

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
November 7, 2018**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 7, 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  
Lea Desmarteau  
Dale Colvin

**Staff Present**

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

**Members Absent**

Ronnie Remedies  
Alan Young  
Curtis Joseph

**Others Present**

None

The hearing was opened with prayer by **MR. JACKSON**. 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 MS. DESMARTEAU, to approve the minutes of the October 10, 2018 public hearing as submitted.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON & COLVIN & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES, YOUNG & JOSEPH. Messrs. ANDREWS was not present in the Chambers during the vote.**

**CONSENT AGENDA**

**CASE NO. SP-25-18: SUBDIVISION (MINOR)**

JOHN R. BOWMAN & ASSOC., INC.  
Onprop, LLC.  
4983 Oak Point Drive (Both sides of Oak Point Drive)  
R-1-7  
**5 Lot Single Family Residential Subdivision  
Onpoint Subdivision**

**CASE NO. C-77-18: SITE PLAN**

JONATHAN REYNOLDS  
Far Associates, LLC.  
1881 Texas Ave.  
C-3  
**Site Plan Approval  
Bar Use**

**A motion was made by MRS. SMITH, seconded by MRS. COOPER, to approve all items on the consent agenda as submitted.**

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON & COLVIN & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES, YOUNG & JOSEPH. Messrs. ANDREWS was not present in the Chambers during the vote.

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. SP-26-18: FINAL PLAT (MINOR)**

FORBING RANCH, LLC.  
Forbing Ranch, LLC.  
Between Railsback Road and Bayou Pierre in Southeast Caddo Parish  
R-A

**6 Lot Single Family Residential Subdivision  
Forbing Ranch Subdivision**

**Representative &/or support:**

Timothy Larkin, 221 Evangeline Walk, Bossier City, LA 71111  
Scott Sinclair, 101 Belle Maison Ct., Bossier City, LA 71111

Applicant is requesting the approval to re-plat a 56.5 acre portion of Railsback Ridge Subdivision Phase III into a six-lot subdivision for single-family dwellings.

**There was no opposition present.**

**A motion was made by MR. COLVIN, seconded by MRS. SMITH, to deny this application as submitted since the majority of the proposed subdivision is located within the pathway of the potential future corridor of Hwy 3132.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON & COLVIN & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES, YOUNG & JOSEPH. Messrs. ANDREWS abstained from the vote.**

**CASE NO. CA-10-18: CLOSURE & ABANDONMENT**

CITY OF SHREVEPORT  
City of Shreveport  
1000 Block of Caddo Street (Approx. 135' Northeast of North Street)  
D-1-RMU

**Closure and Abandonment of Alleyway**

**Representative &/or support:**

William Talton, 505 Travis Street, Shreveport, LA 71101

Applicant is requesting the closure and abandonment of a 20-foot-wide alleyway between Caddo Street and Fannin Street in the Coulters Subdivision.

**There was no opposition present.**

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

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

**CASE NO. C-74-18: SPECIAL USE PERMIT (SUP) & SITE PLAN**

ABRAMS ARCHITECTURE AND DESIGN  
Johnny's Pizza House, Inc.  
South side of 1935 Block of Southern Loop Road (Approx. 950' West of Norris Ferry Road)  
C-2

**Special Use Permit (SUP) and Site Plan Approval**

## **Pizza Restaurant with Drive-Through Facility**

### **Representative &/or support:**

Matt Abrams, 500 Clyde Fant Parkway, Suite 200, Shreveport, LA 71101

Applicant is requesting approval for a Special Use Permit (SUP) in order to build a pizza restaurant with a drive-through facility in a C-2 (Corridor Commercial) District.

**There was no opposition present.**

**A motion was made by MRS. SMITH, seconded by MR. ANDREWS, to approve this application under stipulation that the site is developed in precise accordance to the approved site plan. Submittal of a landscape plan, irrigation plan, lighting plan and 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. JACKSON, ANDREWS & COLVIN & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES, YOUNG & JOSEPH.**

### **CASE NO. C-75-18: ZONING REQUEST**

**SHREVEPORT POLICE OFFICERS ASSOCIATION**

Shreveport Police Officers Association

1420 Snow Street (NE corner of Snow St. and Butler St.)

C-1 & R-3

**C-1 & R-3 to C-1**

**Lodge / Meeting Hall**

### **Representative &/or support:**

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

Applicant is requesting approval to change the zoning of an approximately 0.5-acre site from Neighborhood Commercial (C-1) and Multi Family Residential (R-3) districts to C-1 district for the purpose of using the site to build a 2,269 sq. ft. Lodge/Meeting Hall, with extra parking that will be used as overflow by the surrounding police department facilities.

**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 6-0 vote: Ayes: Messrs. JACKSON, ANDREWS & COLVIN & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Messrs. REMEDIES, YOUNG & JOSEPH.**

### **CASE NO. C-79-18: ZONING MAP AMENDMENTS**

**SHREVEPORT CADDO MPC**

NA

Local and nationally listed historic districts, landmarks and landmark sites, and /or individually designated historic properties listed on the National Register of Historic Places.

Various Zoning Classifications

**Creating Zoning Map Amendments related to Historic Preservation**

### **Representative &/or support:**

Adam Bailey, 505 Travis Street, Shreveport, LA 71101

Applicant is requesting to create zoning map amendments to the official Zoning Map for the physical area within the city limits of the City of Shreveport, Louisiana – Historic Preservation Overlay Districts.

**There was no opposition present.**

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

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

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

No reports were given. This agenda item will remain on the December MPC public hearing.

**NEW BUSINESS**

**Research by MPC Staff to amend UDC: Billboards, Mobile Homes, 3132 Extension, Amtrak, I-49 Corridor:**

Alan Clarke, Interim Executive Director, stated that the Board had several recommendations that the staff were asked to review. Mr. Clarke informed the Board that over the next few Board meetings he has asked subject matter experts to come speak to these recommendations. Chairman Theron Jackson tasked the MPC Staff to continue to review these recommendations, especially billboards, and to initiate an in-depth study for recommendations for revisions as warranted to the UDC in an effort to keep all ordinances fair and equitable. Mr. Dale Colvin asked that part of the study be focused on how other local area's UDC handles the same situations.

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

Alan Clarke, Interim Executive Director, tasked Adam Bailey to hand out amendment proposals to the UDC that will be voted on during the December 5, 2018 public hearing. Mr. Clarke asked that the Board review and make any recommendations prior to the December public hearing.

Mr. Clarke informed the Board that the annual Employee Appreciation Holiday Luncheon is scheduled for Friday, December 14, 2018. An invitation flyer was provided in each Board member's packet.

Christy Lloyd, 4141 Tate, Shreveport, LA 71109, expressed her concern over the placement of a mobile home on Tate Street in violation of the Shreveport mobile home/manufactured home ordinance. Discussion ensued.

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:57 p.m.**

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**Theron Jackson, Chair**

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**Winzer Andrews, Secretary**