

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
July 17, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, July 17, 2019 at 1:00 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
Robert Baucum
Fred Moss, IV
Marshall Ferrell

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr
Markeya Daniel, Admin. Assistant
Manasvini Thiagarajan, Planner 1

Members Absent

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 Mr. BERRY, seconded by Mrs. PEARSON, to approve the minutes of the April 10, 2019 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Mses. PEARSON. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. 19-307-BAC: VARIANCE

Applicant: TBA- Tim Brandon Architecture
Owner: HOUSING AUTHORITY OF THE CITY OF SHREVEPORT
Location: 1156 WILKINSON ST (North side of Wilkinson St., approx. 180; east of Southern Ave.)
Existing Zoning: R-3
Request: Parking and Dimensional Variances
Proposed Use: Multi-Family Housing

Representative &/or support:

Lisa Fontaura 2250 Hospital Drive Suite 116, Bossier City, LA 71111
Bobby Collins 2500 Line Avenue, Shreveport, LA 71104
LeVette Fuller 519 Kirby Place, Shreveport, LA 71104

Opposition:

Chris Johnson 2650 Fairfield Avenue, Shreveport, LA 71104
Bill 4705 Richmond Avenue, Shreveport, LA 71106
Kay Summerville 1152 Wilkinson Street, Shreveport, LA 71104

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A motion was made by Mr. Berry, seconded by Mr. Moss to allow the applicants to speak out of order.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

The Board asked various questions pertaining to the specifics of this project. It was revealed that the current Wilkinson Terrace would be demolished; however it is undetermined at this time what would take its place. The proposed Wilkinson Development is tied to a time sensitive grant; therefore it is not feasible for the developers to utilize the land of the old Wilkinson Terrace. The opposition presented a desire for the development to appear historic in character to coincide with the historic overlay district nearby. The applicant's stated that they would be willing to work on designs that reflect a historic character. Exterior renderings will be resubmitted.

A motion was made by Mr. Berry, seconded by Mr. Moss to return to the regular session.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

A motion was made by Mr. MOSS to approve the application with the recommended stipulations. The motion did not carry.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to defer and continue the application to the August 21, 2019 Public Hearing.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

CASE NO. 19-300-BAP: APPEAL

Applicant: Blanchard, Walker, O'Quin & Roberts
Owner: Shreveport Commercial Properties, LLC
Location: 1039 KAY LN (South side of Kay Lane, approx 630 feet east of Youree Drive)
Existing Zoning: I-1, R-A
Request: Appeal Administrative Decision
Proposed Use: Existing Warehouse

Representative &/or support:
Tom Arsaneaux 333 Texas Street, Suite 700, Shreveport, LA 71101

The applicants requested that the appeal be deferred and continued for 90 days.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to defer and continue the application for 90 days as requested by the applicant.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

CASE NO. 19-310-BAC: VARIANCE

Applicant: St. Joseph Catholic Church
Owner: THE CONGREGATION OF ST. JOSEPH ROMAN CATHOLIC CHURCH
Location: 1210 ANNISTON AV (NW corner of Anniston Avenue and Patton Avenue)
Existing Zoning: R-1-7
Request: Sign Type Variance

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Proposed Use: Primary Educational Facility

Representative &/or support:

David Rossi 1210 Anniston Avenue, Shreveport, LA 71105

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. Baucum to approve the application for variance to the sign type.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

CASE NO. 19-311-BAC: VARIANCE

Applicant: Ark-La-Tex Superior Signs

Owner: Panache Management

Location: 6650 Eastbank Drive (North end of Eastbank Drive,
off the 1500 Block of East 70th Street)

Existing Zoning: C-3

Request: Variance to sign dimensions

Proposed Use: Hotel

This application was withdrawn prior to the Public Hearing.

CASE NO. 19-301-BAP: VARIANCE

Applicant: Brenda Shaw

Owner: Brenda Shaw

Location: 10388 KIRKS LN (West side of Kirks Lane, approx
46.2 feet north of Jersey Gold Road)

Existing Zoning: R-A

Request: Variance to Lot Size

Proposed Use: Single-family Residential

Representative &/or support:

Don Paige 4235 Kirks Lane, Shreveport, LA 71119

There was no opposition present.

A motion was made by Mrs. Pearson, seconded by Mr. Moss to approve the application for variance to the sign type.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Meses. PEARSON. Nays: None. Absent: None.

CASE NO. 19-312-BAC: VARIANCE

Applicant: Progressive Bank

Owner: Progressive Bank

Location: 4523 YOUREE DR (Northeast corner of Southfield
Road and Youree Drive.)

Existing Zoning: C-UC

Request: Variance to Number of Signs

Proposed Use: Financial Institution (Bank) with Drive-Through Facility

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Representative &/or support:

Tom Arsaneaux 333 Texas Street, Suite 700, Shreveport, LA 71101

There was no opposition present.

The representative showed several photos to compare and contrast the level of aesthetics and number of signs to those of neighboring business. Mr. Berry argued that while the other business indeed have multiple signs, approving the application would be counterproductive to the intent of the UDC.

A motion was made by Mr. Berry, seconded by Mrs. Pearson to deny the request for an additional sign.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS FERRELL & MOSS and Mses. PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

- ▶ **OLD BUSINESS**
- ▶ **NEW BUSINESS**
- ▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

Mr. Clarke encouraged the Board Members to make their best effort to attend Public Hearings while there was still a vacant Board Member position. This is to ensure that there is a quorum for all scheduled Public Hearings. The Parish Commission and City Council are still working on appointing someone for this position.

Mr. Clarke reminded the Board that there would be a regularly rescheduled public hearing on August 7th 2019.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks adjourned the meeting.

MEETING ADJOURNED 2:25 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary