

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
AUGUST 10, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, August 10, 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

**Staff Present**

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

**Members Absent**

Unfilled position of Jason Waltman  
Rick Holland  
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. COOPER, seconded by MRS. OSBORN to approve the minutes of the July 13, 2016 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

► **PUBLIC HEARING**

**CASE NO. BAC-44-16: SPECIAL EXCEPTION USE**

MOHR & ASSOC INC  
St Paul's Episcopal Church  
271 & 275 Southfield Road (South side of Southfield Road, 750' east of Youree Drive)  
R-1C & B-1

**Church & Youth Center**

**Representative &/or support:**

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

There was no opposition present.

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

1. The rezoning request is approved by City Council, and
2. The submitted administrative re-plat is approved by the Executive Director prior to permits being issues.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**BAC-60-16: VARIANCES**

JAMES & KIMBERLY WISE  
3407 Broadmoor Blvd (East side of Broadmoor Blvd, 50' north of Coldwell Street)  
R-2

**Setbacks, Number, Size, & Façade Material of Accessory Structures**

**Representative &/or support:**

Mrs. Kimberly Wise (3407 Broadmoor Blvd, Shreveport, LA 71105) No slip filled out  
Mr. Matthew Linn, Parish Commissioner (505 Travis Street, Shreveport, LA 71101)

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 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAC-61-16: SPECIAL EXCEPTION USE**

CARLA SAVANNAH  
3008 Skelly Street (North side of Skelly Street, 85' west of Ragsdale Avenue)  
R-1H(SPI-2)

**Mobile Home (Double-Wide)**

**Representative &/or support:**

Ms. Carla Savannah (3008 <or 3030> Skelly Street, Shreveport, LA 71107)  
Mrs. Jackie Savannah (3020 Skelly Street, Shreveport, LA 71107)  
Mr. Eddy Savannah (3011 Skelly Street, Shreveport, LA 71107)  
Mr. James Hill (3018 Skelly Street, Shreveport, LA 71107)

There was no opposition present.

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

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAC-62-16: SPECIAL EXCEPTION USE**

EL CABO HOSPITALITY LLC  
Windrush Village LLC  
1023 Provenance Place Blvd (S-210, North side of Southern Loop, 100' west of Bridgewater Ave)  
R-2 (PUD)

**Sale & On-Premise Consumption of Beer, Wine, & High Alcoholic Content Beverages in Restaurant**

**Representative &/or support:**

Mr. Gabriel Balderas (621 Millicent Way, Shreveport, LA 71106)

There was no opposition present.

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

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAC-63-16: SPECIAL EXCEPTION USE**

BRUCIA UPTOWN LLC  
Pierremont Office Park I & II, LLC  
920 Pierremont Road (S-110, Within Office Park – north side of Pierremont Road, east of Atlanta)  
B-1 & B-2(SPI-6)

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

**Representative &/or support:**

Mr. Jimmy Orellana (4102 Finley Drive, Shreveport, LA 71105)

There was no opposition present.

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

1. Approval of the zoning request to B-2 by the City Council, and
2. The review & approval of the required administrative re-plat by the Executive Director prior to any future development or expansion of this site.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAC-64-16: SPECIAL EXCEPTION USE**

HALL BUILDERS INC  
Rose of Shannon Baptist Church  
1950 Aline Street (North side of Aline, 560' west of Russell Road)  
R-1H  
**Church**

**Representative &/or support:**

Mr. Ricky Hall, Hall Builders (1185 Hawn Avenue, Shreveport, LA 71105) 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 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAC-65-16: SPECIAL EXCEPTION USE & VARIANCES**

IARCHITECTURE LLC  
Myrtle Hill Holdings LLC  
678 Egan Street (1 Lot each on the north & south side of the 600 blk of Egan Street)  
B-2  
**Outdoor Dining Area – Parking & Rear Yard Setback**

**Representative &/or support:**

Mr. Jeff Spikes, iArchitecture LLC (4740 Richmond, Shreveport, LA 71106) 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, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAP-26-16: SPECIAL EXCEPTION USE**

DARLENE PHILLIPS  
7681 Pathway Loop (South side of Pathway Loop, 750' east of Pathway Trail)  
R-A  
**Mobile Home (Double-Wide)**

**Representative &/or support:**

Mrs. Darlene Phillips (6325 Garden Oaks, Shreveport, LA 71129)

There was no opposition present.

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

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

**CASE NO. BAP-27-16: SPECIAL EXCEPTION USE**

DONNA NIETTE  
Wesley & Navy Southern  
11014 Old Carriage Trail (West side of Old Carriage Trail, 256' south of Riding Club Lane)  
R-A  
**Mobile Home (Single-Wide)**

**Representative &/or support:**

Mrs. Donna Niette (11014 Old Carriage Trail, Shreveport, LA 71118) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

#### END OF PUBLIC HEARING

#### ► NOMINATING COMMITTEE'S REPORT & VOTE ON VICE CHAIR TO REPLACE RESIGNED JASON WALTMAN

A motion was made by MRS. OSBORN, seconded by MR. COOPER to accept the Nominating Committee's recommendation that Mr. HOLLAND fill the vacant seat of Vice Chair for the remainder of 2016.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, STEWART, COOPER, & Mrs. OSBORN. Nays: None. Absent: Messrs. BERGERON & HOLLAND. (One unfilled position.)

#### ► OTHER BUSINESS

##### Master Plan Implementation Report

- The Unified Development Code is being revised – we anticipate this being the final revision
- The Zoning Maps have been updated. Both of these documents should be ready for release by the end of August
- On September 29<sup>th</sup> at 6 p.m., we will hold a public hearing to receive comments on the UDC
- On October 18<sup>th</sup>, we will hold another public hearing at 6 p.m. for the Board to vote on the matter
- Once approved by the MPC Board, the UDC will be forwarded to the City Council & Parish Commission for adoption. Our goal is to begin implementing the UDC by April 1, 2017

#### ► BOARD MEMBER COMMENTS - None

- ADJOURN 1:35 p.m.

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Alan Berry, Chairman

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Betty Osborn, Secretary