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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
December 20, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, December 20, 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
Cynthia Pearson
Durwood Hendricks

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Mary Findley, Exec Admin Assistant
Amber Sumrall, Admin Assistant
Ebony Mapp, Senior Planner

Members Absent

Marshall Ferrell
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 November 15, 2017 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. BAC-96-17: VARIANCE

Applicant: COYLE ENGINEERING CO. INC.
Owner: Joseph Couvillion
Location: 9800 Block of Mansfield Road (West side of Mansfield Rd., South of Boggy Bayou)
Existing Zoning: R-A
Request: **Variance in Hard Surface Requirement for Driveway and Turnaround Area**
Proposed Use: **Utility Electric Substation**

Representative &/or support:

Mr. Jason Westerman, P.O. Box 6177, Bossier City, LA 71171

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS, to approve the request for a gravel turnaround and driveway until such time as the front portion of the site is developed. The driveway will then be required to be a hard surface as part of the site plan review process.

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

CASE NO. BAP-52-17: SPECIAL EXCEPTION USE

Applicant: ELIZABETH RODGERS
Owner: Bailey Jack White, Jr. & Deborah M. White
Location: 5412 Old Mooringsport Road (North side of Old Mooringsport Rd., 254' NW of Albany Road)
Existing Zoning: R-1D
Request: **Mobile Home (Single-Wide)**
Proposed Use: **Residential**

Representative &/or support:
Mrs. Elizabeth Rodgers, 9992 Mooringsport Latex Road, Mooringsport, LA 71060

Opposition:
Mrs. Sarah Mason, 435 W. 1st Street, Justin, TX 76247
Mrs. Delilah Darden, 4886 Albany Road, Shreveport, LA 71107

A motion was made by Mrs. PEARSON, seconded by Dr. STEWART, to approve the application with the stipulation that the existing single family home be demolished and removed from the property prior to the issuance of any permits.

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

CASE NO. BAP-53-17: SPECIAL EXCEPTION USE

Applicant: DE3 INC. NORTH
Owner: Trejo Properties, LLC.
Location: 5750 North Market, Suite 2 (North side of North Market, 1,700' SE of Old Mooringsport Road)
Existing Zoning: B-3
Request: **On Premise Consumption of Beer, Wine & High Alcoholic Content Beverages and Package Sales of Daiquiris**
Proposed Use: **Lounge/Bar and Daiquiri Shop**

Representative &/or support:
Mr. Geoff Westmoreland, 333 Texas Street, Suite 2350, Shreveport, LA 71101

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART, to approve the application of the Special Exception Use for on premise consumption of beer, wine and high alcoholic content beverages and for packaged sales of daiquiris.

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

END OF PUBLIC HEARING

► ELECTION OF 2018 OFFICERS

Dr. Stewart presented the Nominating Committee's recommendation of the following for 2018 officers: Mr. Durwood Hendricks, Chair; Mr. Ronnie Bergeron, Vice-Chair; and Dr. Robert Stewart, Secretary. A motion was made by Mr. Bergeron, seconded by Dr. Stewart, to elect the officers as recommended. The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, BERGERON, HENDRICKS, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. FERRELL and Mr. COOPER.

► OTHER BUSINESS

- **January Meeting Announcement**

Mr. Mark W. Sweeney, Executive Director, announced that there were no cases for January for the ZBA meeting set for January 17, 2018. The next meeting for the ZBA will be on Wednesday, February 21, 2018.

- **Other Staff Reports**

Mr. Mark W. Sweeney announced ethics training is due no later than December 31st.

► CHAIRMAN / BOARD MEMBERS' COMMENTS

Dr. Stewart thanked Mr. Berry for his service as Chair and for his steadfast, on track approach to chairing the meetings. Mr. Berry thanked the Board and staff and wished everyone a happy holiday season.

ADJOURN 1:33 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary