

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
October 2nd, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 2nd, 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
Curtis Joseph
Dale Colvin
Mauricio Roca
Chris Elberson
Bessie Smith

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Ben Mohler, Planner 1

Members Absent

Ronnie Remedies

The hearing was opened with prayer by **MR. ANDREWS**. 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.

A motion was made by MR. ANDREWS, seconded by MR. JOSEPH, to approve the minutes of the September 4th, 2019 public hearing as submitted.

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

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARING

CASE NO. 19-387-C: ZONING REQUEST

Applicant: ROWANOAK DEVELOPMENT, LLC
Owner: Beaird Operating Companies, LLC
Location: 3750 Pines Road (approx. 1,600 feet west of Pines Rd and 300 feet south of Jefferson Paige Rd)
Existing Zoning: R-E
Request: R-E to R-2
Proposed Use: Multi-Family Residential

Alan Clarke provided feedback about the neighborhood meeting that was held after the September 4, 2019 MPC Public Hearing between the applicant and the West Shreveport Alliance. He explained that the MPC came to the decision that it may not be appropriate to consider the zoning that was in place prior to the UDC as a part of its rationale in evaluating the case. In evaluating the zoning as it exists today, the request to rezone the property from R-E to R-2 should not be approved.

Representative &/or support:

John Settle 1915 Citizens Bank Drive, Shreveport, LA 71111

Mr. Settle explained that he was the representative for this case, not the applicant. He reviewed the intent and details of the application. The project would receive tax credits from the Louisiana Housing Corporation. The tax credits can be sold and applied to the outstanding purchase price of the home. He stated that the annual income of a resident would have to be between 30 and 60 thousand dollars.

Opposition:

Joyce Lawrence 4107 Scenic Drive, Shreveport, LA 71119
Nathaniel Manning 6303 Gilwood Circle, Shreveport, LA 71119
Louis Johnson 505 Travis Street, Suite 410, Shreveport, LA 71101
Robert Cross 6234 La Fleur Drive, Shreveport, LA 71119
Kate Kirby Waller 4250 Calderwood Drive, Shreveport, LA 71119
Travis Griffin Jr. 6701 Towering Oaks Drive, Shreveport, LA 71119
Gerald Bowman 9228 W Aragon Drive, Shreveport, LA 71129

The opposition expressed their concern for the low income tax credits. They stated that it results in increased crime, blight, disrepair, substandard building materials, and vacancies. West Shreveport feels that the placement of the project is discriminatory to the current residents. They have questions as to how the applicant was able to submit his tax credit application with the Louisiana Housing Corporation without the rezoning approval. The residents would like to be involved in the planning process before development begins. West Shreveport is open to projects that will help to improve the area.

Alan Clarke stated that the MPC does not consider tax credits, low income, or any other finances when evaluating the cases. The MPC only makes recommendations based on land use.

John Settle approached the podium for his rebuttal. He stated that only 44 townhouses is a stretch to assume it will cause blight and crime. He feels that it was inappropriate for the opposition to disregard working families that earn the 30 to 60 thousand dollar annual salary.

A motion was made by MR. ANDRWS, seconded by MRS. SMITH, to recommend this application for denial.

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

Mrs. Smith accidentally voted to recommend approval of this application; however she stated on the record that she intended to recommend this application for denial. This request is reflected in the above motion.

CASE NO. 19-316-P: ZONING REQUEST

Applicant:	TRIPLE N AUTOMOTIVE, LLC
Owner	Triple N Automotive, LLC
Location:	9381 Youree Drive (Located on the east side of Youree Drive, approx. 200' south of E Kings Highway)
Existing Zoning	R-A
Request	R-A to C-3
Proposed Use:	Vehicle Repair-Minor

Representative &/or support:

Randall Nixon 9381 Youree Drive, Shreveport, LA 71115

Mr. Nixon stated that he has operated his repair shop for nearly 20 years and is not certain as to why he has been split zoned.

There was no opposition present.

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

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

CASE NO. 19-317-P: SPECIAL USE PERMIT & SITE PLAN

Applicant: RIVER CITY COMMUNICATIONS
Owner: LLC Goebel Quality Services
Location: 114 Dixie Meadow Road (South side of Dixie Meadow Rd, approx. 214' southwest of Dixie Garden Dr.)
Existing Zoning: R-1-12
Request: Special Use Permit
Proposed Use: Office with Storage Space

Representative &/or support:
Keith Sutton 417 Clover Lane, Bossier City, LA 71112

There was no opposition or support present.

The applicant stated that there would not be any customers visiting this location; their work is all off site.

A motion was made by MR. JOSEPH, seconded by MR. ANDREWS, to approve this application with the following staff recommended stipulations:

Because the special use is located on the same lot as a different principal use, the existing lot must be subdivided. The property does not meet the minimum area requirement for a new lot in an R-1-12 District, thus ZBA approval for a variance to lot area will be required prior to the property being re-platted. Approval of a landscape plan and irrigation plan will be required prior to the issuance of permits. The property must be developed in substantial accord to the approved site plan before a Certificate of Occupancy is issued.

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

CASE NO. 19-318-P: ZONING REQUEST

Applicant: SAD Investments, LLC
Owner: Shelton Daniel
Location: 6750 Greenwood Road (North side of Greenwood Road, approx. 1,300' east of Colonial Drive)
Existing Zoning: R-A
Request: R-A to I-1
Proposed Use: Parking lot and storage

Representative &/or support:
Robert Lewis 6737 Greenwood Road, Shreveport, LA 71119

There was no opposition present.

Mr. Robert stated that he was not the applicant or the representative for the case; however he is in support of the application. He owns the lot across from the subject property and appreciates that the applicant is working towards making the lot look more attractive.

A motion was made by MR. ANDREWS, seconded by MR. COLVIN, to recommend approval of this application.

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

CASE NO. 19-411-C: SPECIAL USE PERMIT & SITE PLAN APPROVAL

Applicant: OMAR ALI
Owner: Omar Ali
Location: 1911 Centenary Blvd (East side of Centenary Blvd., approx. 190' N of Olive Street)
Existing Zoning: C-2
Request: Special Use Permit and Site Plan Approval
Proposed Use: Retail Sales of Alcohol-Liquor

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Representative &/or support:

Omar Ali 1911 Centenary Blvd, Shreveport, LA 71101
Tracey Williams 205 Egan Street, Shreveport, LA 71104

The applicant stated that crime has decreased since he has owned his store and he has worked with the community to uplift the neighborhood. His security camera system helps to reduce and prevent crime. He has had many residents that want him to sell liquor at his store. Ms. Williams corroborated his statements of keeping the store and surrounding area clean.

Opposition:

Tom Arceneaux 536 Jordan Street, Shreveport, LA 71101
Jamar Meyers Montgomery 124 Merrick Street, Shreveport, LA 71101
Teresa Edgerton Scott 549 Wilkinson Street, Shreveport, LA 71104

The citizens of the opposition stated that this location is not compatible to a liquor store as it is in a high crime area, abuts a residential district, and has limited parking; therefore it would attract foot traffic. Applications for liquor have been denied in the past at this location.

A motion was made by MRS. SMITH, seconded by MR. ROCA, to deny this application.

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

END OF PUBLIC HEARING

OLD BUSINESS

Mr. Colvin asked if there had been an update on Interstate 69 and 49. Alan Clarke said that he has not received any updates, but would look into it.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Adam Bailey stated that the next Master Plan Meeting would be scheduled for November.

Director's Report:

Alan Clarke reported that the Food Truck Ordinance has gone into effect. The Zoning Administrator shared that there are 65 new businesses in Shreveport from the month of September, which was found in the Certificate of Occupancies report. Mr. Andrews suggested that this information be shared with the Council.

Adam Bailey stated that code text amendments will be introduced on the November Agenda, such as a process of notifying the public of future development.

Planning Commissioner Training is being planned; there are several members of the ZBA and MPC board that will need to attend.

The Board discussed continuing the Executive Directorship of Alan Clarke.

A motion was made by Lea Desmarteau, seconded by Bessie Smith to extend the Executive Directorship employment agreement to Mr. Clarke indefinitely.

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

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CHAIR/BOARD MEMBER'S COMMENTS

The Board was all in favor to adjourn the Public Hearing.

ADJOURN 4:43 p.m.

Nancy Cooper, Chair

Lea Desmarteau, Secretary