

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
November 20, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 20, 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
Fred Moss, IV
Marshall Ferrell
Brittany 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
James Djamba, Planner I

Members Absent

Robert Baucum

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. BERRY, to approve the minutes of the October 16th, 2019 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 19-306-BAP VARIANCE

Applicant: RIVER CITY COMMUNICATIONS
Owner: Goebel Quality Services, LLC
Location: 114 Dixie Meadow Rd (Southside of Dixie Meadow Rd. approximately 214' SE of Dixie Gardens Dr Intersection)
Existing Zoning: R-1-12
Request: Variance to Lot Size
Proposed Use: Neighborhood Commercial Establishment-Office

Representative &/or support:

Keith Sutton 417 Clover Lane, Bossier City, LA 71112

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. FERRELL, to approve this application.

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

CASE NO. 19-317-BAC: SIGN VARIANCE

Applicant: BLANCHARD, WALKER, O'QUINN & ROBERTS,APLC
Owner: Rasberry Commercial Properties, LP
Location: 6900 blk Westport Ave (North side of Westport Ave, approximately 850 feet east of Caravan Rd)
Existing Zoning: C-3, I-2
Request: Variance to Sign Height and Area
Proposed Use: Billboard

Representative &/or support:
William Bradford 333 Texas Street, Suite 700, Shreveport, LA 71101

Mr. Bradford displayed a PowerPoint presentation for the Board members which detailed the benefits of bringing a QuickTrip to Shreveport. Approval of this variance will help to clean up dilapidated signs on the property.

Mr. Clarke asked the representative if the DOTD would allow the billboard height variance; Mr. Bradford responded that the DOTD will have a similar variance process.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to go out of regular session and allow the representative additional time to show a video.

Mr. Bradford displayed a video presentation of the visibility obstruction that occurs as one travels along I-20.

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

There was no opposition present.

A motion was made by Mr. MOSS, seconded by Mrs. DUNN, to approve an 80 foot sign height and maximum sign area of 612 square feet.

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

CASE NO. 19-318-BAC VARIANCE

Applicant: CAROL COTTEN
Owner: Benjamin Cotten
Location: 1709 Captain Shreve Dr. (East of Captain Shreve Dr. approximately 200 feet south of Bayou Drive)
Existing Zoning: R-1-7
Request: Variance to permit a carport in front of an existing dwelling
Proposed Use: Carport

Representative &/or support:
Carol Cotton 605 Pierremont Road, Shreveport, LA 71106
Benjamin Cotten 1709 Captain Shreve Drive, Shreveport, LA 71105
There were four letters of support submitted.

The representative stated that the variance is needed to allow the home owner to enclose the current carport and transition it into a livable space for a growing family, as there is no other location on the property for a home addition. This allows the homeowner to remain in this house rather than vacating to another house in the outskirts of the City. The representative stated that the design of the carport will be high end and inspire the neighborhood. She believes that young professionals should be encouraged to be creative and innovative with the older homes in this area and increase property values.

There was no opposition present.

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

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

CASE NO. 19-319-BAC SIGN VARIANCE

Applicant: XPRESS CAR WASH
Owner: N/A
Location: 404 Bert Kouns Industrial Loop (NW corner of Bert Kouns Industrial Loop and Linwood Ave)
Existing Zoning: C-3
Request: Sign Area Variance
Proposed Use: Car Wash

Representative &/or support:

Chase Burns 165 AW Drive, Stonewall, LA 71107
Mario Chavez 9021 Blonde Boulevard, Shreveport, LA 71118
Fred White 722 North Ashley Ridge Loop, Shreveport, LA 71106
Todd Burns 1225 Mercedes Benz Drive, Shreveport, LA 71105

The representative explained that two older signs were removed from the property and this application is for one sign. He explained that a lessee of the site, DigiVision applied for a billboard permit on the corner of Linwood Ave and Bert Kouns Industrial Loop. This creates visual obstruction to the applicant's sign, which the applicant feels defines the hardship. The applicant stated that 80% of their business is impulse traffic, and a larger sign will be conducive to their business. The representatives feel that a conforming sign would not look uniform compared to surrounding signs. The Board explained that there will be a transition period where some non-conforming signs will remain for a period of time and the guidelines in the UDC should be upheld.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to deny this variance.

The motion was adopted by the following 4-2 vote: Ayes: Messrs. HENDRICKS, BERRY, MOSS Mses. PEARSON. Nays: Messrs. Ferrell & Mses. Dunn. Absent: Messrs. BAUCUM.

CASE NO. 19-320-BAC APPEAL

Applicant: DIGIVISION
Owner: Paul Davis
Location: 2201 E. 70th St (2200 blk of E.70th St (SW corner of E 70th & E Bert Kouns Industrial Loop)
Existing Zoning: C-2
Request: Appeal Zoning Administration Decision
Proposed Use: Appeal

Representative &/or support:

Tom Arceneaux 333 Texas Street, Suite 700, Shreveport, LA 71101
Yolanda Carolyn Sartori 125 Suzanne Street, Shreveport, LA 71115

The representative and support do not feel that the Zoning Administrator has justification for denying a billboard at this location. The property owner is going through the steps of developing this site but it takes time to do so. Ms. Sartori stated that she wants to offset some of the costs to develop by having DigiVision erect a billboard on her site. Ms. Sartori stated that the site plan is being updated. Mr. Berry questioned if the curb cut was something under review and if the distance from the driveway to the intersection was okay; Ms. Sartori stated that the DOTD said both were fine and satisfactory.

Opposition:

Daniel Duggan 1500 Pierre Avenue, Shreveport, LA 71103
Keith Berry 4033 Park Pyay Street, Benton, LA 71006

The opposition stated that they feel that the UDC is very clear in the rules of not allowing property to be rezoned for the purpose of a billboard.

The Board members questioned Mr. Jordan as to why he denied the application. Mr. Jordan stated that the billboard permit was submitted before the site plan had gone through the pre-application conference which reviews the site plans.

A motion was made by Mr. BERRY, seconded by Mr. FERRELL, to overturn the Zoning Administrators decision.

Mr. Berry questioned at what point they get to see another site plan with the billboard. Mr. Clarke stated that if the decision is overturned, then they do not have control over the site plan. He also stated the code text amendments are only further clarifying what the code already says about rezoning property for a billboard. Mr. Berry stated that it does not seem probable that Ms. Sartori would go through all of this just for a billboard. Mr. Berry stated that he would like to defer and continue the application to obtain their next site plan, but does not know if this can be done in 30 or 60 days.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to defer and continue the application for 30 days in order to allow more development of this proposed development to occur, along with a more precise location of where the billboard will be located.

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

CASE NO. 19-321-BAC VARIANCE

Applicant: LOUISIANA RESTAURANT EQUIPMENT
Owner: Madison Park Properties, LLC
Location: 4015 Fern Ave (SE corner of Fern Ave and Gregg Street)
Existing Zoning: C-2
Request: Variance to Sign Type and Height
Proposed Use: Restaurant

Representative &/or support:
Mike Polito 426 Westwood Drive, Bossier City, LA 71111
Mario Chavez 9021 Blonde Boulevard, Shreveport, LA 71118

The applicant has built a high restaurant. There is an existing gas station and storage building that obstructs the view of the sign.

There was no opposition present.

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

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

CASE NO. 19-322-BAC VARIANCE

Applicant: MOREHEAD POOLS
Owner: Morehead Pools
Location: 7120 Line Ave (SE corner of Line Ave and Kemper Street)
Existing Zoning: C-2
Request: Variance to Sign Type and Height
Proposed Use: Existing Contractor Office

Representative &/or support:

Michael Moore 7120 Line Avenue, Shreveport, LA 71106
James T Rubin Jr. 7207 Line Avenue, Shreveport, LA 71106
Mario Chavez 9021 Blonde Boulevard, Shreveport, LA 71118

The representative stated that the parking spots are always completely full by staff, contractors, and customers. They cannot afford to lose any parking spaces. The proposed sign area will be reduced and the sign height will be reduced compared to what currently exists. The support stated that the vandalism from foot traffic hinders the ability to have a monument sign.

There was no opposition present.

A motion was made by Mrs. DUNN, seconded by Mr. BERRY to approve this application.

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

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

Mr. Clarke stated that the chair should nominate officers for 2020.

▶ **NEW BUSINESS**

Mr. Clarke informed the board that the staff and Board member appreciation lunch is scheduled for 11:00 at Country Tavern on December 18th.

The next meeting is scheduled for December the 18th.

A ZBA and MPC retreat is scheduled for January 10th at Sams Town.

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

Mr. Clarke reminded the Board to complete their ethics training before December 31st.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks nominated Mr. Moss, Mr. Ferrell, and Mrs. Dunn to bring nominations to the December 18th Public Hearing for committee positions.

MEETING ADJOURNED 2:20 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson,