

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
September 18, 2024**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, September 18, 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**

Alan Berry, Chair  
Bernie Woods  
Michael Brannan  
Melissa Anderson  
Madison Poche

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Kamrin Hooks, Executive Assistant/Planner 1  
Reginald Jordan, Zoning Administrator  
Jomari Smith, Planner 1  
Emily Trant, Land Development Coordinator  
Tanner Yeldell, City Attorney's Office

**Members Absent**

Barrington Gibson III  
Durwood Hendricks

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

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 August 21, 2024 public hearing as submitted.**

**The motion was adopted by the following 4-1 vote: Ayes: Messrs. BERRY, & WOODS, and Meses. ANDERSON, & POCHE. Nays: None. Absent: Messrs. GIBSON, & HENDRICKS. Abstain: Messrs. BRANNAN**

► **PUBLIC HEARING**

**CASE NO. 24-19-BAC VARIANCE**

Applicant: Larkin Development  
Owner: Larkin Development  
Location: 0 Flounoy Lucas Rd (SE Corner of E Flounoy Lucas Rd & Forbing Ridge Rd)  
Existing Zoning: R-1-7 (PUD)  
Request: Variance - Sign Regulations

**Representative &/or support:**

**Timothy Larkin 103 Chesterton Court, Bossier City, LA, 71111**

Larkin stated he is a developer and owner of the property where the sign is located. He stated the current sign was put up within the last year and sits by itself on one 37-acre tract. He stated its purpose is to call attention to where you turn into Esplanade. Larkin stated the sign was built to satisfy sign dimensions. Larkin stated field surrounds the sign and the nearest home is 1000 feet away. He stated he requested to have the sign raised 14 inches to keep mowers and grass off it. Larkin stated he realizes now that the dimensions are from the ground up. He stated the sign itself

*draft*

meets specifications and he would like to leave the sign as is. BERRY asked the length of time a temporary sign is allowed. JEAN clarified that for construction signs it is while the construction is in place. JEAN asked Larkin if the sign was intended to deal with the entire Esplanade development construction and any construction related to it to which Larkin stated yes. BERRY asked how many feet off the road it is to which Larkin stated it is 60 feet off the right of way.

**Opposition:**

**David Hackney 9660 Railsback Ridge, Shreveport, LA, 71106**

Hackney stated he lives in Esplanade and bought a house from Larkin. He stated this has nothing to do with whether anyone likes the sign but what complies with the code. Hackney stated the property the sign is on is 37 acres and not physically attached to Esplanade. He stated there is a Caddo levy district land in between and these are separate pieces of property. He also stated this is supposed to be a construction site. He stated the sign does not say anything about construction and it appears Larkin is trying to sell lots. Hackney stated he does not see the linkage between construction and buying a lot. He referenced an ordinance table 9.6.C.1. Hackney stated the sign is being called an Additional Sign for Construction Activity but believes it is a Real Estate Activity sign, neither of which requires a permit. Hackney stated that 9.6.C says no such exempt sign can advertise any off-premises operations or services. He stated the sign is on a piece of property where there is no construction going on and residential, street, and sewer construction has been done. He stated house construction is ongoing but is not part of Larkin's operation, rather those of people who have bought lots and are building their own house. WOODS asked if Hackney has a problem with the 14 inches to which Hackney stated it was closer to a 24-inch problem and the right ordinance isn't being referenced for this issue. BERRY clarified that the height is what Larkin was sited for and is what is being brought before the Board. Hackney stated he supports the MPC's staff recommendation to deny. JORDAN confirmed what Larkin was being sited for. POCHE stated the Board was advised it is a free-speech gray area for the board determining the content of the sign and the next step would be filing an appeal with the Zoning Administrator who determined originally which category the sign was in. POCHE stated it was not quite the Board's jurisdiction.

**Rebuttal:**

**Timothy Larkin 103 Chesterton Court, Bossier City, LA, 71111**

Larkin stated part of the zoning restriction stipulation was for the development to have only one entrance. He stated the construction vehicles did not know the way to get in and it was difficult because the entrance is accessible on only one side of the road. He stated there had to be something that told people where to get it in. Larkin stated he did not receive any complaints about the sign other than from the MPC and the Louisiana Real Estate Commission.

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

**The motion was adopted by the following 4-1 vote: Ayes: Messrs. BERRY, BRANNAN, & WOODS, and Meses. ANDERSON. Nays: Meses. POCHE. Absent: Messrs. GIBSON, & HENDRICKS**

**CASE NO. 24-22-BAC VARIANCE**

Applicant: Roul's Food Mart and Deli Inc.  
Owner: Roul's Food Mart and Deli Inc.  
Location: 1830 LINE AVE (nw corner of Line Ave and Olive St)  
Existing Zoning: C-UC  
Request: Variance - Sign Type

**Representative &/or support:**

**Thor Holder 1325 Barksdale Blvd Ste.101, Bossier City, LA, 71111**

Holder stated his client Roul's Food Market wants a sign at 1830 Line Avenue. He stated it is surrounded by other businesses including Circle K. Holder referred to an image showing the current heights of signs for surrounding businesses and that Roul's is in a district that only wants signs up to eight feet tall and the view triangle is only three feet tall. He stated this is not practical and they are proposing to have a pylon that is 20 feet tall comparable to those around it which would provide a safety opportunity where cars' view would not be obstructed.

**Opposition: NONE.**

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POCHE stated her concern that the other signs similarly high are nonconforming and if this sign was created it would become conforming. POCHE asked if there were options available that if it was put into place, it could be tied to the business rather than permanently conforming in the location. BERRY said that was likely a no. JORDAN stated the Board can choose what stipulations they want on the sign. BERRY asked if the lot was zoned differently than the Circle K lot and when the Circle K sign was approved. BERRY asked if the Circle K sign predates the ordinance. TRANT stated the current zoning C-UC does not allow pole signs and the existing signs were permitted under the old code. BERRY clarified if Circle K was considered a pole sign to which TRANT stated yes. POCHE stated her worry about it becoming permanently conforming and suggested postponing a month to see if other design options are available and suggested the bushes could be cut. JORDAN reiterated that monument signs in the sight triangle can only be three feet tall.

**Rebuttal:**

**Thor Holder 1325 Barksdale Blvd Ste.101, Bossier City, LA, 71111**

Holder stated the problem stated putting the sign in the view triangle would put it right on the building itself. He stated he went over alternative design options that also posed viewing problems.

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

**The motion was adopted by the following 4-1 vote: Ayes: Messrs. BERRY, BRANNAN, & WOODS, and Meses. ANDERSON. Nays: Meses. POCHE. Absent: Messrs. GIBSON, & HENDRICKS**

**END OF PUBLIC HEARING**

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

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

CLARKE stated one community workshop has been held with one coming on November 2<sup>nd</sup> and the other December 14<sup>th</sup>. He encouraged the ZBA's involvement and his commitment.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

**MEETING ADJOURNED 3:45 p.m.**

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**Alan Berry, Chairman**

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**Bernie Woods, Secretary**