

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
November 6th, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 6th, 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
Bessie Smith
Curtis Joseph
Ronnie Remedies
Mauricio Roca
Chris Elberson

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

Lea Desmarteau, Secretary
Dale Colvin

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. ELBERSON**.

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. JOSEPH, seconded by MRS. SMITH, to approve the minutes of the October 2nd, 2019 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, JOSEPH, ROCA & Meses. COOPER, & SMITH Nays: NONE. Absent: Messrs. and Meses. DESMARTEAU and COLVIN.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARING

CASE NO. 19-308-SC PRELIMINARY & FINAL PLAT (MAJOR)

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| Applicant: | PROVENANCE DEVELOPMENT |
| Owner | Provenance Development Co |
| Location: | 9891 Wallace Lake Rd (Wallace Lake Road, 3000' North of Southern Loop) |
| Existing Zoning | R-2 (PUD) |
| Request | 30-Lot Subdivision |
| Proposed Use: | Single-Family Residential |

Representative &/or support:

Justin Seviars 1922 Chestnut Park Lane, Shreveport, LA 71106

The representative presented the case to the Board, stating they are ready to begin development for phase 2.

Opposition:

Kay Thompson 9898 Wallace Lake Road, Shreveport, LA 71106

The opposition stated that the runoff from the subdivision is contaminating her live lake. Since the development began, it has destroyed her spillway, costing her one hundred and twenty five thousand dollars. The developers are unwilling to help her with the impacts.

Mr. Andrews questioned if the pond was man made or natural; the opposition stated that it was built in the 30s. The spillway was put in around 1945. Mr. Andrews stated that in the 40s and 50s the government subsidized the construction of ponds in a natural drainage area to flow into a reservoir, which sounds like this may be the case. Mr. Andrews asked Ms. Thompson what could be done to remedy the problem; she responded that they can build a draining system that transports the runoff to a slough or increase efforts to reduce sediment and runoff to her property.

Mr. Clarke stated that the information presented are concerns for the engineering department and that he thinks they are reviewing all of the concerns that she has. This is not something that the MPC is responsible for. This project has already been approved, this is only to subdivide. Mr. Clarke stated that he strongly believes that this problem will be addressed by the engineering department. Mr. Clarke and Mr. Jean explained that this has already been reviewed and approved and reiterated that this is just the subdivision for a project that was previously approved. She was out of the state when the original subdivision was presented to the Board.

Mr. Sevier stated that they have met with Ms. Thompson several times about her concerns and are exceeding the regulations for this project. If the City of Parish says there is something that is not being met then they will rectify the issue. Anything to do with draining and retention calculation will still be submitted to engineering before the actual construction of phase 2, in which they can still conduct a review. Mr. Clarke stated that the City Engineer still has time to address the concerns before approving the plat. Mr. Roca asked if she can require extra regulation; Mr. Clarke stated she can request it, but the developers are not required to provide more than the law states.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve this application.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, & ROCA Meses. COOPER, & SMITH Nays: JOSEPH. Absent: Messrs. & Meses. COLVIN & DESMARTEAU

CASE NO. 19-425-C ZONING REQUEST

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| Applicant: | OLANZA SANDERS |
| Owner | Olanza Sanders |
| Location: | 1019 Pickett St (Northwest side of Pickett Street, approximately 170 feet Southeast of Fairfield Avenue) |
| Existing Zoning | R-UC |
| Request | R-UC to C-3 |
| Proposed Use: | Vehicle Dealership with Outdoor display |

Representative &/or support:

Olanza Sanders 506 West 76th Street, Shreveport, LA 71106
Edward Jackson Homewood Apartments, Bossier City, LA 71108
Amos Henderson 4815 West 58th Street, Shreveport, LA 71106
Adam Rambo 3128 Abbie Street, Shreveport, LA 71108

The applicant stated that he bought the property because it was zoned commercially, but was changed to R-UC as a result of the UDC. He believes that this area of Shreveport is in need of economic development. Mr. Sanders feels that there are too many hardships and obstacles to overcome to build in an impoverished area. He believes that his business will help other families and his employees. Mr. Sanders stated that the City of Shreveport should be promoting progressive politics.

Mrs. Smith asked what kind of work Mr. Sanders is involved in. Mr. Sanders stated that he has several investment properties; the subject business would be a used car dealership.

Mr. Clarke stated that the application before the board was only for the rezoning, not for the special use permit.

A motion was made by MR. REMEDIES, seconded by MR. ANDREWS to suspend regular session to allow Courtney Harris from the City of Shreveport attorney's office to speak in regard to the application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, JOSEPH, & ROCA & Meses. COOPER, & SMITH Nays: None. Absent: Messrs. & Meses. COLVIN & DESMARTEAU.

Ms. Harris spoke for the City Attorney’s office in response to the legal matters that were introduced by Mr. Sanders in his application. Mr. Sanders is alleging in the Takings Clause that the amendment deprived him of his life, liberty, and property and did not provide him notice; this does not apply. Mr. Sanders states that he was discriminated against under the equal protection of the Fourteenth Amendment of the U.S. Constitution; this does not apply.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to return to regular session.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, JOSEPH, & ROCA & Meses. COOPER, & SMITH Nays: None. Absent: Messrs. & Meses. COLVIN & DESMARTEAU.

Opposition:

- Liz Swaine 416 Cotton Street, Shreveport, LA 71101
- Agatha Fertitta McCall 1124 Fairfield Avenue, Shreveport, LA 71101
- Jason Brown 975 Texas Avenue, Shreveport, LA 71101
- Winston Conway Link 8663 Grover Place, Shreveport LA 71115

The opposition agrees that the area is blighted; however the use of a vehicle repair shop will not be valuable to the redevelopment of the area. The construction of a residence would be encouraged. The rezoning to C-3 would set the course for this neighborhood in a detrimental way. The purpose the UDC and Master Plan was to create a more inviting place, and a place where children will want to stay. Some members of the opposition stated that they would not be opposed to a lighter commercial district.

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

The Chairwoman informed the board members that they have never denied an applicant to return the zoning of their property back to what it was prior to the UDC. Mr. Remedies asked Mr. John if a precedent had been set, however Rick John stated that each case should be reviewed on a case by case basis. Mr. Joseph stated that in previous cases similar to the one before them today, they did not know the intended use; the difference with this case is that they know precisely what the intended use is and he is uncomfortable with it. Mrs. Smith shared the same sentiment. He does not feel that their past decisions tie their hands on this current one. Mr. Clarke felt that Mr. Sanders is being punished for sharing his intended use in his application.

The motion was recommended for denial by a vote of 4-3: Ayes: Messrs. JOSEPH, ANDREWS, ROCA & Meses. SMITH Nays: ELBERSON, REMEDIES, & COOPER. Absent: Messrs. & Meses. COLVIN & DESMARTEAU.

CASE NO. 19-428-C SPECIAL USE PERMIT & SITE PLAN

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| Applicant: | ALLEN TAYLOR |
| Owner | Allen Taylor |
| Location: | 1869 Texas Ave (Southside of Texas Ave, approximately 100’ northeast of Pierre Avenue intersection) |
| Existing Zoning | C-3 |
| Request | Special Use Approval |
| Proposed Use: | Bar |

Representative &/or support:

- Allen Taylor 240 Evergreen Drive, Shreveport, LA 71118
- LeMar Flukers 1881 Texas Avenue, Shreveport, LA 71101
- LeVette Fuller 505 Travis Street, Suite 410, Shreveport, LA 71101

The applicant explained the intent of the project is to open a bar. The applicant stated that the UDC revisions to Bars changed after he already purchased the building. The staff report notes that parking requirements are not met; the applicant informed the Board that there are parking spots on the shoulder of the right-of-way. Mr. Taylor stated that his goal is to revitalize this portion of Texas Avenue. He feels that Article 8.11 is intended to minimize parking for locations such as his, as it reflects the character of the area.

Mr. Remedies asked if there is a shared parking agreement with the neighboring property; the applicant has not asked for an agreement.

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Mr. Joseph stated that the only issue seems to be the parking and addressed that the neighboring property owner is here. Mr. Taylor said he would agree to discuss a shared parking agreement.

Mr. Flukers is in support of this Special Use Permit. He has experienced similar hurdles that the applicant is experiencing.

Ms. Fuller stated that the Board would be denying an opportunity for economic development for an area in need. She stated that there are alternative parking opportunities in vacant buildings along this street.

Mr. Clarke stated that the required parking is 19 spaces.

Opposition:

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to approve this application with the stipulation that he provides a shared parking agreement for the required parking to the Zoning Administrator prior to the issuance of a permit.

The motion was approved by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, JOSEPH, & ROCA & Meses. COOPER, & SMITH Nays: None. Absent: Messrs. & Meses. COLVIN & DESMARTEAU.

CASE NO. 19-439-C & 19-320-P UDC AMENDMENTS

Applicant: MPC

Request: Amending various sections of the City of Shreveport UDC and the Caddo Parish UDC

Adam Bailey presented the amendments to the Board.

Mr. Clarke explained that the billboard amendment is to clarify that property cannot be rezoned for the sole purpose of a billboard. The amendment clarifies that a site plan must be approved before construction of a billboard.

Mr. Elberson stated that the fenestration requirements could present a concern from a design standpoint. Mr. Jean stated that this amendment will prevent blank walls from facing the street. Mr. Elberson stated that there may be a design solution that does not involve fenestration that will still look appropriate; Mr. Jean stated that alternate fenestration is allowable now. The Board and staff agreed to amend amendment 5.

A motion was made by MR. ELBERSON, seconded by MR. REMEDIES, to approve this application with the exception of Amendment 5.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, ELBERSON, JOSEPH, & ROCA & Meses. COOPER, & SMITH Nays: None. Absent: Messrs. & Meses. COLVIN & DESMARTEAU.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Mr. Clarke stated that the Master Plan Committee will be meeting on Friday.

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The Board agreed to bring the Redevelopment Mixed Use District to the next public hearing.
The MPC Staff appreciation will be on December 18th at Country Tavern.
An MPC retreat is being planned for January 10th.
Mr. Elbersen, Mr. Roca, and Mr. Joseph will be attending the Planning Commissioner Training on November 9th.

CHAIR/BOARD MEMBER'S COMMENTS

The Board members were all in favor to adjourn the meeting.

ADJOURN 5:11 p.m.

Nancy Cooper, Chair

Lea Desmarteau, Secretary