

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
September 4th, 2019**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 4th, 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
Curtis Joseph
Dale Colvin
Ronnie Remedies
Chris Elberson

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

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

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, ELBERSON, JOSEPH, & REMEDIES & Meses. COOPER & DESMARTEAU Nays: None. Absent: Messrs. ROCA & Meses. SMITH.

CONSENT AGENDA

CASE NO. 19-01-SP: FINAL PLAT (MINOR)

Applicant: MOHR AND ASSOCIATES, INC.
Owner: ROY KOOPMAN
Location: 7300 Blk of Blanchard-Furrh Rd (N side of Blanchard Furrh Rd where Furrh Rd intertects N Lakeshore Dr.)
Existing Zoning: R-A
Request: Three-lot Single Family Subdivision

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

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

PUBLIC HEARING

CASE NO. 19-300-DP: DEDICATION

Applicant: MOHR AND ASSOCIATES, INC.

DRAFT

Owner: Brenda Morris Oswald
Location: TBD North Trace Boulevard (NE side of N Market Street, approx. 450' SE of Old Mooringsport Rd)
Existing Zoning: R-A
Request: **Public Use Dedication**

Representative &/or support:
Andy Craig 1324 N Hearn Avenue, Suite 301, Shreveport, LA 71107

There was no opposition present.

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

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

CASE NO. 19-381-C: SPECIAL USE PERMIT & SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC.
Owner: 70th St. TATA, Inc.
Location: 483 E 70th St. (South side of E 70th St, approx. 170' west of Thornhill Ave.)
Existing Zoning: C-3
Request: **Special Use Permit & site plan approval for a tire shop and used auto sales**

Representative &/or support:
Andy Craig 1324 N Hearn Avenue, Suite 301, Shreveport, LA 71107

There was no opposition present.

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

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

CASE NO. 19-386-C: ZONING REQUEST

Applicant: SHREVEPORT-CADDO MPC
Owner: LSU Health Sciences Building Foundation
Location: 1300 blk Jennings St & Woodrow St (Between Jennings St and Woodrow St, approx. 310' west of Samford Ave.)
Request: R-2 to IC
Proposed Use: **Existing Parking Lot**

There was no opposition or support present.

Stephen Jean explained that this application was to correct an error made by the MPC during the Zoning Map Update process.

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

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

CASE NO. 19-387-C: ZONING REQUEST

Applicant: ROWANOAK DEVELOPMENT, LLC

DRAFT

Owner: Beaird Operating Companies, LLC
Location: 3750 Pines Road (approx. 1,600 feet west of Pines Rd and 300 feet south of Jefferson Paige Rd)
Request: R-E to R-2
Proposed Use: **Multi-Family Residential**

Representative &/or support:
David Strange 725 Avignon Drive, Suite C, Ridgeland, MS 39157

Opposition:
Nathaniel Manning 6303 Gilwood Circle, Shreveport, LA 71119
Louis Johnson 505 Travis Street, Suite 410, Shreveport, LA 71101
Ken Epperson, SR. 3822 Treat Drive, Shreveport, LA 71119
Mary Ruffins 3800 Camrose Lane, Shreveport, LA 71119
Kristy Stewart 3824 Rushmore Drive, Shreveport, LA 71119

The opposition expressed their concern for this proposal as they do not want low income housing in their neighborhood. The representative ensured the opposition that this area will not be low income, as it does not qualify. The opposition continued to express their fear for the negative impacts that a multi-family housing unit will have considering the increasing crime, high number of houses on the market, and potential for lower property values.

The Board encouraged the applicant to meet with the neighborhood association in West Shreveport to better explain the project, which he stated he would do.

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

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

CASE NO. 19-391-C: ZONING REQUEST

Applicant: JILL RABURN
Owner: Jill Raburn
Location: 4016 Lakeshore Dr (West of Lakeshore Dr; approx. 380' south of Dilg League Dr)
Request: NA
Proposed Use: **Single-Family Residential**

Representative &/or support:
Forrest Raburn 2309 N Cross Drive, Shreveport, LA 71107

Opposition:
Dot Rambin 1634 Dilg League Drive, Shreveport, LA 71109
Raymond Plyler 2405 Parham Drive, Shreveport, LA 71109

The opposition expressed concerns of the property being used as a residential lot and its impact to the natural habitats on Cross Lake.

The Board reiterated that the land was previously zoned as R-1-7; this approval would be returning the zoning to that district.

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

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

CASE NO. 19-311-P: SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN (SPUD)

Applicant: TAYLOR MADE ENTERPRISES

DRAFT

Owner: Kilpatrick Investments LLC
Location: 2147 Southern LP (South side of Southern Loop, approx. 1,500' east of Wallace Lake Rd.)
Request: C-2 to C-2 (SPUD)
Proposed Use: **Outdoor Boat Storage**

Representative &/or support:
Dusty Taylor 2622 Hwy 33 Ruston, LA 71220

There was no opposition present.

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

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

CASE NO. 19-301-CAP: CLOSURE AND ABANDONMENT

Applicant: CADDO PARISH PUBLIC WORKS
Owner: SWEPCO
Location: Bullen Street (East side of Kyle St, approx. 360' north of Jefferson Paige Rd.)
Request: Closure and abandonment
Proposed Use: **SWEPCO Shreveport/Bossier Operations Center**

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

There was no opposition present.

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

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

CASE NO. 19-312-P: ZONING REQUEST

Applicant: COYLE ENGINEERING CO, INC.
Owner: SWEPCO
Location: 0 Jefferson Paige Rd (Both sides of Kyle St at intersection of Jefferson Paige Rd.)
Request: R-1-7 to I-1
Proposed Use: **Service Center**

Representative &/or support:
Charlie Coyle P.O.Box 6177, Bossier City, LA 71171

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, ELBERSON, JOSEPH, & REMEDIES & Mses. COOPER & DESMARTEAU Nays: None. Absent: Messrs. ROCA & Mses. SMITH. Abstained: Messrs. COLVIN.

CASE NO. 19-305-AXM: ANNEXATION

Applicant: CITY OF SHREVEPORT
Owner: Various
Location: 300 blk of Mt. Zion Rd (Mt. Zion Rd from the easterly property line of 9205 Linwood Ave to the easterly property line of 9221 Emmett Drive and properties along the south side of Mt. Zion Road from Ascot Dr. to Cade Dr.)
Existing Zoning: I-1, R-A, and I-2
Request: **Annexation**

Representative &/or support:

William Talton 505 Travis Street, Suite 300, Shreveport, LA 71101

There was no opposition present.

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

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

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)
Request: Special Use Permit
Proposed Use: **New Cell Tower**

Representative &/or support:

Ralph Wyngarden 679 Front Avenue NW, Suite 215, Grand Rapids, MI 49504

David Tinkis 800 W 70th Street, Shreveport, LA 71106

Lucas Conder, 347 Clemens Avenue, New Braunfels, TX 78130

Wilbur Vale 600 Hidden Ridge, Irving, TX 75038

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

Tom Arceneaux 333 Texas Street, Suite 700, Shreveport, LA 71101

The representatives and support explained to the Board the reasons for why they need an additional tower, stating that they are over capacity on the current cell tower. The Board questioned whether or not Mr. Wyngarden had physically been to the site, for which he replied that he and other supporters have.

Opposition:

William Bebb Francis 112 E. Pecan Street, Suite 550, San Antonio, TX 78205

Alvin Miester III 909 Poydras Street, Suite 2800, New Orleans, LA 70112

The opposition presented a PowerPoint outlining their reasons to believe that the applicant does not need a new tower, stating that the applicant is not over capacity as they claim.

The Chairwoman expressed her concern about the contradicting information from both parties. The Board members discussed the difficulty of this case and their concerns regarding the lack of results provided from the consultant that worked with the MPC.

A motion was made by MR. COLVIN, seconded by MR. JOSEPH, to approve this application.

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

DRAFT

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 Levens 201 St. Charles Avenue, New Orleans, LA 70170

There was no opposition present.

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

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

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, September 6th, 2019. He informed the Board that Manasvini would be finishing up her last day on September 9th; the Board wished her well.

CHAIR/BOARD MEMBER'S COMMENTS

The Board was all in favor to adjourn the Public Hearing.

ADJOURN 6:12 p.m.

Nancy Cooper, Chair

Lea Desmarteau, Secretary