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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
February 18, 2026**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, February 18, 2026 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Bernie Woods, Chair
Barrington Gibson
Melissa Anderson, Secretary
Michael Brannan

Staff Present

Stephen Jean, Interim Executive Director
Reginald Jordan, Zoning Administrator
Emily Trant, Senior Planning Coordinator
Christian Terrell, Planner 1
Jomari Smith, Planner 1
Nikolas Holt, Planner I
Myldred Ingram, Executive Administrative Asst.

Members Absent

Durwood Hendricks, Vice Chair

The hearing was opened with prayer led by Bernie Woods, Chair The Pledge of Allegiance was led by Barrington Gibson

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to clearly state their name & mailing address. 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 District Court. 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 Michael Brannan , seconded by Barrington Gibson, to approve the minutes of the January 21, 2026 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BRANNAN, WOODS, & GIBSON, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS.

► **PUBLIC HEARING**

CASE NO. 25-37-BAC VARIANCE

Applicant: MELTREVOUS LEONARD
Owner: Edwin Eugene Rushing
Location: 174 Southfield Rd (N side of Southfield Rd, approx., 380' W of Anniston Ave)
Existing Zoning: R-1-7
Request: Variance to on-site development standards (Deferred from Jan 21, 2026)

Representative &/or support: None.

Opposition: None.

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A motion was made by Barrington Gibson, **seconded by** Michael Brannan, **to** defer and continue **four months from today (June 17, 2026).**

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BRANNAN, WOODS, & GIBSON, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS.

CASE NO. 25-39-BAC VARIANCE

Applicant: **MOHR AND ASSOCIATES, INC.**
Owner: Red Truck Investments, LLC
Location: 7600 blk W 70th St (NW corner of W 70th St and Rice Rd)
Existing Zoning: C-4
Request: Variance to on-site development standards to allow a gravel parking area.

Representative &/or support:

Rob Rollins 1324 N. Hearne Ave, Shreveport

Mr. Rollins, civil engineer, is requesting to use gravel on the impound parking area and the truck parking area. According to the UDC these areas should be covered with asphalt or concrete. There's a 250' vegetative buffer on the W70th side of the property. There's also 20' vegetative buffers on the east and west side of the property that will hide the property from visibility, if aesthetics is a consideration. There are two other lots that use gravel and we believe that this request aligns with the development characteristics of the surrounding properties. The owner is here if there are any questions that need to be answered.

James Mericle 552 Secret Cove, Bossier City, LA 71111

Mr. Mericle owns Red Truck Investments and Mericle's Towing. We do all the towing. This material is gravel but it's sub source cementing. It's 12' of material. The process to lay it makes it stronger than concrete and asphalt. WOODS asks how many inches? SB2? Mericle states that it's layered. Different layered substances of aggregate. (AI Overview: this is known as limestone aggregate and is treated with hydrated lime to improve durability).

Opposition: None.

A motion was made by Melissa Anderson, Secretary, **seconded by** Michael Brannan, **to** approve this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BRANNAN, WOODS, & GIBSON, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS.

CASE NO. 25-40-BAC VARIANCE

Applicant: **DSW HOMES**
Owner: Christine Houston
Location: 706 Pujo St (S side of Pujo St, approx., 78' W of Liberty St)
Existing Zoning: R-1-5
Request: Variance – Encroachment into side yard

Representative &/or support:

Nick Van Dorn of DSW Homes. 1650 Winding Way, Friendswood, TX 77546

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We will need to rebuild this home for Le Moine who's working for Restore Louisiana. It's a home that is "given" to the homeowner after a storm. They're able to apply for the program. This home is in bad shape, and we'll need to tear it down and rebuild. The state comes out and will perform multiple inspections. The city will perform inspections as well. Applicant has an oddly shaped yard and the floor plans on the restoration has a front porch with a front entrance and a side entrance for the 3br, 2ba home. The side door goes into the 5' variance line. It doesn't cross any property lines. It's right up against it. The other side is free and clear. Asking that the Board review this and approve so that we can get started.

Opposition:

Inet Salone 745 Turner Lane, Shreveport, LA 71106

Does this affect my mother's property, and will it be taken? JEAN advises Mrs. Salone that her mother is within the "Notification Area" and is simply being notified that the applicant's property is the only one affected by any decisions made during this hearing process.

A motion was made by Barrington Gibson, **seconded by** Melissa Anderson, Secretary, **to** approve this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BRANNAN, WOODS, & GIBSON, and Meses. ANDERSON. Nays: None. Absent: HENDRICKS.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS:**

- JEAN asks for prayers for our ZBA Board member, Durwood Hendricks, as his daughter was severely injured during an accident.
- Eric Monroe is the newest ZBA Board member. He sat in during the pre-briefing today and will be joining us for next month's meeting and Public Hearing.

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 3:20 p.m.

Bernie Woods, Chairman

Melissa Anderson, Secretary