

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
March 20, 2024**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, March 20, 2024 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Durwood Hendricks  
Bernie Woods  
Melissa Anderson  
Michael Brannan  
Madison Poche

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Emily Trant, Land Development Coordinator  
PeiYao Lin, Community Planner 1  
Kamrin Hooks, Executive Assistant/Planner 1  
Tanner Yeldell, City Attorney's Office  
Christian Terrell, Planner 1

**Members Absent**

Alan Berry, Chair  
JaCoby Marshall

The hearing was opened with prayer led by Mr. Hendricks. The Pledge of Allegiance was led by Mr. Hendricks.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to clearly state their name & mailing address. Comments on any item not on the agenda will be limited to 3 minutes at the end of our public hearing.

All decisions rendered by the Zoning Board of Appeals are subject to appeal to the District Court. Appeals must be filed within 10 days from the date a decision is rendered by the Zoning Board of Appeals.

► **APPROVAL OF MINUTES**

**A motion was made by Mr. Woods, seconded by Ms. Anderson, to approve the minutes of the February 21, 2024, public hearing as submitted.**

**The motion was adopted by the following 3-0 vote: Ayes: Messrs. HENDRICKS, & WOODS, and Meses. ANDERSON. Nays: None. Abstain: Messrs. BRANNAN and Meses. POCHE. Absent: Messrs. BERRY, & MARSHALL.**

► **PUBLIC HEARING**

**CASE NO. 24-2-BAC VARIANCE**

Applicant: LED Design Studio  
Owner: Graceway Fellowship Of Shreveport  
Location: 4761 BERT KOUNS INDUSTRIAL LOOP (S side of Bert Kouns Ind. Lp, approx. 300' E of Green Forest Rd)  
Existing Zoning: R-1-7  
Request: Variance to sign requirements  
Proposed Use: LED pole sign

**Representative &/or support:**

**Peyton Childs 5303 E Texas St, Bossier City, LA, 71111**

Childs stated that he was the representative for Graceway Church, and they want to put up a digital sign where the existing pole sign is located. He stated that the digital face would be no bigger than what is out there currently. He stated that a 6' tall monument sign would not be seen from the street because of the elevation differences in the area. WOODS asked if the sign was an LED sign. Childs stated that it was an LED sign with ID on top of it.

**Frank McConnell 9301 Green Forest Rd, Shreveport, LA, 71118**

McConnell asked if the sign size would be bigger and affect the surrounding community, HENDRICKS stated that it would be the same size as the existing sign out there currently and it would not affect his home. CLARKE confirmed that it would not affect McConnell's property.

**Opposition: NONE.**

**Rebuttal:**

**Peyton Childs 5303 E Texas St, Bossier City, LA, 71111**

Childs stated that the sign is only about 3' tall and 8' wide.

**A motion was made by Mr. Brannan, seconded by Mr. Woods, to approve application.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BRANNAN, HENDRICKS, & WOODS, and Meses. ANDERSON, & POCHE. Nays: None. Absent: Messrs. BERRY, & MARSHALL.**

**CASE NO. 24-1-BAC VARIANCE**

Applicant: Hammes Healthcare  
Owner: HPIV Shreveport SUB I, LLC  
Location: 1500 LINE AVE (SW lot of Line Ave & Jordan St.)  
Existing Zoning: IC  
Request: Setback variance  
Proposed Use: Existing Health Care Facility Expansion

**Representative &/or support:**

**Stephen Grinnan 9014 Liptonshire Dr, Dallas, TX, 75238**

Grinnan stated that they want to expand the sterile processing department and it's needed to continue serving the needs of the hospital and its patients. He stated that the size of the expansion is because of the size of the equipment needed. He stated that with the adoption of the UDC, the property was rezoned to C-UC, and then they rezoned it to IC. He stated the setback variance will not affect any of the neighbors. Grinnan stated that MPC acknowledges that the adoption of the UDC is what creates hardships with the property and the setback issue with expansion. He stated that the expansion would not be viable in any other direction, but they do think it is compatible with the surrounding areas. He stated that the hospitals life and safety code would be triggered if they built to the east.

**David Ransom 693 Gulf Shores Dr, Frisco, TX, 75036**

Ransom stated that moving to the west is the only viable option.

**Devin Jenkins 1500 Line Ave, Shreveport, LA, 71101/ 330 Country Place, Stonewall, LA, 71078**

Jenkins stated that sterile processing is important with a surgery hospital and this expansion is the only way to keep up with the amount of surgeries they have.

**Opposition: NONE.**

**A motion was made by Ms. Anderson , seconded by Mr. Woods, to approve application.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, MARSHALL, & WOODS, and Mses. ANDERSON. Nays: None. Absent: Messrs. BERRY, & MARSHALL.

**END OF PUBLIC HEARING**

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

CLARKE welcomed new ZBA members Madison Poche and Melissa Anderson to the Board.

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

**MEETING ADJOURNED 3:19 p.m.**

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**Alan Berry, Chairman**

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**Bernie Woods, Secretary**