City of St. George, Louisiana

Zoning Commission

Minutes

Monday, September 21, 2026 immediately after Planning Commission (starts at 5:00pm)
St. George City Hall, 11207 Proverbs Ave, St. George, LA 70816

1. **Call to Order**. Billy Aguillard called the meeting to order at 5:02 pm.

2. **Roll Call**

Commissioners Present
Travis Thornton, Vice Chair
Billy Aguillard, Chair
Jason McAllister
Bobby McKey

Commissioners Absent
Laurie Nelson Marien

Others Present
Bryant Dixon, Planning Director
Rachel Zhou, Senior Planner
Collin Lindrew, Senior Planner
Maggie Smith, Planner
Joann Nguyen, Planning Technician

3. **Minutes**. Travis Thornton moved to approve the August 31, 2026 minutes; Jason McAllister seconded. Without objection, the minutes were approved.

4. **Public Hearing**

   a. **SP-26-0008 Site Plan at 9701 Bluebonnet Blvd:** This 4.76-acres property is located on Lots 7-A, 7-B and 7-C of Highland Estates property, in Sec 70, T8S, R1E, GLD, EBR. The applicant requests a site plan to construct three retail/restaurant buildings (totaling 34,225 sq ft) with associated parking, drives, and supporting appurtenances in the MX-4 Mixed Use Regional Zoning District. (Applicant/Owner: America Homeland, LLC) *(Deferral requested by applicant)*

   Chair Aguillard asked whether the applicant was present, and Bryant Dixon confirmed that the applicant was not in attendance.

   Staff requested that the item be removed from the agenda until the applicant was ready to proceed, noting that reapplication would not be required and the item could be scheduled for a future meeting when ready.

   Motion to defer indefinitely and remove from the agenda: Travis Thornton, seconded by Jason McAllister.

   Motion passed and SP-26-0008 was deferred indefinitely and removed from the agenda.

   b. **CU-26-0012 Conditional Use Permit at 16645 Highland Road, Suite J:** This 1.93-acre property is located on Lot C-1-A-1 of Heritage Estates, in Sec 61, T8S, R2E, GLD,

EBR. The applicant requests a conditional use permit for retail sale of alcoholic beverages at an indoor commercial recreational facility in the MX-2 Mixed Use Neighborhood Zoning District. (Applicant: Patrick Hood, Golf Haven, LLP on behalf of McKay Properties, LLC)

Patrick Hood requested approval to sell alcoholic beverages at a golf simulator facility.

Chair Aguillard opened the public hearing.

Councilmember Max Himmel asked the applicant about the business location, how long it had been open, and whether parking had been an issue. The applicant stated the business had been operating since May 18th and that parking had not been a problem.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton, seconded by Jason McAllister.

All in favor, motion passed and CU-26-0012 was recommended for approval.

c. **T-26-0010 Gas Sales/Gas Stations:** Amend Title 7 Unified Development Code (UDC) to update regulations for convenience stores with gasoline sales/gas station and provide for related matters.

Bryant Dixon stated the amendment would remove the existing restriction limiting gas stations to four pumps.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton, seconded by Jason McAllister.
All in favor, motion passed and T-26-0010 was recommended for approval.

d. **T-26-0011 Maximum Height:** Amend Title 7 Unified Development Code (UDC) to update regulations for maximum height and provide for related matters.

Bryant Dixon stated the amendment would establish a citywide building height limit of 85 feet, with any proposed structure exceeding that height requiring approval through the conditional use permit process.

Chair Aguillard opened the public hearing. No one spoke.

Chair Aguillard closed the public hearing.

Motion to recommend approval: Travis Thornton, seconded by Jason McAllister.
All in favor, motion passed and T-26-0011 was recommended for approval.

5. Other Business: Bryant Dixon announced a workshop on September 28th from 12:00 to 2:00 p.m. to review the Comprehensive Land Use Plan with the consultants. He also announced a public open house on September 29th from 5:00 to 7:00 p.m. at the St. George fire station, where residents can learn more about the plan and its recommendations.

6. **General and Public Comments**: Councilmember Max Himmel asked about the status of the proposed development on Hoo Shoo Too Rd, and Commissioners clarified that the project remains scheduled for the regular meeting on October 5th and was not part of the special meeting.

7. **Adjournment**. Travis Thornton moved to adjourn; Jason McAllister seconded. Without objection, the meeting was adjourned at 5:12pm.