

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

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, March 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
Theron Jackson
Dale Colvin
Mauricio Roca
Curtis Joseph
Bessie Smith

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

Ronnie Remedies

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.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the February 6, 2019 public hearing as submitted.

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

CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS

PUBLIC HEARING

CASE NO. SP-2-19: PRELIMINARY & FINAL PLAT (MAJOR)

JOHN R. BOWMAN AND ASSOCIATES, INC
Matheny Home & Land Sales, Inc.
6660 Blk of Bostwick Rd (South Side of Bostwick Rd, +/- 300 Ft East of Honey Creek Ln)
R-MHS
**21 Lot Single Family Subdivision
Hollow Oak Subdivision, Unit No. 3A**

Representative &/or support:

John Bowman Jr. 3833 Southern Avenue Shreveport, LA 71106
Bobby Matheny 10584 Longfellow Trail Shreveport, LA 71106

Applicant is requesting approval for the preliminary plat of Hollow Oak Subdivision, Unit No. 3A to subdivide a 25.426 acre-tract of land into 21 lots for single family residential use ranging in size from 1 acre to 1.612 acres.

Opposition:

David Bates 6729 Bostwick Road Shreveport, LA 71107

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

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

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-MU

I-2 to I-1

Various Light Industrial Uses

Representative &/or support:

Alan Clarke, Executive Director MPC 505 Travis Street Suite 440 Shreveport, LA 71101

The applicant is requesting approval to change the zoning of 65 parcels, comprising approximately 75 acres, from I-2 (Heavy Industrial) to I-1 (Light Industrial).

There was no opposition present.

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

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

CASE NO. C-17-19: ZONING REQUEST

LOCKE PROPERTIES, INC.

Locke Properties, Inc.

8500 blk E Kings Hwy (East side of E Kings Hwy. approx. 150' south of Capt. H. M. Shreve Blvd.)

R-1-7

R-1-7 to C-1

Various commercial uses

Representative &/or support:

Jeff Raley 4913 Shed Road Shreveport, LA 71111

Applicant is requesting approval to rezone a 1.96-acre tract of land from R-1-7 (Single-Family Residential) to C-1 (Neighborhood Commercial) for various commercial uses.

Opposition:

Thomas Barton 208 Grey Eagle Drive Shreveport, LA 71115
Ray Tudor 179 Hallette Drive Shreveport, LA 71115
Roxanne Reader 180 Grey Eagle Drive Shreveport, LA 71115
Carolyn Gimber 175 Hallette Drive Shreveport, LA 71115

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

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, JACKSON, JOSEPH, ROCA & COLVIN & Meses. COOPER & DESMARTEAU. Nays: Mrs. SMITH. Absent: REMEDIES.

CASE NO. P-1-19: ZONING REQUEST

MOHR AND ASSOCIATES INC.
Shreveport Security Storage
10336 Norris Ferry Road (West side of Norris Ferry Road, approx. 1500 ft. North of Southern Loop) I-2
R-E to C-1-(SPUD)
Climate Controlled Self Storage

The applicant withdrew prior to the public hearing.

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

Representative &/or support:

John Winkler 6529 Imperial Oak Cove Memphis, TN 38115
Joey French P.O. Box 8727 71105

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).

Opposition:

Thomas Best 1152 S Lakeshore Drive Shreveport, LA 71109
Gene Bozeman 5415 Briarcliff Circle Shreveport, LA 71109
Alethea Lindsay-Strather 5425 Briarcliff Circle Shreveport, LA 71109
Debra Hill 5406 S Lakeshore Drive Shreveport, LA 71109
Regina Vaughn 1724 Willow Point Drive Shreveport, LA 71119
Valerie Best 5210 S Lakeshore Drive Shreveport, LA 71109
Frank Carnivale 5415 Briarcliff Circle Shreveport, LA 71109
Ken Paulouich 1829 Hunter Circle Shreveport, LA 71119
Rhonda Hadad 5226 S Lakeshore Drive Shreveport, LA 71109
Gay Burgess 1811 Hunter Circle Shreveport, LA 71119
JoAnn Wheless 333 Texas Suite 1050 Shreveport, LA 71101

A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU, to recommend for approval this application under the following stipulations:

- The subject property shall be developed in substantial accord with the approved preliminary site plan;
- A final site plan shall be submitted for review and approval by the Executive Director of the MPC, prior to the issuance of permits;
- If annexed, the final site plan is subject to all regulations with the City of Shreveport Engineering Department. If not, the site plan will be subject to requirements of the Caddo Parish Public Works Department;
- The subject tract of land shall be subdivided in accordance with a finalized site plan into legal lots of record
- All proposed amenities shall be included in the final site plan

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

Mr. Andrews sent an email to the MPC subsequent to the meeting stating that he did not intend to abstain from the voting, he intended to record a no vote.

CASE NO. P-7-19: ZONING REQUEST
HUTCHINSON BUILDING & REMODELING.
Hutchinson Building & Remodeling
4630 Highway 71 (+/- 240 ft Northwest of Regmar Drive)
R-1-7
R-1-7 to C-1
Office and Above Ground Floor Apartment

Representative &/or support:
Clinton Hutchinson 133 Bent Tree Loop Haughton, LA 71037

The applicant is requesting approval to rezone a 1.92-acre tract of land from R-1-7 (Single-Family Residential District) to C-1 (Neighborhood Commercial District).

There was no opposition present.

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

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

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

A motion was made by MR. JOSEPH, seconded by MS. DESMARTEAU, to remove this item from the agenda.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, ROCA & COLVIN & Mses. COOPER & DESMARTEAU. Nays: None. MR. REMEDIES. MR. JACKSON & MR. ANDREWS were absent during this vote.

END OF PUBLIC HEARING

OLD BUSINESS

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

Mr. Colvin asked that the Board receives periodic updates from NLCOG meetings.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Mr. Clarke announced that the Master Plan Subcommittee will be holding its first meeting of the year on March 8, 2019 in the MPC Office at 12:00pm.

Mr. Clarke informed the Board Members that he would not be in the office March 12-16th.

Mr. Clarke recommended that an item be added to the April agenda that will allow an additional year in which property owners may file to return their property to its original zoning after it has been downzoned; at no cost.

A motion was made by MR. COLVIN, seconded by MR. JOSEPH, to approve this agenda item for the April meeting.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, ROCA & COLVIN & Meses. COOPER & DESMARTEAU. Nays: None. Absent: MR. REMEDIES. MR. JACKSON & MRS. SMITH were absent during this vote.

CHAIR/BOARD MEMBER'S COMMENTS

Mrs. Cooper announced that Mr. Colvin would be on the Rules and Procedures Committee.

Also, Mrs. Cooper announced that Mrs. Smith, Ms. Desmarteau, Mr. Roca & Mr. Andrews are on the Master Plan Subcommittee. It was announced that Councilman Willie Bradford, James Flurry and Councilwoman LeVette Fuller are representing City Council. Commissioner Jackson and Louis Johnson are representing Caddo Parish for the Master Plan Subcommittee meetings.

ADJOURN 5:55 p.m.

Nancy Cooper, Chair

Lea Desmarteau, Secretary