

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
JULY 13, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, July 13, 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  
Betty Osborn, Secretary  
Robert Stewart  
Eddie Cooper  
Rick Holland  
Ronnie Bergeron

**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**

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 June 8, 2016 public hearing as submitted.

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

► **PUBLIC HEARING**

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

**PREMIER HOMES**

Effie Reed  
2400 Martin Luther King Drive (North side of MLK Drive, 282' east of Legardy Street)  
R-1H

**Mobile Home (Double-Wide)**

**Representative &/or support:**

Mr. Samuel Moore (2155 Linear Street, Shreveport, LA 71107) No slip filled out

There was no opposition present.

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

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

**BAC-45-16: SPECIAL EXCEPTION USE**

**INDIA'S RESTAURANT**

Dominic Cordaro  
3030 Youree Drive (East side of Youree Drive, 600' north of E Kings Hwy)  
B-3

**Sale & On-Premise Consumption of Beer & Wine in a Restaurant**

**Representative &/or support:**

Could not understand applicant's name & address & 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, STEWART, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-46-16: SPECIAL EXCEPTION USE**

**PHULOC TEMPLE**

Minh Van Nguyen  
2401 McCutcheon Avenue (SW corner of McCutcheon & Trigger Trail)  
R-1D  
**Temple**

**Representative &/or support:**

Mr. Minh Nguyen (240 McCutcheon Avenue, Shreveport, LA 71108) No slip filled out

**There was no opposition present.**

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

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

**CASE NO. BAC-47-16: SPECIAL EXCEPTION USE**

**THE WILLIAMS HOLDING GROUP**

248 W 80<sup>th</sup> Street (North side of W 80<sup>th</sup> Street, 230' west of St Vincent Avenue)  
R-1D  
**Mobile Home (Single-Wide)**

**Representative &/or support:**

Mr. Robert Williams (1525 Sycamore, Shreveport, LA 71103) No slip filled out

**There was no opposition present.**

**A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve this application subject to compliance with the following stipulations:**

- 1. A new municipal address shall be issued by the City Engineer for the proposed mobile home**
- 2. Removal of at least one of the accessory structures is required prior to the issuance of any permits.**

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

**CASE NO. BAC-48-16: SPECIAL EXCEPTION USE**

**ORIN A WALKER**

7220 Legion Circle (NW side of Legion Circle, 296' south of Chateau Drive @ the cul-de-sac)  
R-3  
**Poultry (Chickens)**

**Representative &/or support:**

Mr. Orin Walker (7220 Legion Circle, Shreveport, LA 71108)

**Speaking in opposition:**

Mrs. Claudia Larkin (7211 Classic Circle, Shreveport, LA 71108)  
Mrs. Earnestine Sudds (7210 Classic Circle, Shreveport, LA 71108)  
Mrs. Margie Monroe (3819 Liaison Drive, Shreveport, LA 71108)  
Mrs. Mary Clark (3806 Liaison Drive, Shreveport, LA 71108)  
Mrs. Grace Cooper (7216 Classic Circle, Shreveport, LA 71108)  
Mrs. Patricia Wilson (3803 Liaison Drive, Shreveport, LA 71108)  
Mrs. Brenda Jones Samuel (7224 Legion Circle, Shreveport, LA 71108)  
Mrs. Aline Skimish (3821 Liaison, Shreveport, LA 71108) No slip filled out

- This is a well-kept neighborhood with the houses being very close in proximity. Houses are too close to each other for the neighbors to escape the side effects of the chickens (odor, noise, unsanitary). Chickens will not enhance this residential neighborhood.
- This isn't a country neighborhood & the neighbors are embarrassed by chickens running around the yard – this de-values their property.
- These hens will cackle when they lay eggs and sooner or later they will “begin to multiply”. The neighbors don't want a bunch of chickens running around the neighborhood.

**Rebuttal:**

- There has been no noise disturbances to date; the applicant says they maintain cleanliness of their chicken house
- “A medium size dog has more odor than 5 chickens.”
- A chicken that squawks when she lays an egg doesn't compare to a “yapping Chihuahua”
- A fence will be erected as stipulated.

Mr. Sweeney tactfully explained that there will be no rooster on site. If there is no rooster on site, then the eggs will be sterile. Hence, no concern about the chickens “multiplying.”

**MOTION #1:**

**A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application with stipulations.**

This motion & second were withdrawn after discussion.

**FINAL MOTION:**

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to deny this application.

**(Discussion)**

- MR. BERGERON said he understands that for health reasons someone might want to raise chickens for their eggs. However, the neighbors have rights too.
- Mr. Sweeney said this discussion has made staff think that perhaps we should re-think what is proposed in the new UDC regulations regarding chickens. We might need to consider limiting poultry to specific districts & address screen fencing to protect the neighbors.

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

**CASE NO. BAC-49-16: VARIANCE**

LITTLEJOHN ENGINEERING

Christ Lutheran Church

2010 Industrial Loop (NE corner of Ind'l Loop & St James, 293' west of Blom Blvd)

R-1D

**Parking & Hours of Operation**

**Representative &/or support:**

Mr. Phillip Piercy, Littlejohn Engineering (1935 Twentyfirst Avenue South, Nashville, TN 37212) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: None. NOTE: MR. HOLLAND was out of the room for the vote.

**CASE NO. BAC-50-16: VARIANCES**

FRANK & CHRISTI BREITHAUP

123 Ockley Drive (South side of Ockley Drive, 430' west of Kings Hwy)

R-1D

**Size & Façade Materials of an Accessory Structure**

**Representative &/or support:**

Mr. Frank Breithaupt, Jr (123 Ockley Drive, Shreveport, LA 71105)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application subject to the stipulation that an application to administratively re-plat the 2 lots into 1 is submitted to & approved 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, STEWART, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-51-16: SPECIAL EXCEPTION USE**

CYNTHIA PESSON

Brian & Michelle Moore

8856 Youree Drive (west side of Youree approximately 500' south of Sophia Lane)

B-3

**Indoor Amusement Center**

**Representative &/or support:**

Mrs. Cynthia Pesson (204 Avondale Lane, Bossier City, LA 71112)

Mr. Brian Moore (1910 Auburn Avenue, Monroe, LA 71201)

**Speaking in opposition:**

Mr. David Romero, EFG Property Holdings LLC (8848 Youree Drive, Shreveport, LA 71115)

- Ingress & egress will cause a lot of traffic congestion
- Because of the business in this center, there is a heavy senior population
- People drive thru his lot & when he asks them not to, they sometimes become very confrontational
- This is a high-density proposal & a lot of kids will be involved; a low-density traffic business would be much better suited.

**Rebuttal: (Mrs. Pesson)**

- Mr. Romero raises some valid concerns
- There shouldn't be a traffic issue because the majority of her business is between 5 p.m. & 10 p.m. Monday thru Friday & on weekends. These hours are typically after the neighboring businesses close.
- During weekdays, they will allow only one "customer" at a time to use their facility for a pre-scheduled special event
- Applicant volunteered to erect a sign at the entrance to the parking lot guiding her customers into her parking lot in order to avoid the problem of additional unwarranted traffic in front of Mr. Romero's business.

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, STEWART, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-52-16: VARIANCE**

TOTAL YARD CARE INC

6550 St Vincent Avenue (West side of St Vincent, 567' south of W 63<sup>rd</sup> Street)

I-2

Parking

**Representative &/or support:**

Mrs. Maria Vargas Sermons, Vice Pres (6550 St Vincent Ave, Shreveport, LA) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application contingent upon a revised site plan showing all drives being hard-surfaced & the new parking configuration being submitted to & approved 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, STEWART, HOLLAND, COOPER, & Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-53-16: SPECIAL EXCEPTION USE**

MOHR & ASSOC INC

Willow Chute Missionary Baptist Church

2645 Martin Luther King Drive (North side of MLK Drive, 188' west of Stanley Street)

R-1H

Church Use (Family Life Center)

**Representative &/or support:**

Mr. Donnie Barker, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present; the following citizen asked questions for clarification:

Mrs. Patricia Williams (2039 Stanley Street, Shreveport, LA 71107)

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

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

**CASE NO. BAC-54-16: SPECIAL EXCEPTION USE**

NAEL ZEIDAN

5932 Linwood Ave (SW corner of Fuller & Linwood)

B-2

Sale of Package Wine, Beer, & High Alcoholic Content Beverages in Liquor Store

**Representative &/or support:**

Mr. Roger Shihadoh (111 Dover Point, Shreveport, LA)

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 5-1 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, COOPER, & Mrs. OSBORN. Nays: MR. STEWART. Absent: None.

**CASE NO. BAP-22-16: SPECIAL EXCEPTION USE**

FRED & ROBIN FREY

3116 Lakeview Road (South side of Lakeview Road, 799' SW of Bellows Road)

R-A

Mobile Home (Double-Wide)

**Representative &/or support:**

Mr. Fred Frey (3116 Lakeview Rd, Shreveport, LA 71107) No slip filled out

There was no opposition present.

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

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

**CASE NO. BAP-23-16: SPECIAL EXCEPTION USE**

SAVOY & TINA GRANGER

9535 Powers Road (East side of Powers Road, west end of Burnley Pines Road)

R-1D

**Secondary Residential Structure**

**Representative &/or support:**

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

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, STEWART, HOLLAND, COOPER, & Mrs. OSBORN**. Nays: None. Absent: None.

**CASE NO. BAC-40-16: VARIANCES**

COLE BUILDERS OF LA LLC

Hank Anderson

730 Chinquapin Drive (South side of Chinquapin, 560' west of Woodland View Circle)

R-1D

**Secondary Residential Structure - Number & Size of Accessory Structures**

**On June 8<sup>th</sup>, this case was Deferred & Continued to the July 13, 2016 Public Hearing**

**Representative &/or support:**

Mr. Kirby Cole, Cole Builders (3674 Park Trail Drive, Shreveport, LA 71105) No slip filled out

There was no opposition present.

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

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

► **OTHER BUSINESS**

**Master Plan Implementation Report**

- The MPC hosted a reception for elected officials to discuss the Unified Development Code on Wednesday, June 29<sup>th</sup> at Robinson's Film Center. We had 37 people attend, which was a great turn-out. We are hoping to have gone through the entire adoption process & begin implementing the UDC in March, 2017.
- If any Board Members would like to meet with Mr. Sweeney one-on-one to discuss the UDC, please make an appointment.

**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 newly adopted policy of accessing the MPC's legal counsel was reviewed.

► **BOARD MEMBER COMMENTS**

- At our June 8<sup>th</sup> meeting, **CHAIRMAN BERRY** appointed **Messrs. HOLLAND & COOPER** to a Nominating Committee to recommend a replacement for **MR. WALTMAN**. They reported to the Board that they recommend **MR. HOLLAND** as their nomination to the Vice Chair position recently vacated by out-going member Jason Waltman. This matter will be voted on at the August 10<sup>th</sup> meeting.

- **ADJOURN 3:15 p.m.**

---

Alan Berry, Chairman

---

Betty Osborn, Secretary