

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

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 6, 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
Dale Colvin
Mauricio Roca
Curtis Joseph

Staff Present

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

Members Absent

Theron Jackson
Bessie Smith

Others Present

None

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. JOSEPH, seconded by MS. DESMARTEAU, to approve the minutes of the January 9, 2019 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. REMEDIES, JOSEPH, ROCA & COLVIN & Meses. COOPER & DESMARTEAU. Nays: None. Absent: None. MR. ANDREWS' vote was not recorded.

CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS

PUBLIC HEARING

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

POLARIS SERVICES, LLC.
Lagniappe Lending, LLC.
8500 Block of Blanchard Latex Rd. (South side of Blanchard Latex Rd., 1,320' West of Quiet Acres Rd.)
R-A (Proposed R-MHS)
28 Lot Single Family Subdivision
Homeland Countryside Subdivision, Unit 2

Representative &/or support:

Ricky Wood 3602 North Market Street Shreveport, LA 71107

Applicant is requesting approval of both a preliminary and final plat for the Homeland Countryside Subdivision in order to subdivide a 54.876 acre tract of land into 28 lots for developing single-family residences.

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. ANDREWS, to approve this application under stipulation that the tract of land being used for the subdivision is rezoned from R-A to R-MHS.

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

CASE NO. C-9-19: ZONING REQUEST

BUILDERS SUPPLY COMPANY, INC.

Builders Supply Company, Inc.

1400 Marshall Street (East side of Marshall St. between 4th St. and Franklin St.)

I-MU

I-MU to I-2

Outdoor Storage / Concrete Supply

Representative &/or support:

Carlton Golden 1400 Marshall Street Shreveport, LA 71101

The applicant is requesting approval to change the zoning of an approximately 14.9-acre site from an Industrial-Mixed-Use (I-MU) designation to Heavy Industrial (I-2) for the purpose to continue operating a legal and conforming outdoor storage and concrete supplier.

Stephen Weeks 4830 Line Ave #303 Shreveport, LA 71106

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MS. DESMARTEAU, to recommend for approval this application as submitted.

The motion was adopted by the following 6-0, 1 abstention. Vote: Ayes: Messrs. ANDREWS, JOSEPH, ROCA & COLVIN & Meses. COOPER & DESMARTEAU. Nays: None. Absent: None Abstain: Messrs. REMEDIES.

CASE NO. C-10-19: ZONING REQUEST

CITYVIEW REALTY, LLC.

Cityview Realty, LLC.

5500 Jewella Avenue (SW corner of Jewella Ave. and Murvon St.)

I-2

I-2 to C-4

Various Commercial

Representative &/or support:

James Lester 219 Fanon Street Shreveport, LA 71101

Applicant is requesting approval to rezone a 1 acre tract of land from Heavy Industrial (I-2) to Heavy Commercial (C-4) for various commercial uses.

There was no opposition present.

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

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

CASE NO. C-11-19: ZONING REQUEST

SHREVEPORT CADDO MPC

Various

Corporate Drive & 1600 Block of Barton Dr. (Both sides of Corporate Dr.; NW corner of Barton Dr. and Catahoula Rd.)

I-2

I-2 to I-1

Various Light Industrial Uses

There was no opposition or support present.

The MPC Staff is requesting approval to change the zoning of 67 parcels on an approximately 77 acre tract of land, from Heavy Industrial (I-2) to Light Industrial (I-1).

A motion was made by MR. COLVIN, seconded by MR. REMEDIES to approve the MPC Staff request to defer and continue to the March 6, 2019 Public Hearing.

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

CASE NO. C-12-19: SPECIAL USE PERMIT (SUP) & SITE PLAN

JOEL WAMBSGANS

Joel Wambsgans

554 Jordan Street (Northeast corner of Jordan Street and Creswell Avenue)

R-HU

**Special Use Permit (SUP) and Site Plan Approval
Office / Medical Office**

Representative &/or support:

Mathew Linn 554 Jordan Street Shreveport, LA 71104

Applicant is requesting a Special Use Permit (SUP) with Site Plan Approval to allow an existing 2,584 square foot building to be used as an office or medical office.

Shawn James 1109 Dalzell Street Shreveport, LA 71104

There was no opposition present.

A motion was made by MR. Remedies, seconded by MR. JOSEPH, to recommend for approval this application as submitted under the stipulation that the parking lot is repainted in accordance with the submitted site plan.

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

CASE NO. C-13-19: SPECIAL USE PERMIT (SUP)

WILLIAM T. ROBERTS, JR.

William T. Roberts, Jr.

650 Olive Street (North side of Olive Street, 160 feet East of Irving Place)

R-HU

**Special Use Permit (SUP)
Office/Medical Office**

Representative &/or support:

Ben Nicholson 302 Barker Drive Monroe, LA 71203

The applicant is requesting a Special Use Permit to allow an existing 7,000 square-foot building to be used as an office or medical office.

There was no opposition present.

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

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

CASE NO. P-1-19: ZONING REQUEST

MOHR AND ASSOCIATES

Security Storage

10336 Norris Ferry Road (West side of Norris Ferry Rd., approx. 1,500' North of Southern Loop)

R-E

R-E to C-1 (SPUD)

Climate Controlled Self Storage Facility

Representative &/or support:

Andy Craig 1324 N. Hearne Avenue Suite 301 Shreveport, LA 71107

The applicant is requesting approval to change the zoning of a 2.171 acre tract of land from R-E Residential Estate Zoning District to C-1 (SPUD) Neighborhood Commercial Zoning District (Small Planned Unit Development) to allow for Climate Controlled Self Storage.

Opposition:

Larry Pierce 9890 Love Land Court Shreveport, LA 71106

Betsy Hale 9877 Love Land Court Shreveport, LA 71106

Dorothy A Turner 10326 Norris Ferry Road Shreveport, LA 71106

James Gowens 9771 Aiello Lane Shreveport, LA 71106

Cody Crowder 9770 Aiello Lane Shreveport, LA 71106

James Parkerson 10357 Keysburg Court Shreveport, LA 71100

Lani Arnold 9914 Love Land Court Shreveport, LA 71106

Julie Gilley 9019 Meridian Way Shreveport, LA 71106

A motion was made by MR. ANDREWS, seconded by MS. DESMARTEAU, to defer and continue this case to the next scheduled Public Hearing on March 6, 2019.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, REMEDIES, JOSEPH & COLVIN & Mses. COOPER & DESMARTEAU Nays: Messrs. ROCA. Absent: None.

CASE NO. P-2-19: ZONING REQUEST

POLARIS SERVICES, LLC.

Lagniappe Lending, LLC.

8500 Block of Blanchard Latex Rd. (South side of Blanchard Latex Rd., 1,320' West of Quiet Acres Rd.)

R-A

R-A to R-MHS

Single Family Subdivision

Representative &/or support:

Ricky Wood 3602 North Market Street Shreveport, LA 71107

The applicant is seeking approval for rezoning a 54.876-acre tract of land from R-A (Rural Agricultural) to

R-MHS (Residential Manufactured Home Subdivision)

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 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Meses. COOPER & DESMARTEAU. Nays: None. Absent: None.

CASE NO. P-3-19: ZONING REQUEST

JUNIPER BUILDERS, INC.

Juniper Builders, Inc.

100 Block of Flournoy Lucas Road (Southwest corner of Flournoy Lucas Rd. and Wallace Lake Rd.)

C-1

C-1 to C-2

Commercial Uses

Representative &/or support:

Dean Mayfield 1054 North Point Shreveport, LA 71106

The applicant is requesting approval to rezone a 1.19 acre tract of land at the Southwest corner of Flournoy Lucas Road and Wallace Lake from C-1 (Neighborhood Commercial) to C-2 (Corridor Commercial).

There was no opposition present.

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

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

CASE NO. P-4-19: ZONING REQUEST

BOAZ HOME IMPROVEMENT & CONSTRUCTION, LLC.

Endless Means, Inc.

5407 South Lakeshore Drive

R-A

R-A to R-1-7 (PUD)

Residential Care Facility and Age-Restricted Single-Family Residential

There was no support present.

The applicant is requesting approval to rezone a 58.707-acre tract of land at the southwest corner of South Lakeshore Drive and Interstate 220 overpass from R-A (Rural Agricultural) to R-1-7 (Single-Family Residential) PUD (Planned Unit Development) to construct a new 131,000 square-foot, 2-story Residential Care Facility for senior assisted living.

A motion was made by MR. REMEDIES seconded by MR. JOSEPH, to defer and continue this application to the Public Hearing on March 6, 2019.

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

CASE NO. C-15-19 & P-6-19: UDC AMENDMENTS

MPC

Various

Amend Various Sections of the City of Shreveport UDC and the Caddo Parish UDC

There was no support present.

The MPC Staff proposed code text amendments that address innovations made for unforeseen industry shifts within the sign community. Some of the changes are house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items; others stem from stakeholder's meetings MPC staff had with billboard officials on January 4, 2019.

The MPC Staff proposed code text amendments that would revise billboard regulations, expanding the zoning districts where they are allowed, reducing the cap and replace, and allowing for radial spacing instead of linear spacing between billboards. Additionally, the proposed amendments identify provisions for banners and corner wall sign, neither of which currently exist in the Code.

Opposition:

Steve Keene 2512 Swan Lake Road Bossier City, LA 71111

Michael Grace 15560 FM 279 Chandler, TX 75758

A motion was made by MR. REMEDIES seconded by MR. ANDREWS, to approve the amendments related to banners and wall signs, and defer and continue the amendments related to billboards to the March 6, 2019 Public Hearing.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, JOSEPH, ROCA & COLVIN & Meses. COOPER & 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

Mr. Clarke requested that the report on Billboard Ordinances and Macro Cell Towers be removed from the agenda.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Mr. Clarke informed the Board that the July 2019 meeting will take place on the 10th rather than the 3rd, due to conflicting schedules with other government entities using the Government Plaza Chamber and the July 4th holiday.

Mr. Clarke suggested that the Board take a bus tour prior to the next meeting to the Norris Ferry community, and any additional sites that might need to be visited.

Mr. Clarke also proposed that the Board begin meeting in the middle of the month prior to Public Hearing dates to have more time for discussion on any particular cases.

CHAIR/BOARD MEMBER'S COMMENTS

Mrs. Cooper asked the Board if they have been checking their MPC e-mails. It was advised that they can forward their MPC emails to a personal account.

Mrs. Cooper announced that committee assignments were sent via e-mail, and specifically announced

Messrs. Andrews & Roca & Mses. Desmarreau & Smith as the Master Plan Committee.

ADJOURN 5:05 p.m.

Nancy Cooper, Chair

Lea Desmarreau, Secretary