

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

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 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
Lea Desmarteau
Ronnie Remedies
Alan Young
Dale Colvin
Curtis Joseph, Jr.
Bessie Smith

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
Amber Sumrall, Administrative Assistant

Members Absent

None

Others Present

Richard John, APLC
No media

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 MR. ANDREWS, seconded by MS. DESMARTEAU, to approve the minutes of the September 6, 2017 public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SP-117-17: FINAL PLAT (MINOR)

FRENCH ENGINEERING, INC.

Billy Alcorn

4845 Dixie-Shreveport Highway (East side of Dixie-Shreveport Hwy., 433' South of Whit Cavett Sibley Rd.)

R-A

2 Lot Single Family Residential Subdivision, Babb's Place

CASE NO. SP-121-17: FINAL PLAT (MINOR)

MOHR & ASSOCIATES, INC.

Emilio Olvera & Ltisha Olvera

3700 Block of Lucas Lane (East side of Lucas Lane, 2,382' North of Blanchard Furrh Rd.)

R-A

4 Lot Single Family Residential Subdivision, Olvera Estates

CASE NO. SP-126-17: FINAL PLAT (MINOR)

FREDERICK & HAZEL BRITTON

Frederick & Hazel Britton

9235 Simpson Road (East side of Simpson Rd., 900' South of Parker Pl.)

R-A

1 Lot Single Family Residential Subdivision, Britton Estates

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

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

END OF CONSENT AGENDA

PUBLIC HEARING

A motion was made by MR. YOUNG to move Agenda Item 10 to the end of the PUBLIC HEARING after Agenda Item 19, seconded by MR. COLVIN.

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

CASE NO. SC-129-17: FINAL PLAT (MAJOR)

MOHR & ASSOCIATES, INC.

Linwood Development, LLC

9200 Block of Mykanos Tr (West end of Mykanos Tr., 1,715' West of Linwood, South of Kennie)

C-3 & R-1-7

29 Lot Single Family Residential Subdivision, Brushy Bayou Unit 8

Representative &/or support:

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

Applicant is requesting to subdivide an 11.229 acre tract of land into a 29 lot single family residential subdivision with a 3.107 acre detention area.

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to approve the application with the stipulation that the applicant provide a revised Concept Plan for PUD Amenities showing a 6' solid wood fence along the northern property line of the future Lot 6.

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

CASE NO. C-81-17: SPECIAL USE PERMIT & SITE PLAN

PROGRESSIVE BANK.

Larry Hudson

9405 Ellerbe Road (NE Corner of Ellerbe Rd. & Golf Ridge Dr.)

Special Use Permit with Site Plan

Drive-Through Facility for a Bank

Representative &/or support:

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

Applicant is requesting deferment and continuation of this application until the November 1, 2017 public hearing.

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to recommend deferment of this application to the November 1, 2017 public hearing.

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

CASE NO. C-87-17: ZONING REQUEST

MAVCO CAPITAL, LLC.
Mavco Capital, LLC.
333 4th Street (NE Corner of Creswell Ave. and Edwards St.)
I-MU
I-MU to I-2
Construction Laydown Yard

Representative &/or support:
Stephen Weeks, 4830 Line Ave, #303, Shreveport, LA 71106

The Applicant requests rezoning of a 2.1 acre undeveloped tract of land from I-MU (Industrial-Mixed Use) to I-2 (Heavy Industrial) for use as a construction laydown yard.

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to recommend approval of this application. A site plan will be required for administrative review prior to the issuance of any permits.

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

CASE NO. C-88-17: ZONING REQUEST

METROPOLITAN PLANNING COMMISSION
River Bluff Properties, Inc. & William F. Ford, ETAL
200 Block of Clyde Fant Pkwy. (East of Clyde Fant, bounded by Cross Bayou and Red River)
NA
NA to I-2
Industrial

There was no support present.

The Applicant requests rezoning of a 14.4 acre undeveloped tract of land from a NA (Natural Area) to I-2 (Heavy Industrial).

There was no opposition present.

A Motion was made by MR. YOUNG, seconded by MR. REMEDIES, to recommend approval of this application. A site plan will be required for administrative review prior to the issuance of any permits.

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

CASE NO. C-89-17: ZONING REQUEST

METROPOLITAN PLANNING COMMISSION
701 Airport, LLC
100 Block of Clyde Fant Pkwy. (East side of Clyde Fant @ Jack Wells Blvd. and Red River)
NA
NA to I-1
Industrial

Representative &/or support:

Carolyn Prator, 2909 Moss Point, Shreveport, LA 71119

The Applicant requests rezoning of an 18.18 acre undeveloped tract of land from NA (Natural Area) to I-1 (Light Industrial).

There was no opposition present.

A Motion was made by MR. REMEDIES, seconded by MRS. SMITH, to recommend approval of this application. A site plan will be required for administrative review prior to the issuance of any permits

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

CASE NO. C-90-17: ZONING REQUEST

RABURN & ASSOCIATES

Forrest Raburn & Jill Harris Raburn

3431 Pines Rd. (East side of Pines Rd., 731' South of Yarborough Rd.)

R-1-12

R-1-12 to C-1

Commercial

Representative &/or support:

Forrest Raburn, 3431 Pines Road, Shreveport, LA 71119

The Applicant requests rezoning of a .53 acre lot from R-1-12 (Single-Family Residential) to C-1 (Neighborhood Commercial).

There was no opposition present.

A Motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application.

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

CASE NO. C-91-17: ZONING REQUEST

DEBORAH DUNN

Deborah Dunn

9105 Avalon Dr. (East side of Avalon Dr., 165' South of Hoyte Dr.)

R-1-7

R-1-7 to C-1

Office

Representative &/or support:

Deborah Dunn, 3254 Bert Kouns Loop, Shreveport, LA 71118

The Applicant requests rezoning to allow for an office in an existing 2,330 sq. ft. building on a .41 acre lot.

There was no opposition present.

A Motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application. A site plan will be required for administrative review prior to the issuance of any permits

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

CASE NO. C-92-17: ZONING REQUEST

TIMOTHY WAYNE GIVENS

Timothy Wayne Givens

9724 Mansfield Road (West side of Mansfield Road, North & South of New Moon Drive)

R-MHP

R-MHP to C-3

Commercial

Representative &/or support:

Tim Givens, 10187 Thornwood, Shreveport, LA 71106

The Applicant requests rezoning of four lots (approximately 1.97 acres) from R-MHP (Residential Manufactured Home Park) to C-3 (General Commercial) to reflect the nature of the sales and service office for manufactured homes on site.

There was no opposition present.

A Motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application.

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

CASE NO. C-93-17 ZONING REQUEST

MOHR & ASSOCIATES, INC.

Motor Finance Company, LLC.

600 Block of Albemarle Dr. (North side of Albemarle Dr., 301' East of Line Ave.)

R-1-5

R-1-5 to C-1

Office Building

Representative &/or support:

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

The Applicant requests rezoning of a 3.98 acre undeveloped site from R-1-5 (Single-Family Residential) to C-1 (Neighborhood Commercial) to allow for an office complex.

Opposition:

Ellen Busby, 636 Rango Drive, Shreveport, LA 71119

The opposition was concerned about how close this commercial zoning would be to a residential area.

A Motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of this application.

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

CASE NO. C-94-17: ZONING REQUEST

MOHR & ASSOCIATES, INC.

Valri Brown East Kings Highway Properties, LLC.

208 East Kings Highway (South side of Rutherford St., 86' East of Oak St.)

C-2

C-2 to R-2

Residential

Representative &/or support:

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

The Applicant requests rezoning of a .107 acre lot to allow for an existing 1,269 sq. ft. residence.

There was no opposition present.

A Motion was made by MRS. SMITH, seconded by MR. REMEDIES, to recommend approval of this application with the stipulation that a re-plat be approved prior to the issuance of any building permits.

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

CASE NO. C-100-17 & P-20-17: PROPOSED AMENDMENTS TO THE CITY OF SHREVEPORT UDC AND PROPOSED CADDO PARISH UDC

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

Representative &/or support:

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

Opposition:

Neil Erwin, 415 Texas Street, Ste. 101, Shreveport, LA 71101

A Motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend approval of the proposed amendments as drafted with the stipulation that a financial institution with a drive-through facility is allowed as a permitted use in the C-1 district.

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

END OF PUBLIC HEARING

MPC FINANCIAL SUSTAINABILITY STUDY PRESENTATION

Stephen Jean, Deputy Director, summarized the findings by TischlerBise, an independent firm commissioned by the MPC to create a financial sustainability study for the BOARD. Mr. Jean stated that the final report of said study will be available in a week. The Study seeks to understand the relationship between the MPC and the City of Shreveport/Caddo Parish and any possible future fiscal strategies that can be taken to achieve a more balanced approach in funding. TischlerBise used two approaches: **Direct Cost** (77% City/ 23% Parish) and **Budget Analysis** (74.3% City/ 25.7% Parish). **TischlerBise's recommendation is to average these percentages since they are so similar: 75.65% City of Shreveport funding and 24.35% Caddo Parish funding.** Recommendations were also made as to making the fee schedule more uniform between City and Parish applications; adding new fees such as impact, annexation and technology fees; as well as changing new employees to the less expensive PERS (Parochial Employee Retirement System).

OVERVIEW AND EXPLANATION FO THE RED RIVER OVERLAY (RRO) DISTRICT

Adam Bailey, Community Planning and Design Manager, and other MPC staff were asked to be available to explain this District at a later time for those interested who did not attend the presentation at lunch. Carolyn Prator, 2909 Moss Point, Shreveport, LA 71119, spoke at this time requesting such a meeting.

OTHER BUSINESS

Master Plan Implementation Report

Mark Sweeney, Executive Director, notified the Board that the Caddo Parish Commission adopted the UDC at its September 21, 2017 meeting with an implementation date set for December 1, 2017. The Caddo Parish UDC is approximately 99.5% similar to the UDC adopted by the City of Shreveport and also includes the two year policy of allowing for property owners with down zoned property to request rezoning at no charge.

Items for Future Discussion

Mark Sweeney, Executive Director, reminded Mrs. Cooper that the Rules and Procedures Committee needs to hold a meeting to discuss the proposed new by-laws before the end of the year. There is also a draft of the updated personnel policies that needs to be reviewed by the Personnel Committee.

CHAIR / BOARD MEMBERS' COMMENTS

Chairman Theron Jackson asked that the Nominating Committee makes it report for MPC officers at the November 1, 2017 public hearing for action at the December 6, 2017 public hearing.

ADJOURN 4:57 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary