zoning Commission met in the City Council Chambers on Monday, September 24, 2018, at 4:00 P.M. pursuant to requests for Zoning in accordance with Chapter 28 - §8.2 of the City's Land Development Code.

<b>Members Present:</b>	Mr. Ellis Saybe, Chairperson Mr. Damon Bernard Mr. George White Mr. Chad Soprano Mrs. Jo Betty Sterkx
Planning Director:	Mrs. Delores Brewer
Zoning Analyst:	Mrs. Ruth Basco Mrs. Angela Guillot
Legal Counsel:	Mr. Bob Bussey
Absent:	Mr. Jay Lynch

Mr. Saybe called the meeting to order at 4:00 P.M. A roll call was taken and a quorum was present.

Mr. Saybe read Item #1 on the agenda - an application has been submitted on behalf of Ahrens Real Estate Group, LLC represented by Daniel Ahrens of 1234 Texas Avenue, Alexandria, Louisiana requesting a REZONING of the properties located at 1302 and 1330 TEXAS AVENUE, ALEXANDRIA, RAPIDES, LOUISIANA. The property description is:

LOT 1 PARK LAND CO. ADDITION 135.2 TEXAS AVENUE SECTION .33-4N-01W  
\*\*\* PARCEL I.D. #24-33-35245-3\*\*\*

LOT 45" ON TEXAS AVENUE SECTION 33-04N .01W X 150' PARCEL I.D.  
\*\*\* 24-33-35245-2\*\*\*

Mr. Saybe introduced the commissioners and explained the process. He informed Mr. Ahrens that the commission recommendation is only an advisory; however, the City Council decision is binding. Mrs. Delores Brewer stated that once the recommendation has being approved by the commissioners she will complete a fact sheet and submit the recommendation to the City Council for approval.

Mr. Saybe explained to everyone that the property was formerly the old Midas building on the corner of Jackson and Texas Avenue and that the property was currently zoned a B-3 (General Business District) and that Mr. Ahrens is requesting to rezone the property to C-2 (General Commercial District) to open a restaurant and sell alcohol.

Mr. Saybe invited Mr. Ahrens to the podium to introduce himself. Mr. Ahrens explained his plans for the current property. Mr. Saybe asked if Mr. Ahrens had spoken with any of the neighbors because no one was there in opposition of the item. Mr. Ahrens stated that he has not had any opposition to his plans. Mrs. Delores Brewer thanked Mr. Ahrens for taking the property and developing the corner. She explained that the site where the restaurant will be located is already a C-2; however, the shopping center located behind the property is not. Mr. White complimented Mr. Ahrens on demolishing the old Midas building.

Mr. Saybe entertained a motion from Mr. Chad Soprano that the application be recommended for approval and Mrs. Jo Betty Sterkx seconded the motion. Mr. Saybe opened the floor up for decision. No discussion was made and the commission unanimously voted that the item on the agenda be recommended to the City Council for approval.

Mrs. Delores Brewer asked Mr. Saybe what type of restaurant will be at the site. Mr. Ahrens stated that he could not disclose the type of restaurant because he is currently in negotiations with the potential franchise. Mr. Ahrens stated that the restaurant is out of Lafayette and they will serve items such as po'boys, seafood, and draft beer and have a similar atmosphere as Spirit's restaurant. Mr. Ahrens stated that he felt central Louisiana is missing presence of local restaurants with homegrown concepts and that most of Alexandria is populated with chain restaurants. He said the restaurant he is negotiating with has only three other locations in Louisiana and this would be the restaurant's first franchise.

Item number 2 on the agenda was to approve the minutes from July 10, 2018 meeting. Mr. Soprano made a motion that the minutes be approved and the motion was seconded by Mrs. Sterkx. All members were in favor.

Mr. White made a motion to adjourn the meeting and the motion was seconded by Mr. Bernard.

  
Chairman, Zoning Commission