

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
MAY 11, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 11, 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
Jason Waltman, Vice Chairman
Betty Osborn, Secretary
Robert Stewart
Rick Holland
Eddie Cooper
Ronnie Bergeron

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Stephen Jean, Deputy Director
Ebony Mapp, Planner 2
Alan Clarke, Zoning Administrator
Diane Tullos, Office Administrator

Members Absent

None

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 requested to give 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. WALTMAN to approve the minutes of the April 13, 2016 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, BERGERON, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

► **PUBLIC HEARING WITH DEFERRED & CONTINUED CASES LISTED FIRST**

CASE NO. BAP-11-16: SPECIAL EXCEPTION USE

MARY EDWARDS

8532 Sandi Acres Loop (South side of Sandi Acres Loop, 552' west of Kimberly Road South)

R-A

Mobile Home (Double-Wide)

MOTION #1:

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to move this item to the end of the agenda since the applicant had not yet arrived.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, BERGERON, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

Representative &/or support:

Mrs. Mary Edwards (1053 Stanley Road, Stonewall, LA 71078 (No slip filled out)

There was no opposition present.

MOTION #2:

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, BERGERON, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-17-16: VARIANCE

NIXON ENGINEERING SOLUTIONS

Chaco Land Co LLC

8979 Walker Road (SE corner of Walker Road & Mackey Lane)

B-2

Parking Spaces

Representative &/or support:

Mr. Kurt Nixon, Nixon Engineering Solutions (401 Hamilton Road, #120, Bossier City, LA 71111) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. COOPER was not present for the vote.

CASE NO. BAC-27-16: SPECIAL EXCEPTION USE

TOMMIE'S GAMING

BSP Huntington Plaza LLC

6715 Pines Road, Suite 102 & 103 (East side of Pines Road in Huntington Park Shopping Center)

B-3

Sales & On-premise Consumption of Beer in a Restaurant

Representative &/or support:

Mr. Tommie Brooks (8609 Glen Haven, Shreveport, LA 71106) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. COOPER was not present for the vote.

CASE NO. BAC-28-16: VARIANCE

GRAY MATTER GAMES LLC

Gustavson Enterprises LLC

3616 Youree Drive (West side of Youree, 275' north of Anniston Avenue)

SPI-3(B-1)

Hours of Operation

Representative &/or support:

Mr. Sean Edwards (400 Fairview, Abbeville, LA 70510) No slip filled out

Speaking in opposition:

Mr. Brian McNew, Architect (3556 Youree Drive, Shreveport, LA 71105)

Mrs. Brenda Woodard (204 Madewood Court, Shreveport, LA)

- Their main concern is maintaining the integrity of this neighborhood business district – which abuts residential use
- The neighboring business owners have no problem with this business remaining open until 10 p.m.
- The applicant has a shared parking agreement with a neighbor. This property is for sale. What happens to that agreement when the property is sold? Is it still valid? Will the neighboring businesses have to contend with customers parking on their lots?

Rebuttal:

- The applicant will change his request to stay open until 10 p.m.
- If the parking agreement is voided, he will only operate one "room" to accommodate the number of customers & will ask for a variance

A motion was made by MR. BERGERON, seconded by MR. COOPER (as amended) to approve this application subject to compliance with the following stipulation:

1. Hours of operation shall be Sunday thru Thursday from 7 a.m. til 10 p.m. & Friday & Saturday from 7 a.m. til 11 p.m.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-29-16: SPECIAL EXCEPTION USE

205 TEXAS STREET LLC

205 Texas Street (South side of Texas Street, 60' west of Spring Street)

B-4

Sale & On-premise Consumption of beer, Wine & High Alcoholic Content Beverages in a Lounge

Representative &/or support:

Mr. Chase Boytim (143 Southfield, Shreveport, LA 71105)

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-30-16: SPECIAL EXCEPTION USE

RODNEY & CELIA CAIN

7626 Creswell (West side of Creswell, 115' north of Deborah Drive)

R-1D

Secondary Residential Structure

Representative &/or support:

Mr. Rodney Cain (7626 Creswell Road, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve this application subject to the completion of an administratively approved re-plat of the two lots into one lot prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-31-16: SPECIAL EXCEPTION USE

BROTHERS & SISTERS LLC

890 Flournoy Lucas Road (NE corner of Flournoy Lucas & Kingston Roads)

B-2

Package Beer Sales in a Convenience Store

Representative &/or support:

Mr. Ryan Paulk (1623 W Kirby Place, Shreveport, LA 71103)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application subject to the applicant submitting a site plan for administrative approval 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, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-34-16: SPECIAL EXCEPTION USE

UNION INVESTMENT LLC

7850 Linwood Avenue (SE corner of Harrison Street & Linwood)

B-2

Package Beer & Wine Sales in a Convenience Store

Representative &/or support:

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

Speaking in opposition:

Mrs. Linda Taylor (404 Melrose, Shreveport, LA 71106)

Minister Lee A Jeter, Sr. (375 W 75th Street, Shreveport, LA 71118)

Mrs. Alice Sistrunk (431 Melrose, Shreveport, LA 71106)

- Concerns include kids at bus stop & walking to school; nearby daycare center & churches; don't want additional traffic with the sale of alcohol; additional crime & litter; worry about cars blaring loud music
- This is "a low-income at-risk community" & they would like to leave the use as is – a grocery store without alcohol sales

Rebuttal:

- Save A Lot store sells alcohol & it is nearby, as does Thrifty Liquor about 6 blocks away
- There is no valid reason for the opposition except that the neighborhood doesn't want alcohol. The kids already pass the other liquor stores on their way to school.

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, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-35-16: VARIANCES

MOHR & ASSOC INC

A-M Investments LLC & Maranto Management LLC

215 E Kings Hwy & 3114 Holly Street (SE corner of E Kings Hwy & Holly Street)

B-2 & R-2

Parking & Front Yard Setback

Representative &/or support:

Mr. Ben Walker (315 Fannin, Suite 200, Shreveport, LA 71101)

There was no opposition present. The following person asked questions about the fence for clarification:

Mrs. Mary Helen Cline (1049 Ellerbe Court, Shreveport, LA 71106)

- Wanted to be clear that her rear parking area would not become an "exit route" for the potential retail facility proposed

Rebuttal:

- The fence will remain between the 2 properties

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, BERGERON, COOPER, WALTMAN, HOLLAND, STEWART, & MRS. OSBORN. Nays: None. Absent: None.

▶ **OTHER BUSINESS**

Master Plan Implementation Report

- A summary of the UDC draft changes was distributed to the Board Members.

Other Staff Reports

- The new MPC stand-alone website was discussed

▶ **BOARD MEMBER COMMENTS**

- MR. HOLLAND asked for better location descriptions & maps for applications in areas in the Parish that the Board might not be familiar with.

- **ADJOURN 3:25 p.m.**

Alan Berry, Chairman

Betty Osborn, Secretary