

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

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

Nancy Cooper, (Vice Chair) Acting Chair
Winzer Andrews, Secretary
Curtis Joseph, Jr
Dale Colvin
Bessie Smith
Alan Young

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Ebony Mapp, Senior Planner
Marybeth Findley, Executive Assistant
Alice Correa, Planner I

Members Absent

Theron Jackson, Chair
Lea Desmarteau
Ronnie Remedies

Others Present

None

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

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 MRS. SMITH, to approve the minutes of the January 3, 2018 public hearing as submitted.

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

CONSENT AGENDA – THERE WERE NO CONSENT AGENDA ITEMS.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. CA-2-18: CLOSURE & ABANDONMENT

CADDO PARISH DEPARTMENT OF PUBLIC WORKS

Caddo Parish

200 Block of Golf Ridge Drive (East of Ellerbe Rd., 1,100' North of Redrick Drive)

R-E

Close and Abandon Golf Ridge Drive

Los Robles Subdivision

Representative &/or support:

Jimmy Whittington, Caddo Parish Public Works, 505 Travis Street, Ste. 820, Shreveport, LA 71101

Tom Arceneaux, 333 Texas Street, Ste. 700, Shreveport, LA 71101

Applicant is requesting the deferment until the March 7, 2018 public hearing.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to defer and continue this application until the March 7, 2018 public hearing.

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

CASE NO. SC-4-18: PRELIMINARY & FINAL PLAT (MAJOR)

WIVI LAND DEVELOPMENT, LLC.

WiVi Land Development, LLC.

9500 Block of Wallace Lake Road (Southeast corner of Wallace Lake and Flournoy Lucas Road)

R-1-5

32 Lot Single Family Residential Subdivision, Lucien Field Estates Phase II – Unit A

Representative &/or support:

Justin Sevier, 1968 Bridgewater Avenue, Shreveport, LA 71106

Applicant is requesting approval of a preliminary and final plat that will describe an 8.7534 acre tract of land as a 32 lot, single family residential subdivision that will become part of the previously approved Lucien Field Estates.

There was no opposition present.

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

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

CASE NO. SC-5-18: PRELIMINARY & FINAL PLAT (MAJOR)

WIVI LAND DEVELOPMENT, LLC.

WiVi Land Development, LLC.

9500 Block of Wallace Lake Road (Southeast corner of Wallace Lake and Flournoy Lucas Road)

R-1-5

30 Lot Single Family Residential Subdivision, Lucien Field Estates Phase II – Unit B

Representative &/or support:

Justin Sevier, 1968 Bridgewater Avenue, Shreveport, LA 71106

Applicant is requesting approval of a preliminary and final plat that will describe a 9.150 acre tract of land as a 30 lot, single family residential subdivision that will become part of the previously approved Lucien Field Estates.

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

CASE NO. C-2-18: ZONING REQUEST

LOUISIANA ASSOCIATION FOR THE BLIND

Louisiana Association for the Blind

1700, 1714, 1750 Claiborne Avenue (North side of Claiborne Ave., between McWillie Ave. & Marks St.)

I-2 & R-2

I-2 & R-2 to I-MU Industrial Mixed Use

Administrative Offices/Light Manufacturing and Rehabilitation Center

Representative &/or support:

Brian McNew, 3556 Youree Drive, Shreveport, LA 71105

Applicant is requesting to rezone three existing contiguous lots totaling 2.79 acres to I-MU Industrial Mixed Use for an administrative office/light manufacturing facility and a rehabilitation center for the visually impaired.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval this application with the stipulation that an administrative site plan and re-plat approval will be required prior to the issuance of any permits.

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

CASE NO. C-3-18: ZONING REQUEST

LIAQAT ALI

Liaqat Ali

700 Block of W. 71st Street (Northeast corner of Union Ave. and W. 71st Street)

R-1-7

R-1-7 to C-3

Parking Lot for a Future Used Car Dealership

Representative &/or support:

Liaqat Ali, 550 Atkins Avenue, Shreveport, LA 71104

Applicant is requesting approval to change the zoning of four undeveloped and contiguous lots totaling 0.641 acres (27,946 SF) from R-1-7 (Single-Family Residential) to C-3 (General Commercial).

Opposition:

Roy & Veta Samuels, 7111 Union Avenue, Shreveport, LA 71106

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to recommend denial of this application as submitted due to: (1) adverse impacts to the adjacent residential properties, (2) further encroachment of commercial zoning into this primarily single family residential area, and (3) the potential for highly incompatible uses to be established at the site.

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

CASE NO. C-4-18: SPECIAL USE PERMIT & SITE PLAN

MR. LUCKY'S FOOD MART, LLC.

Roy Cary

4242 Pines Road (Southeast corner of Pines and Tierra Avenue)

C-2

Special Use Permit (SUP) with Site Plan

Retail Sales of Alcohol-Liquor

Representative &/or support:

Jalal Omar, 4242 Pines Road, Shreveport, LA 71119

Applicant is requesting a Special Use Permit (SUP) for the retail sales of alcohol-liquor (high alcoholic content beverages) in the C-2 zoning district.

Opposition:

Clara Farley, 6201 Alameda Drive, Shreveport, LA 71119

Joyce Lawrence, 4107 Scenic Drive, Shreveport, LA 71119

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to deny this application as submitted as the requested use is incompatible with the adjacent properties in the immediate vicinity and cannot be effectively mitigated through the site plan approval process.

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

CASE NO. C-6-18: ZONING REQUEST

CB & I
Alliance Investment, LLC.
1500 Block of Airport Drive (West side of Airport Drive, approx. 300' East of Jack Wells Blvd.)
C-4
C-4 to I-2
Industrial (Steel) Processing Facility

Representative &/or support:
Randall Smoak, 6305 Westport Avenue, Shreveport, LA 71129

Applicant is requesting approval to change the zoning on a 27.9 undeveloped 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 approval of this application as submitted with the stipulation and any new development will require approval through the administrative site plan review process; along with a re-plat of the two properties prior to the issuance of any permits.

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

CASE NO. P-1-18: ZONING REQUEST

MOHR & ASSOCIATES, INC.
BMW Rentals, LLC.
7800 Block of Singleton Road
R-MHP
R-MHP to R-1-5
Single Family Residential Housing

Representative &/or support:
Andy Craig, 1324 N. Hearne, Ste. 301, Shreveport, LA 71102

Applicant is requesting approval to rezone a small tract of land consisting of 0.126 acres or 5,472.5 sq. ft. from R-MHP to R-1-5 to allow for the addition of two (2) single family residential lots to the previously approved ten (10) lot Alpine Village Subdivision.

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MR. YOUNG, to recommend approval of this application as submitted with the stipulation that a revised preliminary and final plat will be required for MPC approval prior to the issuance of any permits.

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

CASE NO. P-3-18: ZONING REQUEST

VENTURE QUEST ENTERPRISES
Venture Quest Enterprises
4800 North Market Street
R-1-7
R-1-7 to C-1
Retail Strip Center

Representative &/or support:
Randall Liles, 6270 Sandhill, Shreveport, LA 71107

Applicant is requesting to rezone two lots of record totaling 2.29 acres from R-1-7 Single Family Residential Zoning District to

C-1 Neighborhood Commercial Zoning District for a small retail strip center.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application as submitted with the stipulation that the closure and abandonment of the Elina Street right-of-way and the approval of the administrative re-plat and site plan by the Executive Director will be required prior to the issuance of any permits.

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

CASE NOS. C-9-18 & P-4-18: CITY OF SHREVEPORT UDC AND CADDO PARISH UDC AMENDMENTS

Application by the METROPOLITAN PLANNING COMMISSION to amend the City of Shreveport UDC and Caddo Parish UDC generally.

Representative &/or support:

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

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MR. COLVIN, to recommend approval of these code text (ordinance) amendments as drafted for both the adopted City of Shreveport UDC and Caddo Parish UDC.

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

CASE NO. C-10-18: CITY OF SHREVEPORT UDC AMENDMENTS

Application by METROPOLITAN PLANNING COMMISSION to amend the City of Shreveport UDC regarding Wireless Telecommunication Facilities and Outdoor Dining.

Representative &/or support:

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

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of these code text (ordinance) amendments as drafted for both wireless telecommunications and outdoor dining in the City of Shreveport UDC.

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

END OF PUBLIC HEARING

OLD BUSINESS

LAMAR Advertising: Billboard Annual Review Fee Report: Mr. Stephen Jean, Deputy Director, provided the Board with a survey of other municipal billboard annual fees and an analysis of the manpower cost associated with monitoring the billboard cap and replace program (\$82.72 per man hour) in a handout. Mr. Jean went on to inform the Board that LAMAR had already paid half of the required fee on a reduced number of billboard inventory "under protest" and that the remainder was expected in July.

NEW BUSINESS

2018 MPC Committee Appointments: Mr. Mark Sweeney, Executive Director, informed the Board that a handout of the committee appointments for the 2018 year had been placed in the inside cover of the Board's hearing books. Mr. Sweeney also reminded the Rules and Procedure Committee that they will be reviewing and recommending a new Personnel Policy for the MPC this year.

Mr. Sweeney informed the Board that the MyPermitNow presentation on January 24, 2018 was a great success attended by

not only industry leaders, but City Council, Caddo Parish, and Board members. MyPermitNow will allow for greater efficiency government wide. Mr. Sweeney cautioned that it will take a group effort to convince the City Council, Mayor, and Caddo Parish to seriously consider the benefits of MyPermitNow.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

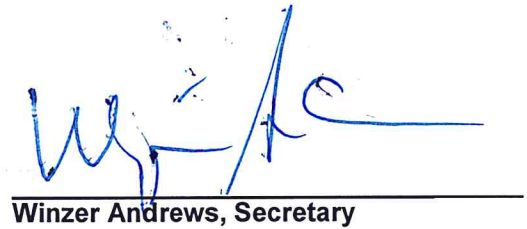
Mr. Winzer Andrews thanked Adam Bailey for his hard work on both the UDC and MyPermitNow.

No other Board Members wished to speak at this time.

ADJOURN 4:20 p.m.



Theron Jackson, Chair



Winzer Andrews, Secretary

Mary Findley Exec Admin
Name Title
hereby certify that the above is a
true and correct copy of the official
minutes of the SHREVEPORT
METROPOLITAN PLANNING COM-
MISSION for the meeting of
February 7, 2018
Date