

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
October 10, 2018**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 10, 2018, 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

Theron Jackson, Chair
Nancy Cooper, Vice-Chair
Winzer Andrews, Secretary
Bessie Smith
Ronnie Remedies
Curtis Joseph, Jr
Alan Young
Dale Colvin
Lea Desmarteau

Staff Present

Alan Clarke, Interim Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant

Members Absent

None

Others Present

None

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

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 MRS. SMITH, seconded by MR. ANDREWS, to approve the minutes of the September 21, 2018 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None. Messrs. REMEDIES, COLVIN & JOSEPH were not present in the Chambers during the vote.

CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. SC-7-18: PRELIMINARY & FINAL PLAT (MAJOR)

E & L DEVELOPMENT
E & L Development
Ends of Ash Street and Sagewood Drive
R-1-5

**25 Lot Single Family Residential Subdivision
Sagewood Place Subdivision Unit IV**

Representative &/or support:

Randal Smoak, 6305 Westport Ave., Shreveport, LA 71129

Applicant is requesting approval of both a preliminary and final plat in order to subdivide a 6.992 acre tract of land into 25 lots for single-family residential use and create Unit IV of the Sagewood Place Subdivision.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to approve this application as submitted.

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

CASE NO. SP-23-18: PRELIMINARY & FINAL PLAT (MAJOR)

JOHN R. BOWMAN & ASSOCIATES, INC.

Greenwood 950, LLC.

Greenwood Road (West side of Greenwood +/- 470' from I-20)

R-A

15 Lot Single Family Residential Subdivision

Greenwood 950, Unit No. 2

There was no support present.

Applicant is requesting approval for the preliminary and final plat of the Greenwood 950 Subdivision, Unit 2.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to approve this application as submitted.

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

CASE NO. CA-8-18: CLOSURE & ABANDONMENT

CADDO PARISH

Caddo Parish

7000 Block of Brooks Road (South end of Brooks Road)

R-A

Closure and Abandonment

Representative &/or support:

Jimmy Whittington, 505 Travis Street, Suite 820, Shreveport, LA 71101

Applicant is seeking approval to close and abandon a portion of the undeveloped 30-foot wide dedication of Brooks Road.

There was no opposition present.

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

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

CASE NO. CA-9-18: CLOSURE & ABANDONMENT

CITY OF SHREVEPORT

City of Shreveport

800 Block of Texas Avenue (North side of Cotton Street, Approx. 210' NE of Texas Ave.)

D-1-AC

Closure and Abandonment

Representative &/or support:

William Talton, 505 Travis Street, Shreveport, LA 71101

Applicant is seeking approval for the closure and abandonment of a 210 to 234 foot long portion of a 20 foot wide alleyway that connects Cotton Street with Common Street.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval this application as submitted.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH, COOPER, & DESMARTEAU. Nays: Messrs. COLVIN. Absent: None.

CASE NO. C-59-18: ZONING REQUEST

LEE'S TRANSMISSION SERVICE, INC.

Lee's Transmission Service, Inc.

5606 Mansfield Rd. (West side of Mansfield Rd., Approx. 790' North of Hollywood Ave.)

C-2

C-2 to I-1

Vehicle Repair- Major

Representative &/or support:

William Lee, Jr., 5606 Mansfield Rd., Shreveport, LA 71108

William Lee, Sr., 5606 Mansfield Rd., Shreveport, LA 71108

Applicant is requesting approval to change the zoning of an approximately 0.3 acre site from Corridor Commercial (C-2) designation to Light Industrial (I-1).

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval this application as submitted.

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

CASE NO. C-60-18: SPECIAL USE PERMIT (SUP) & SITE PLAN

COMMUNITY HEALTHCARE SOLUTIONS, LLC.

Community Healthcare Solutions, LLC.

1519 Creswell Avenue (East Side of Creswell Avenue, Approx. 170' South of Jordan Street)

R-HU

**Special Use Permit (SUP) with Site Plan Approval
Office (Counseling Agency)**

There was no support present.

Applicant is requesting a Special Use Permit (SUP) in order to locate a counseling agency in an existing 2,400 SF structure on a .274 acre lot in the R-HU, Highland Urban Conservation Residential Zoning District.

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MR. JOSEPH, to approve this application subject to the following stipulations: the deteriorated wood fascia is removed, replaced and painted; signage will be limited to what is required in the C-1 zoning district, the existing parking lot striping is repainted; and handicap parking spaces are provided in accordance with City of Shreveport Code requirements.

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

CASE NO. C-61-18: ZONING REQUEST

SOUTH GATEWAY TIRE CO.

South Gateway Tire Co.

1551 Airport Drive (West side of Airport Drive, Approx. 2,800 ' South of Reverse Dr.)

C-4

C-4 to I-2

Warehouse

Representative &/or support:

Jay Carroway, 900 Market Street, Shreveport, LA 71101

Applicant is requesting approval to change the zoning of a 12.09 acre parcel from Heavy Commercial (C-4) to Heavy Industrial (I-2).

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval this application as submitted.

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

CASE NO. C-62-18: ZONING REQUEST

VARUN SAGAR

Citizens Bank & Trust Co.

2952 W. Bert Kouns Industrial Loop (NW corner of Bert Kouns Industrial Loop and Southwood Drive)

R-1-7

R-1-7 to C-1

Laundromat

Representative &/or support:

Andy Craig, 1324 N. Hearne St., Ste. 301, Shreveport, LA 71107

Applicant is requesting approval to change the zoning of a 0.4 acre site from Single Family Residential (R-1-7) to Neighborhood Commercial (C-1) for the purpose of constructing an approximately 5,000 sq. ft. building for use as a laundromat.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval the application as submitted.

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

CASE NO. C-64-18: SPECIAL USE PERMIT (SUP) & SITE PLAN

Y-J GROCERY / DELI

Claude Marshall

1901 Alston Street (SW Corner of Alston St. and N. Dale Ave.)

R-3

Special Use Permit (SUP) with Site Plan Approval

Neighborhood Commercial Establishment with Retail Sales of Alcohol (Liquor)

Representative &/or support:

Lawanna Marshall, 1807 Clay Street, Shreveport, LA 71101

Kiran Nazar, 516 S. Dresden Ct., Shreveport, LA 71115

Vandall Douglas, 1915 Patzman, Shreveport, LA 71101

James Dennis 1909 Looney Street, Shreveport, LA 71103

Jimmy Jones, 247 St. Luke, Shreveport, LA 71101

Applicant is requesting a Special Use Permit (SUP) in order to obtain approval for a neighborhood convenience store that includes the Retail Sales of Alcohol (Liquor).

Opposition:

Lueburda Myers, 1918 Ford Street, Shreveport, LA 71101

A motion was made by MR. REMEDIES, seconded by MRS. COOPER, to approve this application as originally

submitted by applicant to include alcohol (liquor) sales.

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

CASE NO. C-71-18: ZONING REQUEST

SHREVEPORT CADDO MPC
Standard Wood Preservers
9140 Ellerbe Road (West side of Ellerbe Road at Chinquapin Drive Intersection)
R-1-7
R-1-7 to C-1
Undefined Commercial Use

Representative &/or support:
Alan Clarke, 505 Travis Street, Ste. 440, Shreveport, LA 71101

Applicant is requesting that this 9.9 acre tract of land be rezoned from R-1-7 Single Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District.

There was no opposition present.

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

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

CASE NO. C-72-18: ZONING REQUEST

ELLERBE STORAGE CENTER
Ellerbe Storage Center
9200 Ellerbe Road (West side of Ellerbe Road at Ellerbe Gardens Blvd.)
C-1
C-1 to C-3
Self-Storage Facility

Representative &/or support:
Ricky Lennard, 9204 Linwood, Shreveport, LA 71101

Applicant is requesting the rezoning of a 5.65 acre tract of land from C-1 Neighborhood Commercial Zoning District to C-3 General Commercial Zoning District to allow for a new 50,000 SF Climate Controlled Self Storage Facility.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MR. REMEDIES, to recommend for approval the application as submitted.

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

CASE NO. P-27-18: ZONING REQUEST

SHREVEPORT CADDO MPC
Various Owners
Rhoda Rd., Loyds Rd., 7900 S. Lakeshore Dr. (N. side of S. Lakeshore, 1,100' W of Jolly Napier Rd.)
R-1-7
R-1-7 to R-MHS
Single Family Residential and Manufactured Homes

There was no support present.

Applicant is requesting approval to change the zoning of approximately 35 lots within the Lake Terrace Subdivision from R-1-7, Single Family Residential Zoning District, to R-MHS, Residential Manufactured Home Subdivision District, to allow for

Single Family Residential Dwellings and Manufactured Homes.

Opposition:

Ron Parault, 2696 Loyds Rd, Shreveport, LA 71156
David Spivey, 2710 Loyds Rd, Shreveport, LA 71156
Terry Lewis, 2700 Rhoda Rd, Shreveport, LA 71156

A motion was made by MR. YOUNG, seconded by MRS. COOPER, to deny this application as submitted.

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

CASE NO. P-28-18: ZONING REQUEST

MOHR & ASSOCIATES, INC.

C Bar S, LLC.

End of Singleton Road (End of Singleton Road, Approx. 1,025' South of Pine Hill Road)

R-MHP

R-MHP to R-1-5

Single Family Residential

Representative &/or support:

Andy Craig, 1324 N. Hearne St., Ste. 301, Shreveport, LA 71107

Applicant is requesting to rezone a 0.022 acre parcel of land from R-MHP (Manufactured Home Park) to R-1-5 (Single Family Residential) as a prerequisite to platting Unit 3 of the Alpine Village Subdivision, which will have two lots for single-family use.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval the application as submitted.

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

CASE NO. P-29-18: ZONING REQUEST

CHANG LIU

Liu Chang, LLC.

9546 Linwood Avenue (W. side of Linwood Avenue, Approx. 900' South of Flournoy Lucas)

R-1-7

R-1-7 to R-1-12

Single Family Residential with Livestock

Representative &/or support:

Chang Liu, 9546 Linwood Avenue, Shreveport, LA 71106

Applicant is requesting approval to change the zoning of a six acre tract of land from R-1-7, Single Family Residential Zoning District, to R-1-12, Residential Single Family Zoning District, to allow for single family residential homes and the provision of livestock.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval the application as submitted.

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

CASE NO. P-30-18: ZONING REQUEST

WAYNE AND TERESA GALE SIMMONS

Wayne and Teresa Gale Simmons

5800 Jefferson Paige Road (North side of Jefferson Paige Rd., Approx. 495' East of Sandra Dr.)

R-1-7

R-1-7 to R-E

Commercial Dog Breeder & Dog Training Facility

Representative &/or support:

Marshall Jones, 2124 Fairfield, Shreveport, LA 71104

Applicant is requesting to rezone their 6.007 acre tract of land along the north side of Jefferson Paige Road from R-1-7 (Single Family Residential) to R-E (Residential Estate) in order to use the site for a commercial breeder and dog training facility.

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. REMEDIES, to recommend for approval the application as submitted.

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

CASE NO. P-31-18: SPECIAL USE PERMIT (SUP) & SITE PLAN

WAYNE AND TERESA GALE SIMMONS

Wayne and Teresa Gale Simmons

5800 Jefferson Paige Road (North side of Jefferson Paige Rd., Approx. 495' East of Sandra Dr.)

R-1-7 (PENDING R-E APPROVAL CASE NO. P-30-18)

**Special Use Permit (SUP) in an R-E District with Site Plan Approval
Commercial Dog Breeder & Dog Training Facility**

Representative &/or support:

Marshall Jones, 2124 Fairfield, Shreveport, LA 71104

Wayne Simmons, 5800 Jefferson Paige Rd., Shreveport, LA 71119

Applicant is requesting a Special Use Permit (SUP) and Site Plan Approval to allow a Commercial Dog Breeder and Dog Training Facility on their 6.007 acre tract of land along the north side of Jefferson Paige Road.

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to approve this application with the stipulation that outdoor dog-related activities are limited to the hours between 9:00 am and 6:00 pm and that a maximum of 30 adult dogs (this does not include puppies) may be boarded onsite and must only be boarded within the enclosed barn structure.

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

CASE NO. C-76-18: VARIOUS UDC AMENDMENTS

Application by METROPOLITAN PLANNING COMMISSION to amend various articles of the City of Shreveport Unified Development Code regarding Historic Preservation.

Representative &/or support:

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

Tim Magner, 400 Edwards St., Shreveport, LA 71101

Liz Swaine, 416 Cotton St., Shreveport, LA 71101

Karen Strand, 505 Travis St., Shreveport, LA 71101

Applicant is submitting various amendments to the City of Shreveport UDC regarding Historic Preservation.

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to recommend for approval the application as submitted.

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

END OF PUBLIC HEARING

OLD BUSINESS

Report from Committee Chairs: Rules and Procedures Committee & Search Committee:

No reports were given.

NEW BUSINESS

Dale Colvin asked that two items be placed on the November public hearing agenda: 1) change of wording in section 6.1 of the UDC to reflect "from dawn to dusk" instead of 9 am to 6 pm and 2) discussion pertaining to sign for sign replacement. Mr. Alan Clarke, Interim Executive Director, reminded the Board that the sign case will be heard next week at the ZBA public hearing. Mr. Clarke will inform the Board of the ZBA decision.

Alan Clarke, Interim Executive Director, gave a Director's report to the Board thanking them for their support and attendance at the 2018 APA-LA state conference that was held in Shreveport, October 3-5. He stated that it was a great success. Theron Jackson, Chair, commended Mr. Clarke on his service as a state officer for the APA-LA and that the presentations at the conference were well done.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Bill Wiener, #2 Longleaf Lane, Shreveport, LA 71101 expressed his concerns with regard to the Choice Neighborhood project. Discussion ensued.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:14 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary