

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
August 19th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, August 19th, 2020 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Durwood Hendricks, Chair
Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Fred Moss, IV
Marshall Ferrell
Brittney Dunn
Huey Horn

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Administrative Assistant
Emily Trant, Executive Assistant
Jake Palant, Planner I
James Djamba, Planner I

The hearing was opened with prayer led by **Mrs. PEARSON**. 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 appropriate governing body, either the District Court or the Caddo Parish Commission, depending on the location of the property. 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 **Mrs. PEARSON**, seconded by **Mr. BERRY**, to approve the minutes of the July 15th public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **BERRY, HENDRICKS, HORN MOSS, & FERRELL**, and Mses. **DUNN & PEARSON**. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. 20-6- BAC VARIANCE

Applicant: VERTICLE 1 WIRELESS
Owner: S & W Land Management, LLC
Location: 900 blk of Lincoln Drive (South side of Lincoln Dr., approx. 220' NE of N. Market Street)
Existing Zoning: C-1
Request: Tower Height and Setback Variance
Proposed Use: Wireless Telecommunications Tower

Jake Palant presented the application to the Board.

Representative &/or support:

Lewis Martin 806 E. Pecan Street, Burnet, TX 78611
Darrell Lanen Structural Engineer – Did not provide address
Shane Sears 3736 N Market Street, Shreveport, LA 71107

Alan Berry stated that the purpose of the replat is to protect future property owners; he expressed concerns that their approval would negatively affect any future property owners.

Mr. Lanen explained that the tower is designed to fall at the weakest point which is the midsection of the tower. Mr. Berry questioned if there was a real world scenario that proves this design would work or if it is all theoretical.

Mr. Lanen responded that he does not have an example of one that has collapsed, however laws of physics prove the theory to be backed up.

Huey Horn explained a similar scenario where a radio tower collapsed as it was designed to. Mr. Lanen explained that this example is not a monopole but is the same theoretical design that engineers use for building designs as well.

Shane Sears explained that he has plans to develop his other properties. Mr. Berry questioned how the replat would affect his properties. Mr. Sears explained that they would not be able to develop separate business. He reiterated that the tower encroachment would be on his own property, for which Mr. Berry stated that plans can change and it may not always be his property. Mr. Sears stated that consolidating the property would make it undevelopable.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to approve the variance of the maximum height requirement to allow from the construction of a 160' tower with a 10' lightning rod and deny the minimum setback requirements as the location can be administratively replatted with the adjoining lots.

Mr. Clarke stated that it might make it easier to make two votes on each variance.

A motion was made by Mr. BERRY, seconded by Mr. MOSS to split the variance into two separate votes.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Ms. DUNN & PEARSON. Nays: None. Absent: None.

A motion was made by Mr. BERRY, seconded by Mr. MOSS to approve the 160' tower height and 10' lightning rod variance.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN, MOSS, & FERRELL, and Ms. DUNN & PEARSON. Nays: None. Absent: None.

A motion was made by Mr. MOSS, seconded by Mr. BERRY to deny the minimum setback variance requirements.

Brittney Dunn questioned why the applicant is against replatting the land.

A motion was made by Mrs. DUNN, seconded by Mr. MOSS to recall the applicant for questioning.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN, MOSS, & FERRELL, and Ms. DUNN & PEARSON. Nays: None. Absent: None.

Mr. Martin explained the various reasons that the owner does not want to replat the lots. Parking lots, existing easements, setbacks, etc. would be affected. Their engineers stated that the replating would not allow future buildings to meet code. Mr. Clarke said that the replat would not prevent him from development but it would make it difficult to do. He further explained that this is a difficult application.

Mr. Berry withdrew his second to Mr. Moss's motion. The motion failed for a lack of a second.

A motion was made by Mr. BERRY, seconded by Mrs. DUNN, to approve the setback variance.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN, & FERRELL, and Ms. DUNN & PEARSON. Nays: Messrs. MOSS. Absent: None.

CASE NO. 20-9- BAC VARIANCE

Applicant: KEVIN BRYAN ARCHITECT
Owner: Caddo Parish School Board
Location: 7340 Wyngate Blvd. (west side of Wyngate Blvd. at the intersection of Brushy Lane)
Existing Zoning: R-1-7
Request: Sign Type and Height Variance
Proposed Use: Educational Facility

Jake Palant presented the application to the Board.

Representative &/or support:
Kevin Bryan 712 Texas Street, Shreveport, LA 71101

Mr. Berry stated that he hopes the Caddo Parish Schools will stick to the agreement of monument signs. Mr. Bryan stated that the board has not seen him very much as they are adhering to this agreement as much as possible.

Mr. Hendricks questioned the problem of the monument sign. Mr. Bryan stated that there are visibility issues.

There was no opposition present.

A motion was made by Mrs. Pearson, seconded by Mr. Ferrell, to approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

CASE NO. 20-10- BAC SIGN VARIANCE

Applicant: KEVIN BRYAN ARCHITECT
Owner: Caddo Parish School Board
Location: 6216 Fairfield Ave (SW corner of Fairfield Ave. and Montrose Dr.)
Existing Zoning: R-1-7
Request: Sign Type and Height Variance
Proposed Use: Educational Facility

Jake Palant presented this application to the Board.

Representative &/or support:
Kevin Bryan 712 Texas Street, Shreveport, LA 71101

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, HORN MOSS, & FERRELL, and Mses. DUNN & PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

Mr. Moss asked if banners on school properties can be revisited in the code. Mr. Clarke stated that those amendments are being looked at.

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

► **CHAIR / BOARD MEMBERS' COMMENTS**

Adam Bailey stated that the Community Planning Division is working on the Master Plan progress report.
Reginald Jordan stated that many business are transitioning to home based.
Stephen Jean stated that there are a number of code text amendments to alleviate effects of COVID -19.

Mr. Berry questioned the staff about the neon and black reader board signs that are all over town. Mr. Clarke stated that is something the zoning enforcement team has been working on. The code allows new businesses to use them for a limited time until they can afford a new sign.

MEETING ADJOURNED 2:16 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary