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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
October 18, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 18, 2017 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

Alan Berry, Chair ✓
 Ronnie Bergeron, Vice-Chair ✓
 Dr. Robert Stewart, Secretary ✓
 Marshall Ferrell ✓
 Durwood Hendricks ✓
 Cynthia Pearson ✓

Staff Present

Mark Sweeney, Executive Director ✓
 Stephen Jean, Deputy Director ✓
 Alan Clarke, Zoning Administrator ✓
 Mary Findley, Exec Admin Assistant ✓
 Amber Sumrall, Admin Assistant ✓

Members Absent

Eddie Cooper ✓

Others Present**► CHAIRMAN'S OPENING COMMENTS**

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. BERGERON, seconded by Mr. HENDRICKS to approve the minutes of the September 20, 2017 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER. Non-Vote: Dr. STEWART.

► PUBLIC HEARING**CASE NO. BAP-44-17: VARIANCE**

<u>Applicant:</u>	PREVOT DESIGN SERVICES
<u>Owner:</u>	Barksdale Federal Credit Union
<u>Location:</u>	5700 Block of North Market St. (NE side of N. Market, 1,160' North of I-49)
<u>Existing Zoning:</u>	B-3
<u>Request:</u>	Screening Fence Variance
<u>Proposed Use:</u>	Credit Union Facility

Representative &/or support:

Mr. Geoff Perego (601 Spring Street, Shreveport, LA 71101)

Opposition:

Mr. Jerry T. Baxter (122 Chimney Lane, Haughton, LA 71037)

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve this application with the stipulation that a 6' solid wood screening fence will be provided by the applicate should any of the adjacent residentially zoned properties develop for residential purposes.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAP-45-17: SPECIAL EXCEPTION USE

Applicant: DON G. CARSON
Owner: Don W. Carson
Location: 821 Barron Road (South side of Barron Road, 375' East of Newsome Road)
Existing Zoning: R-A
Request: **Mobile Home (Double Wide)**
Proposed Use: **Residential**

Representative &/or support:
Mr. Don G. Carson (815 Barron Road, Keithville, LA 71047)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mrs. PEARSON to approve the application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAP-46-17: SPECIAL EXCEPTION USE

Applicant: ANGEL R. AND GALDINO RODRIGUEZ
Owner: Angel R. Rodriguez
Location: 5655 Brandon Road (South side of Brandon Road cul de sac, 470' South of Brandon Rd)
Existing Zoning: R-A (SPI-2)
Request: **Mobile Home (Double-Wide)**
Proposed Use: **Residential**

Representative &/or support:
Mrs. Angel R. Rodriguez (5655 Brandon Road, Shreveport, LA 71107)

Opposition:
Mr. David Johnson (5650 Brandon Road, Shreveport, LA 71107)
Mr. Gary Weeks (5594 Brandon Road, Shreveport, LA 71107)
Mr. W. C. Hall (5617 Brandon Road, Shreveport, LA 71107)

A motion was made by Mr. HENDRICKS, seconded by Mr. FERRELL to approve this application with the stipulation that a plat is filed with the MPC office for approval by the Executive Director and recorded at the Caddo Parish Court house establishing a legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAP-47-17: SPECIAL EXCEPTION USE & VARIANCE

Applicant: TIMOTHY L. AND MISTI N. DANIELS
Owner: Timothy I. and Misti N. Daniels
Location: 7453 Shirley Francis Road (273' South of Shirley Francis Road, 325' East of Audubon Meadows)
Existing Zoning: R-A
Request: **Secondary Residential Structure & Mobile Home (Single-Wide)**
Variance Request: **Hard Surface for Temporary Parking Pad**
Proposed Use: **Residential**

Representative &/or support:
Mr. Timothy Daniels (7453 Shirley Francis Road, Shreveport, LA 71129)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve the application with the stipulation that the mobile home be removed within 30 days from the date of the final inspection of the new residence.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAP-48-17: SPECIAL EXCEPTION USE

Applicant: FRENCH ENGINEERING
Owner: Billy J. Alcorn
Location: 4855 Dixie-Shreveport Rd (East side of Dixie-Shreveport Rd, 433' South of Whit Cavett Sibley Rd.)
Existing Zoning: R-A
Request: Mobile Home (Double-Wide)
Proposed Use: Residential

Representative &/or support:
Mr. Billy J. Alcorn (4855 Dixie Shreveport Road, Shreveport, LA 71107)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAC-86-17: VARIANCE

Applicant: COMMERCIAL CONSTRUCTION & DESIGN
Owner: Sunrise Center, LLC
Location: 444 East Industrial Loop (North side of E. Industrial Loop, 304' West of St. Vincent Ave.)
Existing Zoning: C-4
Request: Variance in Side-Yard Setbacks
Proposed Use: Commercial Strip Center

Representative &/or support:
Mr. Tom Fontcuberta (1324 N. Hearne, Shreveport, LA 71101)

There was no opposition present.

A motion was made by Mr. HENDRICKS, seconded by Mrs. PEARSON to approve this application as submitted with the stipulation that an administrative re-plat and a revised site plan be approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

CASE NO. BAC-88-17: VARIANCE

Applicant: CITY OF SHREVEPORT
Owner: City of Shreveport
Location: 1200 Block of Milam St (NW Corner of Milam & Christian Streets)
Existing Zoning: C-UC
Request: Front Yard Setback Requirement: Build-to-Zone Variance
Proposed Use: Culinary Medicine & Kitchen Incubator

Representative &/or support:
Mr. Jeff Spikes (417 Lake Street, Shreveport, LA 71101)

There was no opposition present.

A motion was made by Dr. STEWART, seconded by Mr. HENDRICKS to approve this application as submitted with the stipulation that a site plan will be required for review and approval by the Executive Director prior to the issuance of permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. COOPER.

END OF PUBLIC HEARING

▶ OTHER BUSINESS

- Master Plan Implementation Report
Caddo Parish has adopted the UDC in 99.5% same form as the City of Shreveport with an effective date of December 1, 2017. ZBA will see a mix of UDC and old ordinance cases up until February 2018 at which time it will begin to be only UDC type cases. The creation and adoption of the UDC has been the biggest change in zoning regulation in both the City of Shreveport and Caddo Parish in 60 years. The UDC is a fluid document that will require amendments as issues arise – currently, there are 26 amendments that will need to be approved by the Commission. These amendments are on the MPC website. There could possibly even be some months without any ZBA cases at which time both the Board and the public will be notified of no meeting.

▶ CHAIRMAN/BOARD MEMBER'S COMMENTS

- Per Mr. Berry's request, Mr. Sweeney announced that the MPC Holiday Luncheon is scheduled for Friday, December 8, 2017 at Wine Country Bistro on Line Avenue which will be for both Boards and the staff. Recognition certificates will be handed out at this luncheon for outstanding staff members and any recognition for Board members will also be at this time.

ADJOURN 1:44 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary