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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
August 7th, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 7th, 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
Ronnie Remedies
Curtis Joseph
Dale Colvin
Lea Desmarteau, Secretary
Bessie Smith
Mauricio Roca

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

Theron Jackson

The hearing was opened with prayer by **MR. ANDREWS**. 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. COLVIN, to approve the minutes of the July 10th, 2019 public hearing as submitted.

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

MR. REMEDIES was absent during this portion of the hearing.

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

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This application was withdrawn prior to the public hearing.

CASE NO. 19-362-C: REZONING REQUEST

Applicant: Rabboni Kingdom Church
Owner: Apex Supply
Location: 3909 Greenwood Road (South side of Greenwood Road, Approx. 125 feet west of Broadway Ave)
Existing Zoning: I-1
Request: I-1 to I-MU for a Worship Center

Representative &/or support:

Dwyane Lefall, 2121 Fairfield Avenue, Shreveport, LA 71104
Brad Armstrong 602 Summerville Drive, Shreveport, LA 71115

There was no opposition present.

The applicant expressed his sentiments and a desire to improve the subject area.

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

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

MR. REMEDIES was absent during this portion of the hearing.

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

Applicant: Faulk & Foster
Owner: N/A
Location: 8100 Jump Run Drive (East of Obie Street & Jump Run Drive intersection)
Existing Zoning: C-3
Request: SUP for a new cell tower

Representative &/or support:

Tom Arceneaux, 333 Texas Street, Suite 700, Shreveport, LA 71101
Chip Leyens, 201 St. Carles, New Orleans, LA 70170

Opposition:

Alvin C Miester III, 909 Doynres Street, 28th Floor, New Orleans, LA 70112
Bebb Francis, 112 E. Pecan Street, San Antonio, TX 78205

The representative requested that the application be deferred and continued to the next public hearing to allow for more time to address concerns detailed in the MPC staff report.

The opposition presented a slideshow to inform the Board of the reasons why they feel the application should be denied.

A motion was made by MRS. SMITH, seconded by MR. REMEDIES, to defer and continue this application to the next regularly scheduled public hearing.

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

MR. JOSEPH was away from the Chambers at this time.

CASE NO. 19-300-CAP: CLOSURE AND ABANDONMENT

Applicant: The Parish of Caddo Department of Public Works
Owner: N/A
Location: 11416 Cypress Garden Rd. (West side of Cypress Garden Rd. approx. 470 feet south of Willow Ridge Rd.)
Existing Zoning: R-MHP
Request: To close and abandon a roadway

Representative &/or support:
Jimmy Whittington 505 Travis Street, Suite 820, Shreveport, LA 71101

There was no opposition present.

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

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

MR. JOSEPH was away from the Chambers at this time.

CASE NO. 19-370-C: ZONING REQUEST

Applicant: Betty L. White
Owner: Betty L. White
Location: 5732 King Street (North side of King Street, approx. 120' east of Chambers Street)
Existing Zoning: R-1-5
Request: R-1-5 to R-1-12 for livestock

Representative &/or support:
Betty White 5732 King Street Shreveport, LA 71129

There was no opposition present.

Alan Clarke stated that additional research was conducted and it was determined that the applicant had horses on her property as far back as 2007. Mr. Clarke deemed the livestock as legal nonconforming and informed the applicant that she would be refunded the application fee.

CASE NO. 19-371-C: ZONING REQUEST

Applicant: Andre Clarke
Owner: Andre Clarke
Location: 5502 Greenwood Rd. (SW corner of Greenwood Rd and Maywood Dr.)
Existing Zoning: C-1
Request: **C-1 to I-1 for a contractor's office**

Representative &/or support:
Andre Clarke, 5502 Greenwood Road, Shreveport, LA 71109

There was no opposition present.

The applicant specified that the office would be used for storage and that any business would only be conducted inside.

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

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

MR. JOSEPH was away from the Chambers at this time.

CASE NO. 19-309-P: SPECIAL USE PERMIT & SITE PLAN

Applicant: Speedy's Drive Thru
Owner: Casey Ho
Location: 11733 Mansfield Road AKA 11719 Mansfield (East of Mansfield Rd. approx. 600' south of Stage Coach Rd.)
Existing Zoning: I-2
Request: Special Use Permit for Retail Sales of Alcohol-Liquor

Representative &/or support:

Casey Ho, 10030 Somerset Lane, Shreveport, LA 71106

Opposition:

Michael R. Dassey, 11734 Mansfield Road, Keithville, LA 71047

Samuel D. Young, 12262 Mansfield Road, Keithville, LA 71047

Mr. Andrews asked about other experiences the applicant has in retail business. The applicant stated that he does own other businesses.

The opposition felt that the area is not well suited for sales of alcohol and would cause a negative impact.

Mr. Roca questioned the zoning designation of the area; Mr. Clarke responded that the area is zoned as industrial.

Mr. Roca asked the opposition how far away the other liquor stores are; Mr. Young stated that it is less than a mile away.

Mr. Ho informed the Board that he has built a strip mall in that location that will include a restaurant, nail salon, and spa.

Mrs. Cooper asked the MPC staff why there were no safety and welfare concerns, as stated in the staff report. Stephen Jean responded that the area is zoned industrial and is not immediately adjacent to the residential area. There is not likely to be foot traffic across a major highway to the closest residential district.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to approve this application.

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

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

Applicant: N/A
Owner: N/A
Request: Amend Wireless Telecommunication sections of the City of Shreveport and Caddo Parish UDC

Representative &/or support:

Adam Bailey, 505 Travis Street, Suite 440, Shreveport, LA 71101

Chip Leyens 201 St. Charles Avenue, New Orleans, LA 70170

There was no opposition present.

Adam Bailey requested that this application be deferred and continued to the next regularly scheduled public hearing to allow for continued discussions with industry leaders.

A motion was made by MRS. SMITH, seconded by MR. ANDREWS, to defer and continue this application to the next scheduled public hearing.

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

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CASE NO. 19-366-C & P-12-19: UDC AMENDMENTS

Applicant: N/A
Owner: N/A
Request: Amend Food Truck sections of the City of Shreveport and Caddo Parish UDC

Representative &/or support:

Adam Bailey, 505 Travis Street, Suite 440, Shreveport, LA 71101

There was no opposition present.

Mr. Remedies requested an amendment to include written permission from property managers or legal representatives to operate on their property, as some property owners live in other states. Secondly, he requested that MPC staff lists the authorized vendors on the MPC website.

A motion was made by MR. REMEDIES, seconded by MR. ROCA, to approve this application with the amendment that gives a property manager or legal representative the authority that permits vendors to operate on their property.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Mr. Clarke reminded the Board that the Master Plan Committee would meet on Friday August 9th.

There is a vacant position on the MPC Board, the Parish Commission will have to fill the position.

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Colvin informed the MPC staff that the Board Members section on the MPC website was not up to date.

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 & Mses. COOPER & DESMARTEAU Nays: None. Absent: Messrs. REMEDIES & ROCA & Mses. SMITH

ADJOURN 4:50 p.m.

Nancy Cooper, Chair

Lea Desmarteau, Secretary