

SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
January 9, 2019

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 9, 2019, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Nancy Cooper, Chair
Winzer Andrews, Vice-Chair
Lea Desmarteau, Secretary
Ronnie Remedies
Theron Jackson
Dale Colvin
Mauricio Roca
Curtis Joseph
Bessie Smith

Staff Present

Alan Clarke, Interim Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Manasvini Thiagarajan, Planner 1

Members Absent

None

Others Present

None

The hearing was opened with prayer by **MR. JACKSON**. The Pledge of Allegiance was led by **MS. DESMARTEAU**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing.

All decisions rendered by the Metropolitan Planning Commission 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 Metropolitan Planning Commission.

Nancy Cooper, Chair, presented outgoing member, Alan Young, with a plaque of appreciation for his service. Mrs. Cooper also presented Theron Jackson a plaque recognizing his service as Chair.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the December 5, 2018 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS

CASE NO. SC-2-19: FINAL PLAT (MINOR)

MOHR & ASSOCIATES, INC.

Feist Properties, LLC.

7000 Block of East Kings Highway (NW corner of E. Kings Hwy. and E. Bert Kouns Loop)

C-4 and R-A

3 Lot Commercial Subdivision

Orr Auto Park Subdivision

There was no representative &/or support present.

Applicant is seeking approval to defer this application at this time.

There was no opposition present.

A motion was made by MR. JACKSON, seconded by MR. ANDREWS, to approve applicant's request for deferral.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. SC-1-19: PRELIMINARY & FINAL PLAT (MAJOR)

PROVENANCE DEVELOPMENT CO.

Provenance Development Co.

9850 Block of Wallace Lake Rd. (East side of Wallace Lake Rd., approx. 3,000' North of Southern Loop)

R-2 (PUD)

30 Lot Single Family Subdivision

The Grove-Phase 1

Representative &/or support:

Justin Sevier, 300 Marshall Street, Suite 200, Shreveport, LA 71101

Applicant is requesting approval of both a preliminary and final plat for the Grove-Phase 1 in order to subdivide a 17.184 acre tract of land into 30 lots for developing single-family residences and three un-buildable lots.

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MS. DESMARTEAU, to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-85-18: ZONING REQUEST

SMITH POSITIVE STEP, LLC.

Smith Positive Step, LLC.

3020 Missouri Ave. (NW corner of Missouri Ave. and Jackson Street)

R-2

R-2 to C-3

Reception Facility

Representative &/or support:

Kevin Smith, 5992 Canada Court, Shreveport, LA 71107

Applicant is requesting approval to change the zoning of a 0.17 acre site from Multi-Family Residential (R-2) to General Commercial (C-3) for the purpose of operating a Reception Facility in the existing 3,474 sf building.

Opposition:

Dr. G. Griffin, P. O. Box 7373, Shreveport, LA 71130

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to recommend for approval this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-1-19: ZONING REQUEST

JAMES R. MARTIN

Janine Martin

838 Hope Street (West side of Hope Street, approx. 250' Northwest of Snow Street)

R-3

R-3 to C-3

Office for Construction Business

Representative &/or support:

James R. Martin, 8010 Youree Drive, Shreveport, LA 71115

Applicant is requesting approval to rezone a 0.34 acre tract of land along the west side of Hope Street, northwest of Snow Street, from R-3 (Multi-Family Residential) to C-3 (General Commercial).

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. JOSEPH, to recommend for approval this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-2-19: SPECIAL USE PERMIT (SUP) & SITE PLAN

JAMES R. MARTIN

Janine Martin

838 Hope Street (West side of Hope Street, approx. 250' Northwest of Snow Street)

C-3 (Pending approval of C-1-19)

Special Use Permit (SUP) & Site Plan Approval

Office for Construction Business

Representative &/or support:

James R. Martin, 8010 Youree Drive, Shreveport, LA 71115

Applicant is requesting a Special Use Permit (SUP) in a General Commercial (C-3) district for the purpose of operating a contractor office in an existing 1,528 square foot building.

There was no opposition present.

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-3-19/P-5-19: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

MONTROSE INVESTMENTS, LLC.

Montrose Investments, LLC.

400 Block E. Flournoy Lucas Rd. (North side of Flournoy Lucas Rd., approx. 1,000' East of Ellerbe Road)

R-1-7

R-1-7 to Neighborhood Commercial C-1 (PUD) with Preliminary Site Plan Approval

Commercial Development

Representative &/or support:

Joseph Fertitta, 6121 Fern Ave, #1, Shreveport, LA 71105

Applicant is requesting to rezone a 6.97 acre tract of land from Single-Family Residential (R-1-7) to Neighborhood Commercial (C-1) Planned Unit Development (PUD) for a multi-phased mixed use commercial development containing business and medical offices, small retail, above ground dwellings and an entertainment venue.

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH, to recommend for approval this application as submitted with the following stipulations: 1)Development of the subject property shall be in substantial accord with the approved preliminary site plan; 2)Approval of the requested uses and ordinance relief along with the proposed site amenities as documented in this report; 3)Submittal of a final site plan for each phase, as noted above, for the review and approval by the Executive Director, prior to the issuance of any permits; 4)If annexed, final site plan compliance with City Engineering floodway and detention requirements, otherwise, compliance with Caddo Parish Public Works requirements; and 5)Subdivision of the property for the purposes of creating a legal lot(s) of record

prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Meses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None. Messrs. JACKSON stepped out of Chambers during the vote.

CASE NO. C-4-19: SPECIAL USE PERMIT (SUP) & SITE PLAN

SHREVEPORT CITY MARSHAL

City of Shreveport

1412 Peabody Street (North of Peabody Street, approx. 100' West of Hope Street)

R-UC

**Special Use Permit (SUP) & Site Plan Approval
Training Facility**

Representative &/or support:

Carl Richard, 1244 Texas Avenue, Shreveport, LA 71101

Applicant is requesting a Special Use Permit (SUP) for a training facility in an Urban Core Residential (R-UC) district. The Facility will occupy an existing 4,484 square foot building on an approximately 0.24 acres site.

Yolanda Price, 9008 Clusters Drive, Shreveport, LA 71118 had a question with regard to usage.

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. COLVIN, to approve this application with the stipulation that the required right of way landscaping is provided in existing lawn areas, the required residential landscape buffer is provided on the side facing residential properties, and the parking lot striping is extended up to the end of the property line.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Meses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-5-19: TEMPORARY USE PERMIT

2R CONSTRUCTION, LLC.

Dillard Farms, LLC.

2444 Midway St. (NW corner of Midway St. and Mansfield Rd.)

I-2

**Temporary Use Permit
Rock Crushing Facility**

Representative &/or support:

Romano Dillard, 2444 Midway, Shreveport, LA 71108

Applicant is requesting a Temporary Use Permit (TUP) to operate a rock crushing facility at a Construction Office on an approximately 3.4 acre site.

Opposition:

Cynthia Circu, 10479 Jersey Gold Road, Shreveport, LA 71047

Rolando Robledo, 2421 Midway, Shreveport, LA 71108

Ilia Circu, 2433 Midway, Shreveport, LA 71108

Charles Circu, 2410 DeVaughn Street, Shreveport, LA 71108

A motion was made by MR. JACKSON, seconded by MRS. SMITH, to approve this application for the Temporary Use Permit not to exceed 1 year. Operations must adhere to the City nuisance ordinance, the periods of operation described in this report, and the submitted dust control and noise management plans.

Discussion ensued and a call for the vote was made. The call for the vote passed by the following 5-4 vote: Ayes: Messrs. COLVIN, JOSEPH, REMEDIES, & ROCA & Meses. SMITH. Nays: Messrs. JACKSON & ANDREWS & Meses. DESMARTEAU & COOPER. Absent: None.

The motion was adopted by the following 7-2 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, ROCA &

COLVIN & Mses. SMITH, & DESMARTEAU. Nays: Messrs. JOSEPH & Mses. COOPER. Absent: None.

CASE NO. C-6-19: ZONING REQUEST

SHREVEPORT CADDO MPC

Terhaar & Cronley Development Company

1124 Forum Drive (NE side of Form Dr., approx. 410' Northwest of Corporate Drive)

NA

NA- to I-2

Existing Armored Car Facility

There was no representative &/or support present.

Applicant is requesting the reversion of the zoning of a 3.4 acre lot along the northeast side of Forum Drive from NA (Natural Areas) to I-2 (Heavy Industrial) to permit the continued use of an existing armored car facility.

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. JOSEPH, to recommend for approval this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

END OF PUBLIC HEARING

OLD BUSINESS

Report from Committee Chairs: Search, Nominations, & Rules and Procedures Committee:

No reports were given.

NEW BUSINESS

Presentation by CEO, SPORTRAN, Dinero Washington:

Dinero Washington, CEO, SPORTRAN, provided the Board with an overview of the many changes that are happening with transportation in not only Shreveport – Caddo, but the region. Mr. Washington reminded the Board that SPORTRAN not only serves Shreveport – Bossier City, but also the region with service lines to Blanchard, to the Texas state border and southern lying areas as well. Last month was the first time in years that SPORTRAN has seen an increase in ridership and change is continuing for the betterment of the community. With the Choice Neighborhood grant, SPORTRAN has been able to enter into a purchase agreement for the old Sun Furniture buildings with the intent to renovate and to revitalize the structures for community use. Mr. Washington also informed the Board that negotiations are continuing between Amtrak and KCS for line use in an attempt to bring Amtrak stops to Shreveport-Bossier for a Dallas-Fort Worth to Atlanta long distance train route. He also informed the Board that SPORTRAN currently has 5 electric buses and just received grant money to purchase 2-3 more electric buses. Mr. Washington reminded the Board that it will take time to make all this happen and that the Board and the MPC staff are valued partners in this endeavor.

Recommendation Report on Billboard Ordinances as tasked by Chair/ Macro Cell Tower UDC Recommendations:

Mr. Clarke suggested that these reports be presented in February. The Board agreed to this recommendation.

Appointment of Executive Director for 2019:

Ronnie Remedies made a motion, seconded by Dale Colvin, to suspend normal policy so that a vote on the Executive Directorship for 2019 could be taken today. The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None.

Theron Jackson made a motion, seconded by Lea Desmarteau, to appoint Mr. Alan Clarke as the Executive Director for 2019. The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Mses. COOPER, SMITH, & DESMARTEAU. Nays: None. Absent: None. Mr. Clarke and the Executive Committee will meet to discuss in more detail the Directorship appointment.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Alan Clarke informed the Board that the staff had conducted a comparison between Shreveport MPC and Bossier City MPC procedures. In response to these findings, he has initiated a change in deadline dates for applications that will go into effect immediately.

In response to a question by Ms. Desmarreau about the go live date for MGO, Mr. Clarke responded that it is scheduled to be up and running in March of this year.

Mr. Clarke also informed the Board that a new Zoning Inspector has been hired who will work closely with other departments when performing property sweeps.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:25 p.m.

Nancy Cooper, Chair

Lea Desmarreau, Secretary