

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
JANUARY 4, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 4, 2017, 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
Dale Colvin
Lea Desmarteau
Bessie Smith
Dr. Phillip Pennywell, Jr.
Alan Young
Ronnie Remedies

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Administrative Assistant
Diane Tullos, Office Administrator
Ebony Mapp, Planner 2
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator

Members Absent

None

Others Present

The hearing was opened with prayer by **MR. YOUNG**. 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 our 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 December 7, 2016 public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SC-1-17: FINAL PLAT (MINOR)

MOHR & ASSOC INC
Kimble Development of S'port LLC
525 E Kings Hwy (NW corner of Youree Drive & E Kings Hwy)
B-3

1 Lot Commercial Subdivision – Youree-Kings Commercial Subdivision

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

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

CASE NO. SC-3-17: FINAL PLAT (MINOR)

JOHN BOWMAN & ASSOC INC
Pohlman Land Holdings LLC
225 Lynbrook Avenue (NW corner of Lynbrook & St Vincent Ave)
I-2

3 Lot Industrial Subdivision – Pohlman Industrial Subdivision

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

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

CASE NO. SP-5-17: REPLAT (MINOR)

MOHR & ASSOC INC
Red River Land & Investment Co Inc
4500 blk Northport Blvd (West side of Northport 622' south of N Market)
B-3
2 Lot Commercial Subdivision – Northport Subdivision Unit 6

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

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

CASE NO. SC-6-17: FINAL PLAT (MINOR)

EDRY-LA-1, LLC
8000 Youree Drive (SW corner of Youree Drive & E Bert Kouns Ind'l Loop)
B-3
1 Lot Commercial Subdivision – Youree – Bert Kouns Commercial Subdivision

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

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

CASE NO. SC-10-17: FINAL PLAT (MINOR)

DARIUS SPELLS
Warren Bryant
7299 Greenwood Road (351' west of entrance ramp @ Greenwood Road & I-20)
B-3(SPI-2)
1 Lot Commercial Subdivision – Spells Subdivision

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

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

CASE NO. SC-11-17: FINAL PLAT (MINOR)

CARL PHILLIPS
Thomas Scott III
9500 blk Interport Drive (SW corner of Interport & Baird Road)
I-1
1 Lot Commercial Subdivision – T Scott Sports Subdivision

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

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

CASE NO. C-6-17: VARIANCE

VOLUNTEERS OF AMERICA NLA
458 Herndon (NW corner of Herndon & Highland Avenue)
SPI-1
Side Yard Setback – Office

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

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

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. CA-1-17: CLOSURE & ABANDONMENT

CITY OF SHREVEPORT

1000 blk Hilry Huckaby Drive (North side of Hilry Huckaby 1450' SE of N Lakeshore

B-3-E

Close & Abandon Singh Street

Representative &/or support:

Mr. William Talton, City Engineer's Office (505 Travis, Shreveport, LA 71101)

There was no opposition present.

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

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

CASE NO. CA-2-17: CLOSURE & ABANDONMENT

CADDO PARISH SCHOOL BOARD

City of Shreveport

Dillingham Avenue (South of Kings Hwy between Line Avenue & Creswell)

R-2

Close & Abandon Dillingham Street & Adjacent Alley

Representative &/or support:

Mr. William Talton, City Engineer's Office (505 Travis, Shreveport, LA 71101)

Mr. Matthew Linn, Parish Commission (616 Kings Hwy, Shreveport, LA)

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to approve this application subject to the City retaining a permanent utility servitude over the entire area of the alley.

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

CASE NO. C-1-17: ZONING REQUEST

THS PROPERTIES LLC

Forte & Tablada

818 Gladstone (North side of Gladstone Blvd, 189' west of Line Avenue)

R-2 & B-2 to B-1

Parking Lot

Representative &/or support:

Mr. Bob Basinger, Forte & Tablada (920 Pierremont, S-520, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. ANDREWS to recommend that the City Council approve this application with the stipulation that the applicant submit a site plan for review & approval by the Executive Director prior to the issuance of any permits.

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

CASE NO. C-2-17: ZONING REQUEST

TEG ARCHITECTS

Blood Share Properties Inc

8910 Linwood (NW corner of Linwood & Sugar Leaf Trail)

R-1D & B-3 to B-2A

Expansion of the Life Share Center Campus

Representative &/or support:

Ms. Linda Allsup (8910 Linwood, Shreveport, LA)

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to recommend that the City Council approve this application contingent upon an administratively approved site plan showing the addition of a 6' solid screen fence separating this site from the adjacent residentially zoned property, prior to the issuance of any permits.

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

CASE NO. SC-12-17: REPLAT (MAJOR)

TEG ARCHITECTS LLC

Blood Center Properties Inc

8910 Linwood (393' east of Melanie Lane)

B-2-A, B-3, R-1D

1 Lot Commercial Subdivision – Blood Center Properties Subdivision

Representative &/or support:

Ms. Linda Allsup (8910 Linwood, Shreveport, LA)

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. COLVIN, REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-3-17: ZONING REQUEST

BATON ROUGE CARGO SERVICES INC

Fenwood Assoc

6507 Westport (South side of Westport, 1367' west of Broadacres Road)

B-3 to I-1

Transfer & Storage – Cargo Facility

Representative &/or support:

Mr. Chris Rinaudo (2961 Swendson Drive, Baton Rouge, LA 70809)

Ms. JoAnn Wheless, Realtor (333 Texas, S-1050, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. YOUNG to recommend that the City Council approve this application with a waiver of the screen fencing requirement.

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

CASE NO. C-4-17: ZONING REQUEST & USE APPROVAL

CARL PHILLIPS

Thomas Scott III

9500 blk Interport Drive (SE corner of Baird Road & Interport Drive)

I-1 to B-3 with use approval for a Sports Field

Outdoor Hockey, Dodgeball & Kickball Facility

Representative &/or support:

Mr. Thomas Scott (1518 Garland Place, Shreveport, LA 71105) No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to recommend that the City Council approve this application contingent upon an administratively approved site plan prior to the issuance of any permits.

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

CASE NO. P-16-16: ZONING REQUEST

BRADLEY, MURCHISON, KELLY & SHEA

Franklin Sale et al

7899 Buncombe Road (SE corner of Buncombe & Simpson Roads)

R-A to R-A-E

Gas Compression Station

Representative &/or support:

Mr. Michael Blassett (301 Main Street, S-2100, Baton Rouge, LA 70825) No slip filled out

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to recommend that the Parish Commission approve this application with the stipulation that a site plan be submitted to & approval by the Executive Director prior to the issuance of any permits.

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

CASE NO. SC-4-17: PRELIMINARY & FINAL PLAT (MAJOR)

MOHR & ASSOC INC

Larkin Development North LLC

77000 blk Forbing Ridge Drive (North of Bayou Pierre, south of E Flournoy Lucas Road)

R-1C(PUD)

7 Lot Single Family Residential Subdivision – Esplanade North

Representative &/or support:

Mr. Billy R. Pesnell, Attorney representing Elliott Stonecipher & Willis-Knighton Health System (400 Travis, S-1100, Shreveport, LA 71101)

Mr. Geoff Westmoreland, Attorney representing The Glen Retirement System (333 Texas, S-2350, Shreveport, LA 71101)

- This application is premature; none of the recommended routes have been approved yet for the I-49 extension. Some of the proposed lots could be in the way of the extension.
- In light of the “unknown” route, this application should be deferred until the DOTD & the Federal Hwy Administration decides the route

MOTION #1:

A motion was made by MR. YOUNG, seconded by MR. REMEDIES to approve Lots 1 & 2 only & to deny Lots 3, 4, 5, 6, & 7.

SUBSTITUTE MOTION:

A motion was made by DR. PENNYWELL, seconded by MR. ANDREWS to recommend approval of this application (all of the proposed lots) as submitted.

VOTE ON SUBSTITUTE MOTION:

The motion failed by the following 3-6 vote: Ayes: Messrs. ANDREWS & JACKSON, & Dr. PENNYWELL. Nays: Messrs. COLVIN, REMEDIES, YOUNG, & Mses. COOPER, DESMARTEAU, & SMITH. Absent: None.

FINAL VOTE WAS TO APPROVE MOTION #1:

Motion #1 was approved by the following 5-4 vote: Ayes: Messrs. REMEDIES, YOUNG, & Mses. COOPER, DESMARTEAU, & SMITH. Nays: Messrs. COLVIN, ANDREWS, JACKSON & Dr. PENNYWELL. Absent: None.

END OF PUBLIC HEARING

OTHER BUSINESS

- Master Plan Implementation Report

The Parish Commission’s Long Range Committee voted to support the administration’s approval of site plans & to recommend the UDC be submitted to the Parish Commission for adoption. In the near future, presentations on the UDC will be made to the City Council & the Parish Commission prior to their final vote.

- Other Staff Reports

The Brookshire’s application from the December agenda has been appealed to the City Council.

CHAIR / BOARD MEMBERS' COMMENTS

- ▶ **MR. JACKSON** distributed MPC Board Committee assignments for 2017. He appointed a chair for each committee & asked that they (each committee) appoint their own vice-chair. Mr. Jackson gave specific assignments to some of the committees & asked that all of them meet sometime in the near future. **MR. REMEDIES** asked that staff provide his committee with a copy of the Policies & Procedures so they might begin work on their assignment.
- ▶ **MR. YOUNG** announced that Roy Jambor, Senior Planner, has resigned his position with the MPC. He was instrumental in many important City / Parish projects – most notably, the Cross Bayou Project. We appreciate the wealth of knowledge & expertise that Mr. Jambor brought to the MPC over the past 17+ years & wish him all the best in his new position.

ADJOURN 5:10 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary