

**MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCILMAN OF THE CITY OF GONZALES,
STATE OF LOUISIANA, TAKEN ON MONDAY, OCTOBER 28, 2024, 5:30 P.M.,
AT CITY HALL, 120 S. IRMA BLVD, GONZALES, LA 70737.**

MEMBERS PRESENT:

R. Ryland Percy, III, Mayor
Councilman Tyler Turner
Councilman John A. Berthelot

Councilman Tim Riley
Councilman Kirk Boudreaux
Councilman Harold Stewart

MEMBERS ABSENT: NONE

ALSO PRESENT:

Brandon Boylan, City Clerk & Finance Director
Jamie Schutte, City Attorney
Terri Delatorre, Administrative Secretary

Final Vote on Ordinance No. 4250:

ORDINANCE INTRODUCED

October 14, 2024

ORDINANCE # 4250

AN ORDINANCE AMENDING THE CODE OF ORDINANCE, CHAPTER 22. ZONING, SEC. 22-2 ZONING DISTRICTS. TO APPROVE THE REQUEST OF SOUTHERN LIFESTYLE DEVELOPMENT TO REZONE THE UNDEVELOPED TRACT A-1-A-3, BEING APPROXIMATELY 21 ACRES, FROM R-6 (RESIDENTIAL SINGLE FAMILY) TO TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT).

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance of the City of Gonzales be amended as follows:

Chapter 22. ZONING

Sec 22-2. Zoning districts.

The undeveloped tract A-1-A-3, as indicated on the attached map, within the Conway Development, being approximately 21 acres, from R-6 (Residential Single Family) to TND (Traditional Neighborhood Development).

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

ORDINANCE ADOPTED: OCTOBER 28, 2024

Final Vote on Ordinance No. 4251:

ORDINANCE INTRODUCED

October 14, 2024

ORDINANCE # 4251

AN ORDINANCE AMENDING THE CODE OF ORDINANCE, CHAPTER 22 - ZONING. 22-2 ZONING DISTRICTS, (b) DISTRICT REGULATIONS, (AMEND) (17) C-1 DISTRICT REGULATIONS. COMMERCIAL (a) ALLOWED USES., (18) C-2 DISTRICT REGULATIONS. COMMERCIAL, (a) ALLOWED USES.,

(19) C-MS DISTRICT REGULATIONS. MAIN STREET COMMERCIAL, (a) ALLOWED USES., (20) E-1 DISTRICT REGULATIONS. EMPLOYMENT, (a) ALLOWED USES:

BE IT ORDAINED, by the Mayor and Councilman of the City of Gonzales, Louisiana:

That the Code of Ordinance of the City of Gonzales be amended as follows:

Chapter 22. ZONING

22-2 Zoning Districts

22-2 (b) *District Regulations.*

1. (AMEND)

22-2 (b)(17) *C-1 district regulations.* Commercial.

(a) *Allowed Uses*

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales, except: tobacco shops, vape shops, retailers selling items designed for inhalation not FDA approved (SUP required); all vehicle sales; all water-oriented.

(TO READ)

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales; all vehicle sales; all water-oriented.

2. (AMEND)

22-2 (b)(18) *C-2 district regulations.* Commercial.

(a) *Allowed Uses*

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales, except: tobacco shops, vape shops, retailers selling items designed for inhalation not FDA approved (SUP required); all vehicle sales; all water-oriented

(TO READ)

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales; all vehicle sales; all water-oriented.

3. (AMEND)

22-2 (b)(19) *C-MS district regulations.* Main Street.

(a) *Allowed Uses*

3. *Allowed commerce use categories.* All commercial parking (SUP required); all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all overnight lodging; all personal service; all restaurant/bar; all retail sales, except: tobacco shops, vape shops, retailers selling items designed for inhalation not FDA approved, convenience store with gas (SUP required), all vehicle sales (SUP required); all water-oriented (SUP required).

(TO READ)

3. *Allowed commerce use categories.* All commercial parking (SUP required); all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all overnight lodging; all personal service; all restaurant/bar; all retail sales; convenience store with gas (SUP required); all vehicle sales (SUP required); all water-oriented (SUP required).

4. (AMEND)

22-2(b)(20) E-1 district regulations. Employment.

(a) Allowed Uses

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales, except: tobacco shops, vape shops, retailers selling items designed for inhalation not FDA approved (SUP required); all vehicle sales; all water-oriented.

(TO READ)

3. *Allowed commerce use categories.* All commercial parking; all day care; all indoor recreation, except: adult oriented establishment (prohibited); all medical; all office; all outdoor recreation (SUP required) except: campground, travel trailer park, RV park (prohibited), hunting and fishing preserve (prohibited), retreat center (prohibited); all overnight lodging; all passenger terminal (SUP required); all personal service; all restaurant/bar; all retail sales; all vehicle sales; all water-oriented.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

ORDINANCE ADOPTED: OCTOBER 28, 2024

Motion by Councilman Kirk Boudreaux, seconded by Councilman John A. Berthelot, to approve revision to the Conway Development Concept Plan.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Tyler Turner, to approve the minutes of a Public Hearing of the Mayor and City Council taken on October 14, 2024.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman Kirk Boudreaux, seconded by Councilman Harold Stewart, to approve the minutes of a Regular Meeting of the Mayor and City Council taken on October 14, 2024.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman John A. Berthelot, seconded by Councilman Tim Riley, to award the contract to GM Builders in the amount of \$369,784.21 for the Municipal Park Pickleball Court project.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman Tyler Turner, seconded by Councilman John A. Berthelot, to approve a City Facility Standard Contract and Rate Schedule.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Tyler Turner, to approve a Servitude Agreement with Ascension Parish School Board for Freeland Jackson Center electricity and gas installations.

YEAS: Councilman Tyler Turner, Councilman John A. Berthelot, Councilman Tim Riley,
Councilman Kirk Boudreaux, Councilman Harold Stewart

NAYS: NONE

ABSENT: NONE

Motion by Councilman Tim Riley, seconded by Councilman Kirk Boudreaux, to introduce Ordinance No. 4252: an Ordinance containing ten (10) technical amendments to Chapter 20 – Utilities Code of Ordinances.

Public Hearing and final vote on this foregoing amendment to be taken at the next City Council meeting scheduled for November 11, 2024, at 5:30 pm.

Motion by Councilman John A. Berthelot, seconded by Councilman Tyler Turner, to approve Halloween Trick or Treating in the City of Gonzales for Thursday, October 31, 2024, from 6:00 pm – 8:00 pm.

Brandon Boylan, Finance Director, stated the City Council Members have been provided with a copy of the revenue and expense compared to budget report in their packets. The City is within budget. No discussion was required or requested by the City Council Members.

Justin Dupuy, the City's Building Official, announced that there would be a Public Hearing of the Planning Commission on Tuesday, October 29, 2024, at 5:30 pm to consider the preliminary plat for Reserve at Conway Phase 4, creating 159 lots, consisting of approximately 56 acres, located near the intersection of Hwy. 44 and Hwy. 941 and the preliminary plat for The Village at Conway Phase 3, creating 122 lots, consisting of approximately 21 acres, located near the intersection of Hwy. 44 and Hwy. 941.

There being no further business to come before the City Council and upon a motion duly made and seconded, the Meeting was adjourned.



R. Ryland Percy, III, Mayor

ATTEST:



Brandon Boylan, Interim City Clerk