

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
May 1, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 1, 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

**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  
Bessie Smith

**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 MR. JOSEPH, to approve the minutes of the April 3, 2019 public hearing as submitted.**

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

**CONSENT AGENDA**

**CASE NO. 19-300-SP/19-299-SC- \_\_\_\_\_ FINAL PLAT (MINOR)**

MOHR AND ASSOCIATES, INC.  
WIMWAL, LLC  
10900 Block of East Kings Highway (Northwest corner of East Kings Hwy and East Flournoy Lucas Rd)  
C-3 & R-A  
Requesting three-lot commercial subdivision for Kings Bend Subdivision, Unit No. 2

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

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

**PUBLIC HEARING**

The applicants, Forte and Tablada, case 19-300-SC & 19-301-SC, were not present at the hearing. A motion was made by MS. DESMARTEAU, seconded by MR. JOSEPH, to move the aforementioned cases to the bottom of the agenda as a courtesy to the applicants.

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

**CASE NO. 19-300-C: ZONING REQUEST**

MAVCO CAPITAL, LLC  
300 blk 4<sup>th</sup> Street (Between 4<sup>th</sup> St. and Creswell Ave, approx. 425' NE of Marshall St.)  
I-MU to I-2 for Outdoor Storage/Fuel Distribution Site

**Representative &/or support:**  
Steven Weeks 3830 Line Avenue Shreveport 71106

There was no opposition present.

A motion was made by MR. JACKSON, 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, COLVIN, JACKSON, JOSEPH, & ROCA & Meses. COOPER & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES & Meses. SMITH.

The Applicants, Fox Den Motors, LLC, case 19-303-C were not present at the hearing. A motion was made by Mr. Andrews to deny the application; the motion did not carry. A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU to move the aforementioned case to the bottom of the agenda as a courtesy.

A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU to move this case to the end of the agenda.

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

**CASE NO. 19-304-C: SPECIAL USE PERMIT & SITE PLAN**

THE DARTMOUTH 2810  
Barton and Bailey, LLC  
2810 Summer Grove Drive (North side of Summer Grove Dr., approx. 1,075' east of Mansfield Rd)  
C-2

**Special Use Permit & site plan approval for a reception facility**

**Representative &/or support:**  
Blaine Scott 9239 Simmons Place Shreveport, LA 71118

There was no opposition present.

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

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

**CASE NO. 19-305-C: ZONING REQUEST**

DUNCAN'S AUTOMOTIVE

6308 Linwood Avenue (Southwest corner of Linwood Ave and West 63<sup>rd</sup> Street)  
R-1-5 to I-1 for a Vehicle Repair – Major (Auto Paint & Body Shop)

**Representative &/or support:**

Lawrence Duncan 418 Airport Drive Shreveport LA 71107

**Opposition:**

Russell Waller 4250 Calderwood Place Shreveport, LA 71119

Michael Waller 417 West 63<sup>rd</sup> Street Shreveport, LA 71106

Wanda Mullone 501 Atkins Lane Shreveport, LA 71027

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

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

**CASE NO. 19-306-C: SPECIAL USE PERMIT (SUP) & SITE PLAN**

WORDS OF GRANT, LLC

1319 Anniston Avenue (East corner of Patton Avenue and Anniston Avenue)  
R-1-7

**Special Use Permit for an existing Accessory Dwelling Unit**

**Representative &/or support:**

Thomas Mayfield 837 Kings Highway Suite 214 Shreveport, LA 71104

Brandy Dove 194 Southfield Road Shreveport, LA 71105

**There was no opposition present.**

**A motion was made by MR. JACKSON, seconded by MR. JOSEPH, to approve this application with the stipulation that the dwelling remains in substantial accord to the approved site plan. The rear yard of the property shall remain enclosed by a six-foot-high closed wooden fence, and the existing chain link gate shall be replaced with a solid wood gate matching the appearance and height of the wood fence. Variance approval for the accessory dwelling encroaching into the ten-foot setback will be required.**

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

**CASE NO. 19-308-C: SPECIAL USE PERMIT (SUP) & SITE PLAN**

LAGNIAPPE LENDING, LLC

I-MU

**Special Use Permit and Site Plan Approval for Multi-Family Housing**

**Representative &/or support:**

Jeff Lollar 1008 Professional Drive West Shreveport, LA 71105

**Opposition:**

Robert Davis III 401 6<sup>th</sup> Street Shreveport, LA 71101

**A motion was made by MR. ANDREWS, seconded by MR. COLVIN, to approve this application with the stipulation that the required striping is installed on all parking spaces. Submittal of an irrigation plan, a lighting plan and a drainage plan will be required prior to the issuance of a building permit.**

The motion was adopted by the following 5-1 vote: Ayes: Messrs. ANDREWS, COLVIN, JACKSON & JOSEPH & Meses. COOPER & DESMARTEAU. Nays: Messrs. ROCA. Absent: Messrs. REMEDIES & Meses. SMITH.

MR. JOSEPH was away from the Chambers during this vote.

**CASE NO. 19-300-P: ZONING REQUEST**

GLEND A BRICE  
2903 Williamson Way (SW corner of Williamson Way and Union Pacific Line)  
**R-E to I-1 for a Solar Farm**

**Representative &/or support:**  
John Lorick 9242 Ellerbe Road Shreveport, LA 71106  
Bill Galardo 1409 Belmont Street LA

There was no opposition present.

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

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

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

WORD OF GRANT, LLC  
7749 Womack Road (Northeast Corner of Acorn Street and Womack Road)  
**R-A to R-MHS for Single-Family Residential Uses**

**Representative &/or support:**  
Grant Grigsby 4350 Acorn Circle Shreveport, LA 71107

**Opposition:**  
Brenda Bryant 5972 Acorn Street Shreveport, LA 71107  
Treena Covey 7822 Womack Road Shreveport, LA 71107  
Joan Hatchers 7834 Womack Road Shreveport, LA 71107  
Darlyne Methvin 5972 Acorn Street Shreveport, LA 71107  
Gwenda Crawford 7746 Womack Road Shreveport, LA 71107

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JACKSON, JOSEPH & ROCA & Meses. COOPER & DESMARTEAU. Nays: None. Messrs. REMEDIES & Meses. SMITH.

Mr. Colvin was not present in the Chamber during this vote.

**CASE NO. 19-300-SC: PRELIMINARY & FINAL PLAT (MAJOR)**

FORTE AND TABLADA  
WiVi Land Development, LLC  
9551 (Wallace Lake Road (approx. 600 ft. east of Wallace Lake Road and 1,600 ft. south of E Flournoy Lucas Road))  
**R-1-5**  
**37-Lot Single Family Subdivision for Lucien Field Estates Phase II Unit D**

There was no opposition or support present.

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

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

**CASE NO. 19-301-SC: PRELIMINARY & FINAL PLAT (MAJOR)**

FORTE AND TABLADA

WiVi Land Development, LLC

9551 (Wallace Lake Road (approx. 200 ft. east of Wallace Lake Road and 2,200 ft. south of E Flournoy Lucas Road)

R-1-5

29-Lot Single Family Subdivision for Lucien Field Estates Phase II Unit C

There was no opposition or support present.

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

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

**CASE NO. 19-303-C: ZONING REQUEST**

FOX DEN MOTORS, LLC

6110 Greenwood Road (Northwest corner of Greenwood Road & Danny R. Wimberly Road)

C-3 to C-4 for Vehicle Repair-Major

There was no opposition or support present.

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

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

**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

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 6-1 vote: Ayes: Messrs. ANDREWS, COLVIN, JOSEPH, REMEDIES & ROCA & Meses. COOPER & DESMARTEAU. Nays: Messrs. JACKSON. Absent: Messrs. REMEDIES & Meses. SMITH.

**END OF PUBLIC HEARING**

**OLD BUSINESS**

Ms. Desmarteau announced that the Master Plan Committee elected Councilwoman LeVette Fuller as the Chair. The nominees were Councilwoman Fuller and Commissioner Louis Johnson. The voting was at a standstill until Commissioner Johnson graciously withdrew his candidacy. She stated that all of the Committee members were thankful for his decision.

**NEW BUSINESS**

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

**Director's Report:**

Mr. Clarke announced that the next Master Plan Committee meeting will be held on Friday May 3<sup>rd</sup>.

Mr. Andrews and Mr. Colvin expressed their gratitude for being able to attend the National American Planning Association conference in San Francisco. They both shared their experience with the rest of the Board members. Mr. Colvin mentioned that all of the meetings they attended can be reviewed online.

**CHAIR/BOARD MEMBER'S COMMENTS**

Mrs. Cooper warned the Board members that she would not be at the next Public Hearing.

A motion was made by Mr. Andrews, seconded by Mr. Jackson to adjourn the public hearing.

**ADJOURN 4:55p.m.**

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**Nancy Cooper, Chair**

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**Lea Desmarteau, Secretary**