



# Minutes

June 25, 2019

The City of Alexandria Zoning Commission met in the City Council Chambers on Monday, June 24, 2019 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:	Mr. Robert Weeks
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 explained the process of the order of business and informed the applicants that the commission recommendation is only an advisory; however, the City Council decision is binding.

Mr. Saybe read Item #1 on the agenda - an application has been submitted on behalf of Cenla Focus LLC, requesting a rezone of parcels located at 5824, 5828 and 5832 JACKSON STREET, ALEXANDRIA, RAPIDES, LOUISIANA. The property description is:

ALL OF LOTS 23, 24, 25 OF THE REVISION OF LOTS 10 THRU 20 OF HENRY H. JAMES SUBDIVISION (PLAT BK 8, PG. 185 OF THE RECORDS OF RAPIDES PARISH), LESS AND EXCEPT THAT PORTION OF SAID LOT 25 GRANTED AS RIGHT AWAY TO THE STATE OF LA. FOR STATE PROJECT NO. 368-03-15 JACKSON STREET (1208-3) IN CONVEYANCE BK 707, PG 46 OF THE RECORDS OF RAPIDES PARISH.

Mr. Saybe explained that Mrs. Lisa Harp would like to rezone the property from a B-2 (Community Business) to C-1 (Limited Commercial). He invited Mrs. Harp to the podium to discuss the application. Mrs. Harp, 704 Tanglewood – Alexandria, LA, stated that most of the properties around her is a C-2 (General Commercial) and she feels that if the properties are rezoned to C-1 (Limited Commercial) it will increase the property value.

There was no one in opposition of the application. Mr. Saybe stated that he is familiar with the property and that it is surrounded on three sides by C-2 (General Commercial) Districts and he is happy to receive an application for a C-1(Limited Commercial) District. He thinks it is appropriate giving the location and surrounding business. Mr. Saybe called for a motion. Mrs. Jo Betty Sterkx made a motion for the approval of the application and Mr. Chad Soprano second the motion. All members were in favor. Mr. Saybe informed the applicant that the application would be recommended to the City Council.

Mr. Saybe read Item #2 on the agenda - an application has been submitted by Sagrado G. Mendoza requesting a rezone of parcel of land located at 6200 THIRD STREET, RAPIDES, LOUISIANA. The property description is:

A CERTAIN TRACT OF LAND CONTAINING 46.6 ACRES, MORE OF LESS, LOCATED IN [PART OF LOT 2 OF THE OAKDALE PLANTION SITUATED IN SECTION 6&7 OF TOWNSHIP 4 NORTH, RANGE 1 EAST AND SECTION 70 OF TOWNSHIP 4 NORTH, RANGE 1 WEST] IN THE CITY OF ALEXANDRIA, RAPIDES PARISH, LOUISIANA.

Mr. Saybe invited Mr. Mendoza to the podium to speak. Mr. Mendoza requested that Mr. Shannon Basco speak on his behalf. Mr. Shannon Basco – 572 Mora Gorum Road, Cloutierville, Louisiana. Mr. Saybe asked Mr. Basco for the reason that Mr. Mendoza would like to rezone the property. Mr. Basco stated that Mr. Mendoza owns 300 acres adjacent to this property and the AG (Agricultural) property is in the middle of the entire 300 acres. Mr. Mendoza would like to combine everything and make it complete to attract more jobs and more people to the area. Mr. Basco stated that there is also a church that was run down and dilapidated on the 300 acres that Mr. Mendoza restored and now there are many active members that attend. Mr. Mendoza would like to eventually move things around on the property but there's one piece of AG (Agriculture) land that is right in the middle and is a hindrance. He does not want to put a business on the property right now but would like the entire 300 acres to be (I-1) Light Industrial. Mr. Mendoza presented a map of the property he would like rezoned. Mr. Saybe explained to Mr. Basco that he does not have a problem with the application in general however there is a house right in the middle that is surrounded by agricultural land and if approved he would be surrounded by a light industrial district. Mr. Saybe asked Mr. Basco since there is no immediate plans for the property, do the entire property need to be rezoned or would Mr. Mendoza be comfortable leaving the parts surrounding the house as agricultural land? Mrs. Ruth Basco explained that he would need to subdivide the land and Mr. Saybe agreed but asked if Mr. Mendoza would consider amending the application. Mr. Mendoza agreed to amend his application. There was no one present to speak in support of the application.

Mr. Carl Breaux, Jr. - 6323 Third Street, Alexandria, LA, is in opposition of the application. Mr. Breaux explained that he felt that he was being closed in on his property. He stated that he had room when he first moved there and now it's a used car lot. Mr. Saybe explained to Mr. Breaux that all four sides of his property will remain agricultural. Mr. Breaux agreed to the amending of the application. Mr. Robert Weeks stated that it is an estimate of 900 feet from Third Street. Mr. Saybe noted that the application had been amended to reflect that the front 900 feet of the application from Third Street would be exempt and remain AG (Agricultural Land) and the rear portion of the 46.6 acres would be recommended to be rezoned I-1 (Light Industrial).

Mr. Weeks explained to Mr. Saybe that Mr. Mendoza will definitely have to have the property surveyed and subdivided however this will not hold up his zoning application process. Mr. Soprano made a motion for the approval of the amended application and Mrs. Sterkx second the motion. All members were in favor.

The next item on the agenda is to approve the minutes from March 25, 2019 zoning commission meeting. Mr. George White made a motion that the minutes be approved and the motion was seconded by Mr. Damon Bernard. All members were in favor.

Mr. Saybe called for any other business. Mr. Gerber Porter, Councilman of District 2, approached the podium. He informed the commission that he was approached by a constituent regarding 4001 Lakeside Drive. Mr. Porter stated that the owner had applied for a change in zone to open a manufacturing business for waste containers. He was told that rezoning the property would be considered spot zoning. Mr. Porter asked for clarification of spot zoning. Mr. Saybe explained the definition of spot zoning. He explained that the application was never submitted to the zoning commission. Mrs. Basco explained that the owner moved his Industrial Business into a Commercial District and the use was not allowed. Mr. Weeks stated that there is nothing industrial adjacent to the property. There is a Multi-Family adjacent but no industrial. Mrs. Angela Guillot explained that the previous business was a manufacturing business and the use was grandfathered in however once the business closed the use was no longer allowed. Mr. Weeks explained that even though the previous business use was allowed we have to consider the future use. Mr. Porter asked that at some point in the past was the property zoned Industrial. Mr. Weeks stated not necessary and Mrs. Basco stated we would have to research it and see if there was an ordinance for changing the zone. Mr. Porter verified with the Commission that the application was never submitted to the Zoning Commission. Mrs. Guillot explained to Mr. Porter that the previous Planning Director did not approve the application to recommend to the Zoning Board. Mr. Porter stated that he will share that information with his constituent. Mr. Weeks informed us that he spoke to a realtor earlier this year that asked about having this property rezoned. He stated this is our recommendation, based on what is zoned around it and the type of business, specifically because of the educational facility and also the multifamily district behind the property that will be affected. Mr. Porter mentioned that there are some fast food restaurants in the area also. Mrs. Basco stated that the main issue is that it is classified as an industrial use in a commercial zone.

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

  
Chairman, Zoning Commission