

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS

**SUMMARY MINUTES OF THE PUBLIC HEARING
JUNE 8, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, June 8, 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
Eddie Cooper
Rick Holland (arrived at 1:15 p.m.)

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Stephen Jean, Deputy Director
Diane Tullos, Office Administrator
Alan Clarke, Zoning Administrator
Judy Negrete, Management Assistant

Members Absent

Robert Stewart
Ronnie Bergeron

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. WALTMAN, seconded by MR. COOPER to approve the minutes of the May 11, 2016 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Not present for the vote: Mr. HOLLAND.

► PUBLIC HEARING

CASE NO. BAC-37-16: SPECIAL EXCEPTION USE

MMJP LLC
155 Hattaway Lane (480' east of Wallace Lake Road & 955' west of Forbing Road)
R-3
150' Monopole Communication Tower

Representative &/or support:

Mr. Matt Huffty (123 Military Blvd, Shreveport, LA 71115) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MRS. OSBORN to approve this application & 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 shall be required to provide the required landscaping at the time of development.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Not present for the vote: Mr. HOLLAND.

CASE NO. BAC-38-16: SPECIAL EXCEPTION USE & VARIANCE

MURPHY OIL USA INC
6241 Westport Ave (SW side of Westport Ave, 320' west of Pines Road)
B-3

Sale of Package Wine & Beer in a Convenience Store – Hours of Operation

Representative &/or support:

Mr. Wayne Gibson (200 Peach Street, Eldorado, AR) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART. Not present for the vote: Mr. HOLLAND.

CASE NO. BAC-39-16: VARIANCE

RAISING CANE'S RESTAURANTS LLC

6823 Pines Road (SE corner of Pines Road & Five Oaks Drive)

B-3

Sign Height

Representative &/or support:

Ms. Melanie Hancock (PO Box 6227, Arlington, TX 76005)

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAC-40-16: VARIANCE

COLE BUILDERS OF LA LLC

Hank Anderson

730 Chinquapin Drive (Approximately 560' SW of Woodland View Circle)

R-1D

Number & Size of Accessory Structures

MOTION #1:

A motion was made by MR. WALTMAN, seconded by MR. COOPER to move this item to the end of the agenda since the applicant was not present at the time his case was called.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

MOTION #2:

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

Motion died for lack of second.

FINAL MOTION:

A motion was made by MRS. OSBORN, seconded by MR. COOPER to defer & continue this application to the July 13, 2016 public hearing. (The applicant was apparently out of town.)

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAC-41-16: VARIANCES

JACOB LARSEN

349 Woodbine Drive (SW corner of Woodbine Drive & Horton Avenue)

R-1D

Size & Materials of an Accessory Structure & Side Yard Setback

Representative &/or support:

Mr. Jacob Larsen (349 Woodbine Drive, Shreveport, LA)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve the variances regarding the size of the accessory structure & the side yard setback. However, they voted to DENY the request for a variance in materials. The applicant shall be required to provide elevation drawings showing the compatible façade materials (i.e., a combination of brick & wood or vinyl siding to match neighboring accessory structures) to the Executive Director for approval prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, & HOLLAND. Nays: None. Absent: Messrs. BERGERON & STEWART. **Although MRS. OSBORN's intent was to support her motion, technical difficulties with the equipment prevented her vote from registering in our system, therefore, she is not recorded as voting on this matter.**

CASE NO. BAC-42-16: SPECIAL EXCEPTION USE

RAY HUNTER

6900 blk 5th Avenue (East side of 5th Ave approximately 300' north of Idaho Drive)

R-2(SPI-2)

Mobile Home (Double-Wide) & Lot Area

Representative &/or support:

Mr. Ray Hunter (1816 Grove, Shreveport, LA 71109) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. COOPER to approve this application subject to a final plat application being submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-12-16: SPECIAL EXCEPTION USE

SAVOY & TINA GRANGER

369 Burnley Pines Road (West end of Burnley Pines Road)

R-1D

Mobile Home (Single-Wide)

Representative &/or support:

Mr. Savoy Granger (9535 Powers Road, Shreveport, LA 71106) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-14-16: SPECIAL EXCEPTION USE

TANGELA CARTER

9400 blk Buncombe Road (North side of Buncombe Rd approx. 215' east of Clydesdale Rd)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Ms. Tangela Carter (3504 Oak Park Drive, Shreveport, LA 71119) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-15-16: SPECIAL EXCEPTION USE

SHELDON EDGELL

Basilio Hernandez

11109 Gen Eisenhower Ave (SE corner of Gen Eisenhower Ave & Lee Blvd)

R-1D

2 Mobile Home (Double-Wide & Single-Wide) & Secondary Residential Structure

Representative &/or support:

Mr. Sheldon Edgell (11109 General Eisenhower Blvd, 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 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

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

MARK & HOLLY GUTHRIE

1318 Chipper Lane (NW side of Chipper Lane approx. 500' north of Monroe Drive)

R-A

Mobile Home (Double-Wide) & Secondary Residential Structure

Representative &/or support:

Mrs. Holly Guthrie (1318 Chipper Lane, Keithville, LA 71047) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN.
Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-17-16: SPECIAL EXCEPTION USE

PREMIER HOMES

Florence Robinson Lakey

3725 W Martin Luther King Drive (South side of West MLK Drive, 155' east of RC Thompson Road)

R-1H(SPI-2)

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Freddie Lakey (3725 W Martin Luther King Drive, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve this application contingent upon the demolition & removal of the existing house prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN.
Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-18-16: SPECIAL EXCEPTION USE

EULA FOSTER

4594 Amberly Lane (West side of Amberly Lane, 312' north of N Market)

R-1D

Mobile Home (Modular Home)

Representative &/or support:

Mrs. Eula Foster (Address inaudible & no slip filled out)

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN.
Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-19-16: SPECIAL EXCEPTION USE

DAVID & ALISON SPANN

9990 Wallace Lake Road (West side of Wallace Lake Rd, 1065' south of Southern Loop)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mr. David Spann (409 Brushy Bayou Blvd, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to approve this application subject to the removal of the "camp house" prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN.
Nays: None. Absent: Messrs. BERGERON & STEWART.

CASE NO. BAP-20-16: SPECIAL EXCEPTION USE

BREWER QUALITY HOMES

Betty O'Neal

11057 Ivory Lane (East side of Ivory Lane, 1940' north of Keithville-Kingston Road)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mrs. Betty O'Neal (11057 Ivory Lane, Keithville, LA 71047) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. WALTMAN to approve this application contingent upon the demolition & removal of the existing house prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, WALTMAN, COOPER, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & STEWART.

▶ **OTHER BUSINESS**

Master Plan Implementation Report

- The one-on-one meetings with elected officials are currently on-going & they are very productive.

Other Staff Reports

- Our new e-mail system is up & running. If anyone has any problems accessing their meeting packet they are urged to call our office for assistance.
- The new Kroger Complex & Whole Foods both anticipate opening this October.

▶ **BOARD MEMBER COMMENTS**

- Today is **MR. WALTMAN'S** last meeting as a ZBA Board Member. He submitted his resignation a few months ago due to time issues with his recent appointment as an assistant Caddo Parish District Attorney. The Mayor's Office is aware that a new appointment needs to be named & ratified by the City Council. The Board & staff will miss Mr. Waltman's quick assessments & sense of humor!
- **CHAIRMAN BERRY** appointed **Messrs. HOLLAND & COOPER** to a Nominating Committee to recommend a replacement for **MR. WALTMAN** since he currently holds the position of Vice Chair. They will report to the Board at our July 13th meeting.
- There was some discussion on mobile homes and zoning matters & how they will be handled in the new Unified Development Code.
- There was also discussion on how the appeals & forwarding process will be dealt with on zoning cases & on Administrative Site Plan approvals.

- **ADJOURN 2:30 p.m.**

Alan Berry, Chairman

Betty Osborn, Secretary