

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
July 10th, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 10, 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  
Theron Jackson  
Curtis Joseph  
Dale Colvin  
Lea Desmarteau, Secretary

**Staff Present**

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

**Members Absent**

Bessie Smith  
Mauricio Roca  
Ronnie Remedies

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

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 June 5th, 2019 public hearing as submitted.**

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

**CONSENT AGENDA**

There were no items on the consent agenda.

**PUBLIC HEARING**

**CASE NO. 19-312-C: SMALL PLANNED UNIT DEVELOPMENT (SPUD)**

Applicant: We Care Ministries Outreach Program  
Owner: BAPTIST CHURCH, STEEPLE CHASE, INC.  
Location: 6339 W 70TH ST (South of West 70th Street; Approximately 380' east of Broadacres Road)  
Existing Zoning: R-1-7  
Request: Small Planned Unit Development for an adult day care center

**There was no opposition present.**

Alan Clarke informed the Board that this application was incomplete and the applicants have requested to defer and continue to the next public hearing.

**A motion was made by MR. JACKSON, seconded by MR. ANDREWS, to defer and continue this application to the August 7<sup>th</sup>, 2019 public hearing.**

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

**CASE NO. 19-314-C: SPECIAL USE PERMIT & SITE PLAN**

Applicant: Collins Used Auto Sales  
Owner: V & J LAND COMPANY LLC  
Location: 3920 GREENWOOD RD (North of Greenwood Road; Approx. 578' east of Esplanade Ave.)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval for used auto sales

**Representative &/or support:**  
Domonique Dinkins 9045 Kingston Road, Apt. 703, Shreveport LA 71118

**There was no opposition present.**

**A motion was made by MR. JOSEPH, seconded by MR. JACKSON, to approve this application with the stipulation that the required landscape plan is submitted, and the parking lot and driveways are resurfaced to provide for a smooth surface. 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 6-0 vote: Ayes: Messrs. ANDREWS, COLVIN, JACKSON & JOSEPH & Meses. COOPER & DESMARTEAU Nays: None. Absent: Messrs. REMEDIES & ROCA & Meses. SMITH**

**CASE NO. 19-324-C: SPECIAL USE PERMIT & SITE PLAN**

Applicant: Reginald Pinkney  
Owner: Reginald Pinkney  
Location: 5931 FAIRFIELD AVE (Southeast corner of Fairfield Ave. & Mitchell Lane)  
Existing Zoning: R-1-7  
Request: Special Use Permit & Site Plan Approval for a barber shop

**Representative &/or support:**  
Reginald Pinkney 5931 Fairfield Avenue, Shreveport, LA 71106  
Carol Hall 5748 Ken Way, Shreveport, LA 71107  
Bob Marak 5914 Fairfield Avenue, Shreveport, LA 71106

**There was no opposition present.**

**A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU to approve this application with the stipulation that the required landscape buffer and solid fence are installed on the interior side of the property. A shared parking agreement must be obtained with any of the neighboring businesses, and such an agreement must be filed with the Caddo Parish Clerk of Court.**

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

**CASE NO. 19-328-C: ZONING REQUEST**

Applicant: Mohr and Associates, Inc.

Owner: Abdulla Aieros Yafai  
Location: 4100 blk Shreveport-Blanchard Highway (West side of Shreveport Blanchard Hwy., at intersection of N. Lakeshore Dr.)  
Existing Zoning: R-A  
Request: R-A to I-2 for a gas station

**Representative &/or support:**  
Donnie Baker 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

**There was no opposition present.**

**A motion was made by MR. JOSPEH, seconded by MR. JACKSON, to recommend approval of this application.**

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

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

Applicant: Colin Christian  
Owner: Colin Christian  
Location: 7529 South Lakeshore Drive (South side of South Lakeshore Drive, approx 1,500 ft northeast of Duncan Road)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-1-12 for livestock

**Representative &/or support:**  
Colin Christian 7529 South Lakeshore Drive, Shreveport, LA 71119

**There was no opposition present.**

**A motion was made by MR. ANDREWS, seconded by MR. JOSEPH, to recommend approval of this application.**

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

**CASE NO. 19-337-C: ZONING REQUEST**

Applicant: Shreveport-Caddo MPC  
Owner: ROCU CAPITAL, LLC 99% & ROCU CAPITAL, LLC 1%  
Location: 300 blk 4<sup>th</sup> Street (Southeast side of 4th St., approx. 580' east of Marshall St.)  
Existing Zoning: I-MU  
Request: Rescind Ordinance 129 of 2017 and rezone from I-MU to I-2 for outdoor storage / fuel distribution site

**Representative &/or support:**  
Stephen Weeks 333 4<sup>th</sup> Street, Shreveport, LA 71101

**There was no opposition present.**

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

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

**CASE NO. 19-343-C: ZONING REQUEST**

Applicant: Tim Brandon Architecture  
Owner: SHREVEPORT YATCH CLUB  
Location: 2905 Municipal Pier Rd (East side of Municipal Pier Rd., approx. 1,150' east of Lakeshore Dr.)  
Existing Zoning: C-1  
Request: C-1 & R-1-7 to OS for a Country Club and Marina

**Representative &/or support:**

Lisa Frontaura 2250 Hospital Drive, Suite 116, Bossier City, LA 71111

**There was no opposition present.**

**A motion was made by MR. COLVIN, seconded by MS. DESMARTEAU, to recommend approval of this application.**

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

**CASE NO. 19-344-C: SMALL PLANNED UNIT DEVELOPMENT (SPUD)**

Applicant: CC&D  
Owner: CROSSROADS SHOWROOM PROPERTIES L.L.C.  
Location: 2940 BERT KOUNS INDUSTRIAL LOOP (North Side of West Bert Kouns Industrial Loop, approx 150 ft east of Southwood Drive)  
Existing Zoning: C-4  
Request: C-4 to C-4 (SPUD) Light Industrial (Glass Tempering)

**Representative &/or support:**

Niall Whatley 722 N Ashley Ridge Loop, Shreveport, LA 71106

**There was no opposition present.**

**A motion was made by MS. DESMARTEAU, seconded by MR. JOSEPH, to approve this application with the following stipulations:**

- **The subject property shall be developed in substantial accord with the approved site plan;**
- **A final landscape and irrigation plan shall be submitted for review and approval by the Executive Director of the MPC, prior to the issuance of permits;**

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

**CASE NO. 19-345-C: SPECIAL USE PERMIT & SITE PLAN**

Applicant: DE 3 INC  
Owner: SNL INVESTMENTS, LLC  
Location: 8620 YOUREE DR (West side of Youree Dr., approx. 330' south of Millicent Way)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval for Retail Sales of Alcohol - Liquor

**Representative &/or support:**

Jeff Westmoreland 333 Marshall Street, Suite 330, Shreveport, LA 71101

There was no opposition present.

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

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

**CASE NO. 19-346-C: SPECIAL USE PERMIT & SITE PLAN**

Applicant: Jambeaux LLC  
Owner: MARTHA TANOLI  
Location: 315 PIERRE AVE (Southeast corner of Pierre Ave. & Garden St.)  
Existing Zoning: C-2  
Request: Special Use Permit & Site Plan Approval for Retail sales of alcohol-liquor

**Representative &/or support:**

Jason Booker 109 Southfield Road, Apartment 11, Shreveport, LA 71105

**Opposition:**

Johnny Williamson 312 Pierre Ave, Shreveport, LA 71101  
Njeri Camara 1505 Abbie Street, Shreveport, LA 71103  
Virginia Joiner 601 Ockley Drive, Shreveport, LA 71106  
Rudolph Glass Jr. 1735 Arlington Avenue, Shreveport, LA 71103  
Lewis Taylor address not disclosed  
Marilyn Jones 1609 Park Avenue, Shreveport, LA 71103  
Robert Handy 1821 Perrin Street, Shreveport, LA 71101  
Laberta Jansen 304 Pierre Avenue, Shreveport, LA 71101

The opposition felt that a liquor store in this location would adversely affect the neighborhood.

**A motion was made by MS. DESMARTEAU, seconded by MR. JOSEPH, to deny this application.**

The Board members encouraged Mr. Booker to consult with the MPC planning staff regarding uses that may be more compatible to the surrounding existing uses.

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

**CASE NO. 19-347-C: SPECIAL USE PERMIT & SITE PLAN**

Applicant: D.L. Rogers Corp  
Owner: HOME FEDERAL BANK  
Location: 901 PIERREMONT RD (Southwest corner of Pierremont Road and Thornhill Avenue)  
Existing Zoning: C-2  
Request: Special Use Permit & Site Plan Approval for a Restaurant with Drive Through Facility

**Representative &/or support:**

Sean Diel 2080 Hwy 162, Benton, LA 71006  
Bob Marak 5914 Fairfield Avenue, Shreveport, LA 71106  
Josh Emory 420 Bridgewater Circle, Shreveport, LA 71006

**Opposition:**

Ken Donnell 931 Mitchell Lane, Shreveport, LA 71106  
Hardy Yeatts 901 Mitchell Lane, Shreveport, LA 71106

A motion was made by MR. ANDREWS, seconded by MR. JACKSON, to approve this application with the stipulation that it is developed in substantial accord to the approved site plan. Approval of a landscape plan, photometric plan, and irrigation plan will be required prior to the issuance of permits. The solid wood fence abutting Mitchell Lane along the south property boundary shall remain..

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

**CASE NO. 19-304-SC: PRELIMINARY & FINAL PLAT (MAJOR)**

Applicant: Sinclair Law Firm, LLC  
Owner: Larkin Development at Railsback, L.L.C.  
Location: tbd Forbing Ridge Road (Northeast corner of Railsback Ridge Drive and Cross Ridge Court)  
Existing Zoning: R-1-12  
Request: 14-Lot Single Family Subdivision

**Representative &/or support:**

Timothy Larkin P.O. Box 5820, Bossier City, LA 71171  
Scott Sinclair P.O. Box 1026, Shreveport, LA 71163

**There was no opposition present.**

Kent Rogers, Executive Director of NLCOG 625 Texas Street, Shreveport, LA 71101, was present to answer any questions regarding the Highway 3132 development.

The applicant explained the purpose and details of the Planned Unit Development that was previously approved. He described how the hold on his property has affected progress of the development and requested that the hold is released so that he may continue the development that was part of the PUD.

**A motion was made by MR. ANDREWS, seconded by MR. JOSEPH, to allow the applicant to combine the allotted time to speak for case 19-305-SC into 19-304-SC.**

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

Ms. Cooper confirmed that the applicant was aware of the Thoroughfare Plan. The Board members voiced concerns about how this would affect Highway 3132 development and tax payers.

Scott Sinclair questioned whether the Board was a recommending body for this case. The Board responded that they are a deciding body, not a recommending body.

Kent Rogers answered various questions from the Board members regarding the process and progress of Highway 3132, as well as the different studies involved. The roadway designation may be determined by late November, should a FONSI (finding of no significant impact) be reached.

**A motion was made by MR. JACKSON, seconded by MR. ANDREWS, to deny this application.**

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

**CASE NO. 19-305-SC: PRELIMINARY & FINAL PLAT (MAJOR)**

Applicant: Sinclair Law Firm, LLC  
Owner: Larkin Development at Railsback, L.L.C.  
Location: 1000 blk Cross Ridge Court (Northeast corner of Railsback Ridge Drive and Cross Ridge Court)  
Existing Zoning: R-1-12  
Request: 15-Lot Single Family Subdivision

**Representative &/or support:**

Timothy Larkin P.O. Box 5820, Bossier City, LA 71171  
Scott Sinclair P.O. Box 1026, Shreveport, LA 71163

**There was no opposition present.**

Kent Rogers, Executive Director of NLCOG 625 Texas Street, Shreveport, LA 71101, was present to answer any questions regarding the Highway 3132 development.

Scott Sinclair stressed that there was not an approved route for Highway 3132 through this development prior to the approval of the PUD.

**A motion was made by MR. JOSEPH, seconded by MR. ANDREWS, to deny this application.**

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

**CASE NO. 19-300-AXM: ANNEXATION**

Applicant: Property Management Section  
Owner: City of Shreveport  
Location: 2900 blk Meriwether Road (Between Walker Road and Jewella Avenue.)  
Existing Zoning: C-2, R-1-7  
Request: Annexation for Undetermined Non-Residential Uses

**There was no opposition or support present.**

Mindy Myers, address not confirmed, questioned what lots were proposed for annexation. The Board and MPC staff presented the GIS map and explained that the lots proposed for annexation are represented with red hatching.

Discussion ensued among the Board members about the annexation cases on the agenda. The annexations would have to meet various standards as per the UDC, causing the MPC recommendations to vary case by case.

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

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

**CASE NO. 19-301-AXM: ANNEXATION**

Applicant: City of Shreveport  
Owner: N/A  
Location: 2000 blk of Southern Loop (A section of Southern Loop extending approximately 4,290 feet east from Wallace Lake Road)  
Existing Zoning: R-A, R-2 (PUD), C-2  
Request: Annexation of a Road

**There was no opposition or support present.**

Patrick Furlong, City of Shreveport Engineer, said that he would be available to answer any questions for all of the annexation cases on the agenda. He stated that Mayor Perkins was in favor of this annexation on Southern Loop.

**A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU, to recommend approval of this application.**

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

**CASE NO. 19-301-WFC: SPECIAL USE PERMIT & SITE PLAN**

Applicant: Hemphill, LLC  
Owner: Goodwill Industrial of North Louisiana, Inc.  
Location: 8100 JUMP RUN DR (East of Obie Street & Jump Run Drive intersection)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval for a Monopole Wireless Telecommunication Facility

**There was no opposition or support present.**

MPC staff stated that the applicant has requested to defer and continue this application.

**A motion was made by MR. JOSEPH, seconded by MR. JACKSON, to defer and continue this application to the August 7<sup>th</sup>, 2019 public hearing.**

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

**CASE NO. 19-303-AXM: ANNEXATION**

Applicant: City of Shreveport  
Owner: Joe Fertitta  
Location: 400 blk E Flournoy Lucas (NW side of Flournoy Lucas Road, just north of the Ellerbe Road intersection)  
Existing Zoning: C-1 (PUD)  
Request: Annexation for Commercial Businesses  
Proposed Use: Commercial Businesses

**There was no opposition or support present.**

Mary Elizabeth Morris, 2861 Doe Ridge Drive, Haughton, LA 71037, asked that the Board clarify which areas are being proposed for annexation. The Board explained that the areas proposed for annexation would be marked with red hatching on the GIS map.

**A motion was made by MR. COLVIN, seconded by MR. JOSEPH, to recommend approval of this application.**

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

**CASE NO. 19-304-AXM: ANNEXATION**

Applicant: The City of Shreveport  
Owner: The Alta and John Franks Foundation  
Location: 3800 blk Old Mooringsport Rd (Approx. 1,455 ft north of Pinehill Road and Old Mooringsport Rd)  
Existing Zoning: R-1-7  
Request: Annexation for an 82 lot subdivision



**Representative &/or support:**

Donnie Baker 1312 N Hearne Ave, Shreveport, LA 71107

Bobby Jelks 329 Bringier Place, Shreveport, LA 71106

**There was no opposition present.**

Discussion ensued about how this annexation would affect the City now and in the future, however there was a lack of information provided to determine the impact.

**A motion was made by MR. COLVIN, seconded by MR. JOSEPH, to recommend approval of this application.**

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

**CASE NO. 19-341-C & 19-304-P (C): UDC AMENDMENTS**

MPC

Various locations

**Amending UDC Wireless Telecommunication Amendments**

**There was no opposition or support present.**

MPC staff requested that this application be deferred and continue to the next public hearing to allow more time for discussion with the Wireless Telecommunications industry.

**A motion was made by MR. JACKSON, seconded by MR. JOSEPH, to defer and continue this application to the August 7<sup>th</sup>, 2019 public hearing.**

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

The MPC would schedule a mid-month meeting to allow more discussion regarding annexations.

**NEW BUSINESS**

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

**Director's Report:**

Mr. Clarke discussed the possibility of a retreat for the MPC staff and Board members; he mentioned contacting Charles Marohn from Strong Towns to invite as a speaker.

Mr. Andrews asked how progress was going with the UDC food truck amendments. Mr. Clarke informed that Board that the MPC is conducting a series of two meetings with the industry to gain a better understanding of how the amendments affect them. He stated that the MPC made a mistake by not contacting the members of the industry the first time around, but it is being corrected.

Mr. Jackson informed the Board that he would be resigning from the Commission. The Board members shared their sentiments towards Mr. Jackson.

**CHAIR/BOARD MEMBER'S COMMENTS**

A motion was made by MR. COLVIN, seconded by MR. JACKSON, adjourn the public hearing.

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

**ADJOURN 6:41 p.m.**

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**Nancy Cooper, Chair**

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**Lea Desmarteau, Secretary**