

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
April 3, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 3, 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  
Ronnie Remedies

**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**

None

**Others Present**

None

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

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 March 6, 2019 public hearing as submitted.**

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

**CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS**

**PUBLIC HEARING**

**A motion was made by MR. COLVIN, seconded by MR. JACKSON, to move case no. C-35-19 UDC Annexation to the top of the public hearing agenda.**

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

**CASE NO. C-35-19: SHREVEPORT UDC ANNEXATION**

MPC  
Progressive Bank  
Located on the right-of-way line of former Golf Ridge District  
C-2  
**Annexation**

**Representative &/or support:**

Melissa Floreys 333 Texas Street Suite 700 Shreveport, LA 71101

Applicant is requesting for Annexation for the property located at the right-of-way line of said former Golf Ridge Drive.

**There was no opposition present.**

**A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH, to recommend for approval this application as submitted.**

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

**CASE NO. SP/SC-6-19: PRELIMINARY & FINAL PLAT (MAJOR)**

MOHR AND ASSOCIATES INC.

The Alta and John Franks Foundation

3800 Block of Old Mooringsport Road (Northeast Side of Old Mooringsport Rd at Pinehill)

R-1-7

**36-Lot Single Family Subdivision**

**Trinity Bluff Subdivision Unit No. 1**

**Representative &/or support:**

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

Applicant is requesting approval for the preliminary plat of Hollow Oak Subdivision, Unit No. 3A to subdivide an 18.388-acre tract of land into 36 lots for single-family residential use.

**There was no opposition present.**

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

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

**CASE NO. P-9-19: ZONING REQUEST**

MOHR AND ASSOCIATES, INC.

The Alta and John Franks Foundation

3800 Block of Old Mooringsport Rd (Approx 1,455 ft north of Pinehill Rd and Old Mooringsport Rd)

R-A

**R-A to R-1-7**

**Trinity Bluff Subdivision**

**Representative &/or support:**

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

The applicant is seeking approval to rezone a 26-acre tract of land from R-A (Rural Agricultural) to R-1-7 (Single-Family Residential) in order to subdivide it into a unit of Trinity Bluff Subdivision.

**There was no opposition present.**

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

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

**CASE NO. C-23-19: SPECIAL USE PERMIT (SUP) & SITE PLAN**

VINTAGE DESIGN GROUP  
Reliance Mechanical Group  
North Market Street (North Corner of North Market Street and Agurs Street)  
C-3

**Special Use Permit for a Contractors Office**

**Representative &/or support:**

Trey Carter 426 N Market Street Shreveport, LA 71107

Applicant is requesting a special use permit and site plan approval to allow the renovation of an existing 2,734 square-foot building into a contractor office and use an existing gravel-covered area as a storage yard

**There was no opposition present.**

**A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to approve this application with the stipulation that the site is developed in substantial accord to the approved site plan.**

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

**CASE NO. C-24-19: ZONING REQUEST**

SARTORI ENTERPRISES LLC  
Paul Davis  
2200 Blk. of E 70th Street (Southwest Corner of East 70th St. and E. Bert Kouns Industrial)  
R-1-7

**R-1-7 to C-3**

**Vehicle Rental-Enclosed and Medical Office**

**Representative &/or support:**

Carolyn Sartori 125 Suzanne Drive Shreveport, LA 71115

The applicant is requesting to rezone approximately 0.532 acres tract of land in the southwest corner of East 70th Street and East Bert Kouns Industrial, from R-1-7 (Single-Family Residential) to C-3 (General Commercial) for a multi-tenant building with a medical office, car rental office, and a general office.

**Opposition:**

Nabil A. MouFarrej 2205 East 70th Street Shreveport, LA 71105  
Michele Sauls 241 Clearwood Lane Suite 200 Shreveport, LA 71101

**A motion was made by MR. ANDREWS, seconded by MR. COLVIN, to recommend denial for this application.**

**The motion was adopted by the following 7-2 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES & ROCA & Meses. COOPER, DESMARTEAU & SMITH. Nays: Messrs. JACKSON & JOSEPH. Absent: None.**

**CASE NO. C-25-19: ZONING REQUEST**

EXIE AND KIM ANGELETTI  
Exie and Kim Angeletti  
1925 Cross Lake Blvd (West side of Cross Lake Blvd, approx. 80' northwest of Lakeshore Drive)  
C-1

**C-1 to R-2**

**Single or Multi-Family Residence**

**MPC recommends rezoning to R-1-7**

**Representative &/or support:**

Exie Angeletti 225 N Cross Street Bossier City, LA 71111

The applicants had originally requested to rezone a 31,400 square-foot parcel of land from C-1 (Neighborhood Commercial District) to R-2 (Multi-Family Residential District) for the purpose of using an existing onsite 1,600 square-foot building, which was most recently a daycare center, as a single or multi-family residence. Upon a later discussion with one of the applicants, it was clarified that both owners had possible intentions on using the existing structure as a bed and breakfast. This information was not provided until after the case was advertised. Per the City of Shreveport UDC Use Matrix, a bed and breakfast is not a permitted use within an R-2 District; however, it is permitted in an R-1-7 (Single Family-Residential District). Provided the new information, it was recommended that the property is rezoned to R-1-7 (Single-Family Residential District). The applicants consented to this recommendation.

**There was no opposition present.**

**A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU, to recommend for approval this application with the consent to rezone the property to R-1-7 (Single-Family Residential).**

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

**CASE NO. C-26-19: SPECIAL USE PERMIT (SUP) & SITE PLAN**

2106 FAIRFIELD, LLC  
2106 Fairfield, LLC  
2106 Fairfield Ave. (SW corner of Fairfield Ave. and Sheridan Ave.)  
R-HU

**Special Use Permit for Law Office**

**Representative &/or support:**

Ryan Estes 4913 Shed Road Bossier City, LA 71111

The applicant is requesting a Special Use Permit (SUP) in a Highland Urban Conservation Residential (R-HU) District for the purpose of operating a law office in an existing 4,679 sq. ft. structure

**There was no opposition present.**

**A motion was made by MRS. SMITH, seconded by MS. DESMARTEAU, to approve the Special Use Permit for a law office, and approval of the site plan with the following stipulations:**

1. There shall be no more than three (3) lawyer offices.
2. Final site plan approval is pending Zoning Board of Appeals (ZBA) approval of the variance requests and approval of the Executive Director following the Historic Preservation Commission (HPC) review.
3. If the ZBA imposes site plan modifications, or the Executive Director imposes site plan modifications requested by the HPC, a revised site plan must be submitted to the Executive Director for approval.

**Mrs. Smith unintentionally voted no; however she intended to vote yes. The Board members casted a second vote to reflect the following:**

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

**CASE NO. C-27-19: ZONING REQUEST**

MAKERS DESIGN  
Timber Wolf Properties, LLC  
2640 Linwood Ave. (West side of Linwood Ave. between Bolinger St. and Wilkinson St.)  
I-2 and C-3

**I-2 and C-3 to C-4  
Brewery**

**Representative &/or support:**

Ward Bryant 957 Radcliff Shreveport, LA 71104

The applicant is requesting approval to change the zoning of 1.33 acres from Heavy Industrial (I-2) and General Commercial (C-3) to Heavy Commercial (C-4).

**There was no opposition present.**

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

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

**Mr. Remedies stated that he abstained from the vote because he owns property across from 2640 Linwood Avenue.**

**CASE NO. C-28-19: SPECIAL USE PERMIT (SUP) & SITE PLAN**

LARSON FAMILY LP

Larson Family LP

708 Cotton St. (West side of Cotton St., approx. 125' south of Louisiana Ave.)

D-1-AC

**Special Use Permit for a Distillery**

**Representative &/or support:**

Kevin Bryan 712 Texas Street Shreveport, LA 71101

Liz Swayne 416 Cotton Street Shreveport, LA 71101

Wendy Bencotter 801 Crockett Suite 205 Shreveport, LA 71101

The applicant is requesting a Special Use Permit (SUP) in the Downtown Arts and Culture Sub-District (D-1-AC) to construct a distillery with a tasting room and courtyard.

**There was no opposition present.**

**A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve the Special Use Permit for a distillery with courtyard, and approve the site plan with the following stipulation:**

- 1. Landscaping, irrigation and lighting plans must be submitted and approved prior to issuance of permits.**

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

**CASE NO. C-29-19: SPECIAL USE PERMIT(SUP) & SITE PLAN**

TIM BRANDNON ARCHITECTURE

Mitzi Harris

1700 Centenary Blvd. (Southwest Corner of Centenary Blvd. and Wyandotte St.)

C-1

**Special Use Permit for Shelter Housing**

**Representative &/or support:**

Lisa Frontaura 2250 Hospital Drive Suite 110 Shreveport, LA 71111

The applicant is requesting a Special Use Permit (SUP) for a Shelter Housing in a C-1 (General Commercial) district.

**Opposition:**

Granger Harris 1513 Line Avenue Shreveport, LA 71101

Dan Johnson 119 Taliaferro Drive Shreveport, LA 71101

A motion was made by MR. ANDREWS, seconded by MS. DESMARTEAU, to approve this application under the following stipulations:

1. The site is developed in accordance to the approved site plan.
2. Submittal of a landscape plan with a landscape schedule showing the type of species, an irrigation plan, a lighting plan, and
3. A drainage plan will be required prior to the issuance of a building permit.

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

**CASE NO. C-30-19: ZONING REQUEST**

QUIK TRIP CORPORATION  
Raspberry Mineral Lands, LLC  
6901 W Bert Kouns Industrial (Southeast Corner of W Bert Kouns Industrial Loop and Westport)

C-3

**C-3 to I-1**

**Truck Stop (Travel Center)**

**Representative &/or support:**

John Pimentel 1120 N Industrial Blvd Euless, TX 76039

The applicant is requesting to rezone four contiguous lots totaling approximately 6.42 acres in the southeast corner of West Bert Kouns Industrial Loop and Westport Avenue, from C-3 (General Commercial) to I-1 (Light Industrial).

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 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, JACKSON, JOSEPH, REMEDIES & ROCA & Meses. COOPER, DESMARTEAU & SMITH. Nays: None. Absent: None.

**CASE NO. P-8-19: ZONING REQUEST**

WORD OF GRANT, LLC  
Word of Grant, LLC  
7749 Womack Road (Northeast Corner of Acorn Street and Womack Road)

R-A

**R-A to R-MHS**

**Single-Family Residential Uses**

**Representative &/or support:**

Sonya Grigsby 400 Travis Street Shreveport, LA

The applicant is requesting to rezone approximately 1.52 acre tract of land in the northeast corner of Acorn Street and Womack Road, from R-A (Rural Agriculture) to R-MHS (Residential Manufactured Home Subdivision).

**Opposition:**

Brenda Bryant 5972 Acorn Street Shreveport, LA 71107  
Trina Covey 7822 Womack Road Shreveport, LA 71107  
Joan Gatchers 7834 Womack Road Shreveport, LA 71107  
Chris 4179 Oak Lane Shreveport, LA 71107  
Miles Griffin 4370 Acorn Circle Shreveport, LA 71107  
Darlene Methvin 5972 Acorn Street Shreveport, LA 71107

A motion was made by MR. JOSEPH, seconded by MR. REMEDIES, to defer and continue this case to the May 1, 2019 public hearing

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

**CASE NO. P-10-19: SPECIAL USE PERMIT (SUP) & SITE PLAN**

MOHR AND ASSOCIATES, INC.

WIMAL, LLC

10900 Block East Kings Highway (W side of E Kings Hwy, approx. 683 ft N of E Flounoy Lucas Rd)

C-3

**Special Use Permit (SUP) with Site Plan for a Contractor Office with Storage**

**Representative &/or support:**

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

The applicant is requesting approval for a special use permit and site plan to allow the construction of two new 3,000 square foot buildings for use as contractor offices.

**There was no opposition present.**

**A motion was made by MR. REMEDIES, seconded by MR. JACKSON, to approve application for special use permit with the stipulation that it is developed in substantial accord to the approved site plan. Any outdoor storage of equipment or vehicles will require the submission of a revised site plan that includes screening in compliance with Section 6.1 of the UDC.**

The proposed landscaping is in compliance with UDC requirements. Submission of an irrigation plan and photometric plan to the MPC will be required prior to the issuance of building permits. The proposed construction is located within 300 feet from the toe of the Red River Levee, and the applicant has already submitted a request for permit to the Caddo Levee District.

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

**CASE NO. C-36-19 & P-12-19: UDC CODE TEXT AMENDMENTS**

MPC

Various

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

**Representative &/or support:**

MPC Staff

These proposed amendments are intended to be more user-friendly, with regard to various house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items. New uses are being added to address innovations made for unforeseen industry shifts. In addition, some current allowable land uses that were once permitted are being amended to be more restrictive and/or disallowed.

**There was no opposition present.**

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

**Mrs. Smith unintentionally voted no, however it was made clear during the hearing that she intended to vote yes. The Board members cast a second vote to reflect the following:**

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

**PROPERTIES DOWNZONED AS RESULT OF THE UDC**

MPC

Various

**Representative &/or support:**

MPC Staff

A proposal by the MPC staff that allows property owners an additional calendar year in which they may change their property back to its original zoning district after it has been downzoned by the MPC.

There was no opposition present.

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

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

Mr. Remedies and Mr. Joseph were not present during this vote.

### **END OF PUBLIC HEARING**

#### **OLD BUSINESS**

Adam Bailey shared that the Master Plan Committee has yet to elect a Chairman. The Master Plan Committee meeting discussed updates to the Master Plan, and UDC Amendment updates.

#### **NEW BUSINESS**

##### **OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

###### **Director's Report:**

Mr. Clarke announced that a few members of the MPC staff and MPC Board will be attending the National Planning Conference April 12-16<sup>th</sup>.

Mr. Clarke informed the Board that amendments to the UDC regarding billboards are still being discussed with members of the industry.

A new Planner will start working in May.

A new Zoning Administrator will expectantly be hired by the end of May.

##### **CHAIR/BOARD MEMBER'S COMMENTS**

Mr. Andrews requested the MPC staff to create a document listing everything that the MPC has passed in the last 6 months for citizens to reference.

Mrs. Cooper suggested that the MPC publish an editorial with similar content.

Mr. Clarke responded that the MPC will leverage social media platforms such as Twitter and Facebook in order to engage with the public.

**ADJOURN 5:15 p.m.**

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**Nancy Cooper, Chair**

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**Lea Desmarteau, Secretary**