

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
SEPTEMBER 14, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, September 14, 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

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
Robert Stewart
Eddie Cooper

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. BERGERON to approve the minutes of the August 10, 2016 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, HOLLAND, & Mrs. OSBORN. Nays: None. Absent: Messrs. STEWART & COOPER. (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 with a variance in parking

Since there was no representative present at the time this case was called, a motion was made by MR. HOLLAND, seconded by MR. BERGERON to hear this application out of agenda order & to move it to the bottom of our agenda.

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

Representative &/or support:

Mr. Ron Miciotto, Attorney (628 Stoner Avenue, Shreveport, LA) No slip filled out

Speaking in opposition:

Mr. Enrico Giacalone, Chianti Restaurant (6535 Line Avenue, Shreveport, LA 71106)

- His brother owns Chianti's & other properties in this center. Lunch time is when the parking conflict occurs. The existing restaurant caters & also does a heavy to-go business. The good food & value cause this restaurant to be quite crowded at lunch time. Sometimes there are as many as 35 people eating lunch. This causes a problem for customers trying to find parking spaces at Chianti's because the Bistro to Go customers are using Chianti's parking lot for overflow parking. On average, 16-18 cars use Chianti's lot for overflow parking during lunch.
- Bistro to Go only has 8-10 parking spaces - & their employees have to park somewhere. The overflow parking also causes problems for Chianti's delivery trucks.

Rebuttal:

- There are 11 parking spaces. Corp. Cisco with the ABO office visited the site, counted cars, & recommended approval. Nothing will be increased. Lunch will be served from 11:30 a.m. til 2:00 p.m.
- There have been no complaints in the 6 years this restaurant has been open. There is a complaint today because the gentleman wants a parking agreement. Chianti's has valet service for their customers. None of the other businesses nearby are complaining. They tried to work out a shared parking agreement but it didn't happen.

(Board Discussion)

- Chianti's can put up 'Parking for Chianti's customers only, all others will be towed at the owner's expense' signs.
- For the record, Corp. Cisco recommendations are regarding alcohol only. "He's not a traffic cop."
- The Zoning Administrator received one complaint for this site over the past year. Parking is obviously a problem for the neighboring business; considering that a 5 space variance was granted previously & now they are asking for an 11 space variance – that's a total of 16 parking spaces – which is a substantial number.

MOTION #1:

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve the Special Exception Use to permit the sale & on-premise consumption of beer, wine, & high alcoholic content beverages in a restaurant with the stipulation that the receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales.

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

MOTION #2:

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to deny the parking variance. This motion was withdrawn.

MOTION #3:

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to defer & continue the request for a variance of 11 spaces in parking to the October 12, 2016 public hearing.

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

CASE NO. BAC-69-16: VARIANCE

CITY OF SHREVEPORT (SPAR)

4300 Ledbetter (East side of Ledbetter, 243' north of Hickory Street)

B-1

Parking

Since there was no representative present at the time this case was called, a motion was made by MR. HOLLAND, seconded by MR. BERGERON to hear this application out of agenda order & to move it to the bottom of our agenda.

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

Representative &/or support:

Ms. Katie Martin, SPAR (505 Travis Street, Shreveport, LA 71101)

There was no opposition present, however, Mrs. Kendra Murray (3028 Rutherford, Shreveport, LA) asked questions on behalf of her mother, Ida Murray, property owner, for clarification.

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

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

CASE NO. BAC-70-16: SPECIAL EXCEPTION USE

RENA M. C. JONES

1713 Jackie Robinson Drive (East side of Jackie Robinson Dr, 203' north of Jamison St)

R-1H

Mobile Home (Double-Wide)

Representative &/or support:

Mrs. Rena Mae Carmack Jones (1713 Jackie Robinson Drive, 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 subject to the re-platting of the lots into one legal lot of record & the removal of the existing residence prior to the issuance of any permits.

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

CASE NO. BAC-71-16: SPECIAL EXCEPTION USE

MST VENTURES LLC dba HAVANA LIVE
211 Texas Street LLC
211 Texas Street (South side of Texas Street, 150' west of Spring Street)
B-4
Beer, wine, & high alcoholic content beverages in a bar/lounge

Representative &/or support:

Mr. Matthew St Amant (211 Texas Street, Shreveport, LA 71101) 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.

CASE NO. BAC-72-16: SPECIAL EXCEPTION USE & VARIANCES

BRANDON FAIL & JOHN PAUL YOUNG
The Nader Group
520 E Kings Hwy (Suite 106 – south side of E Kings Hwy, 130' east of Girard Street)
SPI-4(B-2)
Beer, wine, & high alcoholic content beverages in a restaurant with variances in parking & hours of operation

Representative &/or support:

Mr. John Paul Young (424 College, Shreveport, LA 71104) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application subject to compliance with the stipulation that receipts from food sales shall be at least 60% of the gross food & alcohol sales.

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

CASE NO. BAC-73-16: SPECIAL EXCEPTION USE

KI MEXICO
Clifford Madison Properties
3851 Gilbert Drive (East side of Gilbert Drive, 90' north of Gregg Street)
B-2
On-Premise consumption of beer, wine, & high alcoholic content beverages in a restaurant

Representative &/or support:

Mr. Rodrigo Mondragon (518 Meadowbrook Lane, 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 subject to compliance with the stipulation that receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales.

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

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

SHARON T. M. GINGLES
8121 Village Fair Drive (West side of Village Fair Drive 220' north of Lakefield Street)
R-1A
Mobile Home (Double Wide)

Representative &/or support:

Ms. Sharon Gingles (8121 Village Fair Drive, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to the removal of the existing residence prior to the issuance of any permits.

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

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

JEROME & DIANE RUSSELL
7654 Womack Road (East side of Womack Road 100' south of Margaret Drive)
R-A(SPI-2)
Mobile Home (Modular Home)

Representative &/or support:

Mr. Jerome Russell (7654 Womack Road, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to the re-platting of the tracts of land into one legal lot of record prior to the issuance of any permits.

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

END OF PUBLIC HEARING

► **OTHER BUSINESS**

Master Plan Implementation Report

- The 3rd & final UDC draft was released on September 1st. Our UDC public hearings are scheduled from 6 p.m. til 8 p.m. on Thursday, September 29th, & on Tuesday, October 18th. We hope to get this approved & implemented by April 1, 2017.

Other Staff Reports

- On the October 12th public hearing date, the Board's luncheon will be held at Superior's Steak House at 11 a.m.
- The City Council upheld the ZBA's denial of a recent chicken case that was appealed. In response to a question by **Mr. BERGERON**, Mr. Sweeney explained that this final draft of the UDC is more restrictive than previous versions, concerning chickens in neighborhoods.

Items for Future Discussion

- Something for the Board to think about – we are considering a change in the ZBA meeting dates from the 2nd Wednesday of each month to the 3rd Wednesday of each month. This will help with some of the scheduling problems we are dealing with. We will bring this matter up for discussion at the October meeting if the Board is interested in considering this.

► **BOARD MEMBER COMMENTS**

- **Mr. HOLLAND** and **Mr. BERGERON** asked for more detailed locational maps – they are sometimes unable to get a good feel for the location of a case on the maps we are currently providing.

- **ADJOURN** 2:35 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary