

**ZBA PUBLIC HEARING – OCTOBER 16, 2019**

**MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, October 16, 2019  
**TIME:** 1:00 p.m.  
**LOCATION:** Government Plaza Chamber  
 505 Travis Street  
 Shreveport, LA 71101

1. **Open Meeting** (*Meeting is being recorded*)
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – September 18, 2019 APPROVED**

**SCHEDULED PUBLIC HEARINGS**

6. **CASE NUMBER 19-300-BAP APPEAL**

[Interactive Map](#)

**PLANNER:** Adam Bailey  
**City Council District:** N/A  
**Parish Commission District:** 8/Middleton

Applicant: BLANCHARD, WALKER, O'QUINN, & ROBERTS  
 Owner: Shreveport Commercial Properties, LLC  
 Location: 1039 Kay Lane (South side of Kay Lane, approximately 630 feet east of Youree Drive)  
 Existing Zoning: **I-1, R-A**  
 Request: **Appeal Administration Decision**  
 Proposed Use: **N/A**  
**DEFERRED FROM THE JULY 17<sup>TH</sup>, 2019 PUBLIC HEARING**  
**DEFERRED AND CONTINUED TO THE JANUARY 15<sup>TH</sup>, 2019 PUBLIC HEARING**

7. **CASE NUMBER 19-303-BAP SIGN VARIANCE**

[Interactive Map](#)

**PLANNER:** Alice Correa  
**Parish Commission District:** 9/Atkins

Applicant: WILLIS-KNIGHTON HEALTH SYSTEM  
 Owner: Willis-Knighton Health System  
 Location: 1811 E Industrial Loop (SE corner of E Bert Kouns Industrial Loop and Kings Hwy)  
 Existing Zoning: **IC**  
 Request: **Sign Variance**  
 Proposed Use: **Existing Medical Office**  
**APPROVED**

8. **CASE NUMBER 19-304-BAP VARIANCE**

[Interactive Map](#)

**PLANNER:** Jake Palant  
**City Council District:** N/A  
**Parish Commission District:** 2/Johnson

Applicant: JAYNE TAPPE  
 Owner: John Youngblood  
 Location: 5787 Pine Hill Rd (South side of Pine Hill Road, approximately 420 feet east of Linda Lane)  
 Existing Zoning: **R-A**  
 Request: **Variance to Lot Width**  
 Proposed Use: **Single-Family Residential**  
**APPROVED**

9. **CASE NUMBER 19-305-BAP VARIANCE**

[Interactive Map](#)

**PLANNER:** Jake Palant  
**City Council District:** N/A  
**Parish Commission District:** 2/Johnson

Applicant: TINA DANVER  
 Owner: Tina Danver & Scott Nelson  
 Location: 5807 Pine Hill Rd (South side of Pine Hill Road, approximately 312 feet east of Linda Lane)  
 Existing Zoning: **R-A**  
 Request: **Variance to Lot Area**  
 Proposed Use: **Single-Family Residential**  
**APPROVED**

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10. [CASE NUMBER 19-317-BAC VARIANCE](#)

[Interactive Map](#)

**PLANNER:** Manasvini Thiagarajan  
**City Council District:** G/Bowman Jr.  
**Parish Commission District:** 2/Johnson

Applicant: BLANCHARD, WALKER, O'QUINN, & ROBERTS  
 Owner: Raspberry Commercial Properties, LP  
 Location: 6900 blk Westport Ave (North side of Westport Ave., approximately 500 feet of Caravan Rd)  
 Existing Zoning: I-2  
 Request: **Sign Variance**  
 Proposed Use: **Truck Stop Billboard**  
**DEFERRED FROM THE SEPTEMBER 18<sup>TH</sup>, 2019 PUBLIC HEARING**  
**DEFERRED AND CONTINUED TO THE NOVEMBER 20<sup>TH</sup>, 2019 PUBLIC HEARING**

11. [CASE NUMBER 19-318-BAC VARIANCE](#)

[Interactive Map](#)

**PLANNER:** Jake Palant  
**City Council District:** C/Nickelson  
**Parish Commission District:** 8/Middleton

Applicant: CAROL COTTEN  
 Owner: Benjamin Cotten  
 Location: 1709 Captain Shreve Dr (East of Captain Shreve Drive, approximately 200' south of Bayou drive)  
 Existing Zoning: R-1-7  
 Request: **Carport**  
 Proposed Use: **Car Port**  
**DEFERRED AND CONTINUED TO THE NOVEMBER 20<sup>TH</sup>, 2019 PUBLIC HEARING**

12. [CASE NUMBER 19-319-BAC SIGN VARIANCE](#)

[Interactive Map](#)

**PLANNER:** Alice Correa  
**City Council District:** E/Flurry  
**Parish Commission District:** 10/Chavez

Applicant: XPRESS CAR WASH  
 Owner: Cordell Properties, LLC  
 Location: 404 Bert Kouns Industrial Loop (NW corner of Bert Kouns Industrial Loop and Linwood Ave.)  
 Existing Zoning: C-3  
 Request: **Sign Area Variance**  
 Proposed Use: **Car Wash**  
**DEFERRED AND CONTINUED TO THE NOVEMBER 20<sup>TH</sup>, 2019 PUBLIC HEARING**

—end of public hearing—

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- 13. Old Business
  - 14. New Business
  - 15. Other Matters to be Reviewed by the Commission
  - 16. Chair / Board Member's Comments
  - 17. Adjournment