

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
OCTOBER 12, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 12, 2016 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, Chairman  
Rick Holland, Vice Chair  
Betty Osborn, Secretary  
Ronnie Bergeron  
Robert Stewart  
Eddie Cooper

**Staff Present**

Mark Sweeney, Executive Director  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director  
Diane Tullos, Office Administrator  
Holly Phillips, Office Associate - temp  
Ebony Mapp, Planner 2  
Lauren Witt, Planner 1

**Members Absent**

Unfilled position of Jason Waltman

**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 state their name & mailing address, & to speak clearly into the microphone. 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 City Council or the Caddo Parish Commission. 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. HOLLAND, seconded by MR. COOPER to approve the minutes of the September 14, 2016 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

► **PUBLIC HEARING**

**CASE NO. BAC-26-16: SPECIAL EXCEPTION USE & VARIANCE**

ROLAND P. TOUPS

748 Lassus (North side of Lassus, approximately 275' east of Line Avenue)

B-3

**Sale & on-premise consumption of beer, wine, high alcoholic content beverages in a restaurant – Approved w/ stipulation 9/14/16**

**Parking Variance – Deferred & continued to the October 12, 2016 public hearing**

**Representative &/or support:**

Mr. Roland Toups (1318 Forest Creek Drive, Shreveport, LA 71115)

Mr. Ron Miciotto, Attorney (628 Stoner Avenue, Shreveport, LA)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve an 11 space parking variance subject to compliance with the stipulation that the dining area shall be limited to a maximum seating capacity of 18 people.

**(Discussion)**

Concerns were voiced about the parking situation being a problem for neighboring restaurant Chianti's due to this restaurant's clientele parking in their lot.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: Mr. BERRY. Absent: None. Note: One unfilled position.

**CASE NO. BAC-76-16: SPECIAL EXCEPTION USE**

UNION INVESTMENT LLC

8100 Mansfield Road (SW corner of Mansfield Road & Amelia Avenue)

B-3

**Package beer, wine, & high alcoholic content sales**

**Representative &/or support:**

Mr. John Settle, Attorney (1915 Citizens Bank Drive, Bossier City, LA)

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAC-77-16: SPECIAL EXCEPTION USE**

MARY ANN SPILLER

1626 Easy Street (West side of Easy Street, 264' south of E Herndon Street)

R-1H

**Modular Home**

**Representative &/or support:**

Mrs. Mary Ann Spiller (1633 Easy Street, Shreveport, LA 71101) No slip filled out

Mr. Edward Mooney, Premier Homes (4000 E. Texas, Bossier City, LA 71111) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application subject to an administrative re-plate being submitted to & approved by the Executive Director prior to any permits being issued.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAC-78-16: SPECIAL EXCEPTION USE**

MONICA LOCKETT

1638 Easy Street (West side of Easy Street, 408' south of E Herndon Street)

R-1H

**Modular Home**

**Representative &/or support:**

Mrs. Monica Lockett (1638 Easy Street, Shreveport, LA 71101) No slip filled out

Mrs. Lula Lockett (206 Lister Street, Shreveport, LA 71101)

Mrs. Shirley Wills (1619 Easy Street, Shreveport, LA 71101)

Mrs. Rachel Jackson (314 E Boulevard, Shreveport, LA)

Mr. Kendrick Ferris (6313 Crosswind Drive OR 1638 Easy Street, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAC-79-16: SPECIAL EXCEPTION USE**

LORETHA BRYANT

3913 Doris Avenue (South side of Doris Avenue, 129' east of Long Street)

R-1H

**Mobile Home (Double Wide)**

**Representative &/or support:**

Mr. Tom Fontcuberta, Mohr & Assoc (1324 N Hearne, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAP-31-16: SPECIAL EXCEPTION USE**

ELIJAH UMLING

7910 Pathway Loop (North side of S Pathway Loop, 1160' east of Pathway Trail)

R-A

Mobile Home (Double Wide)

**Representative &/or support:**

Mr. Chris LaCombe, Clayton Homes (506 Ranger, Bossier City, LA 71111) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAP-32-16: SPECIAL EXCEPTION USE**

CHARLES STEVEN POWERS

5356 Lake Island Lane (North side of Lake Island Lane, 1800' west of Lakewood Drive)

R-1D

Mobile Home (Double Wide)

**Representative &/or support:**

Mr. Steve Powers (575 Unadilla, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAP-33-16: SPECIAL EXCEPTION USE**

ASHLEY & JEREMY SALONE

Phillip Boone

11438 Lake Road (West side of Lake Road, 1866' south of Keithville-Kingston Road)

R-A

Mobile Home (Double Wide)

**Representative &/or support:**

Mrs. Ashley Salone (8601 Millicent, Apt 192, Shreveport, LA 71106) No slip filled out

Mr. Jared Bassett (119 Arbor Place, Bossier City, LA 71111) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**CASE NO. BAP-34-16: SPECIAL EXCEPTION USE**

STEPHANIE A MARSIGLIA

733 Jenkins Road (East side of Jenkins Road, 759' north of Old Mooringsport Road)

R-1D

**Mobile Home (Single Wide)**

**Representative &/or support:**

The applicant was not present due to a family emergency & asked that the Board vote on this matter today.

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to review & approval by the Executive Director of a revised site plan to be submitted showing re-orientation of the home to face the street, prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

**END OF PUBLIC HEARING**

- ▶ Consider ZBA meeting date change to the 3<sup>rd</sup> Wednesday of each month

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve the change in meeting dates for the ZBA public hearing to the 3<sup>rd</sup> Wednesday of each month. This new meeting date will begin in January, 2017.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

- ▶ **OTHER BUSINESS**

**Master Plan Implementation Report**

- The first of 2 public hearings on the UDC & Zoning Map was held on September 29<sup>th</sup>. This was a very successful meeting where we received comments & concerns from our citizens. At the final public hearing on this matter which is scheduled for October 18<sup>th</sup>, we will address the concerns raised at the first public hearing. The MPC Board can officially vote on the UDC & Zoning Map at this meeting.

- ▶ **BOARD MEMBER COMMENTS**

- **CHAIRMAN BERRY** appointed the following Nominating Committee to report their recommendations for a Board vote at the November 9<sup>th</sup> ZBA meeting: **Mrs. OSBORN & Messrs. COOPER & BERGERON.**

**ADJOURN** 2:00 p.m.

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Alan Berry, Chairman

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Betty Osborn, Secretary