

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
September 16th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, September 16, 2020 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met virtually for case manager presentations on September 15, 2020.

Members Present

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

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

Members Absent

Durwood Hendricks, Chair

The hearing was opened with prayer led by **Mrs. PEARSON**. 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 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. MOSS, to approve the minutes of the August 19th public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HORN MOSS, & FERRELL, and Mses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS and Mses. DUNN.

► **PUBLIC HEARING**

CASE NO. 20-12- BAC VARIANCE

Applicant: BLANCHARD, WALKER, O'QUIN & ROBERTS, APLC
Owner: Quick Trip Corporation
Location: 6901 W. Bert Kouns Industrial Loop(SE corner of W Bert Kouns Industrial Loop and Westport Ave.)
Existing Zoning: I-1
Request: Sign Variance
Proposed Use: Truck Stop

Alice Correa presented this application to the Board.

Representative &/or support:

William Bradford 333 Texas Street, Suite 700, Shreveport, LA 71101

Mr. Bradford explained that across 800 locations, the Quick Trip Corporation has utilized the same sign that is being requested today. He further explained that the property sits at a lower grade by 16'.

There was no opposition present.

Mr. Berry, acting Chair, moved to separate the variances for the purposes of voting.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HORN MOSS, & FERRELL, and Mses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS and Mses. DUNN.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to approve the variance to allow 161.5 total sq. ft. of sign area for the wall signs on the front façade.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HORN MOSS, & FERRELL, and Mses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS and Mses. DUNN.

A motion was made by Mr. MOSS, seconded by Mr. FERRELL, to approve the variance to allow a wall sign on the rear façade.

Mrs. Pearson commented that the land located behind the subject property is undeveloped, but it may be developed in the future, and it should be addressed. Mr. Berry explained that the decision should take both situations into consideration.

Mr. Berry commented that there does not seem to be an issue with confusion of where the business is located as there are many signs.

Mr. Ferrell withdrew his second to the motion for approval.

A motion was made by Mr. MOSS, seconded by Mr. HORN, to approve the variance to allow a wall sign on the rear façade.

The motion was adopted by the following 3-2 vote: Ayes: Messrs. HORN & MOSS, and Mses. PEARSON. Nays: Messrs. BERRY & FERRELL. Absent: Messrs. HENDRICKS and Mses. DUNN.

CASE NO. 20-14- BAC VARIANCE

Applicant: CADDO PARISH
Owner: Caddo Parish
Location: 501 Texas St. (South side of Texas St. between Marshall St. and McNeil St.)
Existing Zoning: D-1-CBD
Request: Variance to Height Fence
Proposed Use: Government Office

Ben Mohler presented this application to the Board.

Representative &/or support:

Dr. Woody Wilson, Parish Administrator for Parish of Caddo

Dr. Wilson explained that the wall was a necessary emergency response to the individuals of opposite parties showing up to the monument with guns. This was a temporary response until the Daughters of the Confederacy can have the monument relocated.

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HORN MOSS, & FERRELL, and Mses. PEARSON. Nays: None. Absent: Messrs. HENDRICKS and Mses. DUNN.

END OF PUBLIC HEARING

- ▶ **OLD BUSINESS**
- ▶ **NEW BUSINESS**
- ▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**
- ▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 1:32 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary