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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
August 16, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, August 16, 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
Dr. Robert Stewart, Secretary
Eddie Cooper
Marshall Ferrell
Cynthia Pearson
Durwood Hendricks

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Holly Phillips, Admin Assistant
Stephen Jean, Deputy Director
Ebony Mapp, Planner III
Mary Findley, Executive Admin Assistant

Members Absent

Ronnie Bergeron, Vice Chair

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 Shreveport City Council 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. COOPER, seconded by Mr. HENDRICKS to approve the minutes of the July 19, 2017 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. BAP-30-17: SPECIAL EXCEPTION USE

Applicant/Owner: RONALD & KIM JOHNSON
Location: 8200 Block of Village Fair Dr. (SW Corner of Village Fair Dr. & Millwood Dr.)
Existing Zoning: R-1A
Requested Use: **Mobile Home (Double-wide)**

Representative &/or support:
Ron and Kim Johnson (680 Lake Road, Waskom, TX 75692)

There was no opposition present.

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

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

CASE NO. BAP-31-17: SPECIAL EXCEPTION USE & VARIANCES

Applicant: JHM HOLDINGS, INC.

Owner: Rick and Jerri Self
Location: 8911 Blanchard Furrh Rd. (South side of Blanchard Furrh Rd., 450' East of Springwood Lane)
Existing Zoning: R-A
Requested Use: Cell Tower & Mobile Home (Double-wide)
Requested Variance: Distance from Residentially Zoned Structures, Hard Surface Parking, Landscaping

Representative &/or support:
Mr. Andrew Kasperek (26438 Morgan Creek Lane, Katy, TX 77494)

There was no opposition present.

A motion was made by Mr. HENDRICKS, seconded by Mr. COOPER to approve the following requests: the self-support cell tower set back variance, the existing double-wide mobile home, and a temporary waiver of the required landscaping contingent on the preservation of the existing mature vegetation. If the property owner decides to develop the surrounding site, in the future, resulting in the removal of the trees, the applicant will be required to provide the required landscaping at the time of the development; and to deny the variance request for the residential hard surface parking pad, A revised site plan is required to be submitted for the review and approval by the Executive Director showing the hard surface parking pad for two (2) vehicles prior to the issuance of any permits.

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

CASE NO. BAP-32-17: SPECIAL EXCEPTION USE

Applicant: MCBRIDE BUILDERS, INC.
Owner: Zoe Interests, LLC.
Location: 11799 Mansfield Road (East side of Mansfield Rd., approx. 115' north of Fountainbleau)
Existing Zoning: I-2
Requested Use: Day Care

Representative &/or support:
Mr. Robert McBride, (906 Woodland View Circle, Shreveport, LA 71106)

There was no opposition present.

A motion was made by Dr. STEWART, seconded by Mrs. PEARSON to approve this application with the following stipulations: (1) that a 6'-8' solid screening fence be installed by the owner, if development were to occur on the property to the south and (2) that a site plan of record be submitted and approved administratively prior to the issuance of any permits.

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

CASE NO. BAC-59-17: SPECIAL EXCEPTION USE

Applicant/Owner: JAIME A. PUENTE & JESSICA R. PUENTE
Location: 2905 Drexel Street (South side of Drexel Street, 80' west of Orla Avenue)
Existing Zoning: R-1D (R-1-7 under the UDC)
Requested Use: Mobile Home (Single-wide)
DEFERRED & CONTINUED FROM THE JULY 19, 2017 PUBLIC HEARING

Representative &/or support:
Mr. Jaime A. Puente (1401 Cross Lake, Shreveport, LA 71109)

There was no opposition present.

A motion was made by Mr. COOPER, seconded by Mr. HENDRICKS to approve the application as submitted.

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

END OF PUBLIC HEARING

▶ **OTHER BUSINESS**

- Master Plan Implementation Report
Progress is being made on the UDC to be adopted by the Caddo Parish Commission; amendments to the UDC are being submitted along with the original approval during the second meeting in September. Should be effective around November 1, 2017 with 99.5% being the same as with the City of Shreveport UDC.

▶ **CHAIRMAN/BOARD MEMBER'S COMMENTS**

ADJOURN 1:17 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary