

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
August 2, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 2, 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

**Staff Present**

Mark Sweeney, Executive Director  
Holly Phillips, Administrative Assistant  
Judy Negrete, Management Assistant  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director  
Ebony Mapp, Planner III  
Marybeth Findley, Executive Assistant

**Members Absent**

Dale Colvin  
Curtis Joseph  
Bessie Smith

**Others Present**

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 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 Mr. ANDREWS, seconded by Ms. DESMARTEAU to approve the minutes of the July 5, 2017 public hearing as submitted.**

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

**CONSENT AGENDA**

**Public Comments Provided Upon Request For The Following Items:**

**CASE NO. SP-100-17: RE-PLAT (MINOR)**

Steve Simon Construction, Inc.  
Christopher & Kendra Wheeler  
2000 Block of Pepper Ridge Dr. (SW side of Pepper Ridge, 315' SE of Leonard Road)  
R-A  
**1 Lot Single Family Residential Subdivision, Pepper Ridge Estate Unit 4**

**CASE NO. SP-101-17: FINAL PLAT (MINOR)**

APPE, LLC.  
Schuyler Wright  
4838 Quiet Acres Rd (West side of Quiet Acres Rd., approx. 761' north of Calm St.)  
R-A  
**1 Lot Single Family Residential Subdivision, Quiet Country Unit No. 6**

**CASE NO. SP-107-17: FINAL PLAT (MINOR)**

JMH Inc.

Ricky Lynn & Jerrie Renae Self

8911 Blanchard Furrh Road (South side of Blanchard Furrh Rd, approx. 534' east of Springwood Ln)

R-A

**1 Lot Single Family Residential Subdivision for a Proposed Cell Tower, R.L. Self Subdivision**

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

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

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. SC-47-17: PRELIMINARY & FINAL PLAT (MAJOR)**

PROVENANCE DEVELOPMENT CO., LLC

2100 Block of Sweetleaf Avenue (Sweetleaf Ave. between Fairwoods Dr. and Woodberry Ave.)

R-2 (PUD)

**18 Lot Single Family Residential Subdivision, Provenance Phase II, Unit G**

**Representative &/or support:**

Tammi Owens, 920 Pierremont Rd., #520, Shreveport, LA 71106

Request is made to subdivide a 4.436 acre tract of land into 18 single family residential lots ranging in size from 4,180 to 7,822 sq ft.

**There was no opposition present.**

**A motion was made by MR. YOUNG, seconded by MS. DESMARTEAU to approve the application as submitted.**

**The motion was adopted by the following 5-1 vote: Ayes: Messrs. YOUNG, ANDREWS, JACKSON, & REMEDIES, & Mses. DESMARTEAU. Nays: Mses. COOPER. Absent: Messrs. JOSEPH & COLVIN, Mrs. SMITH.**

**CASE NO. SP-103-17: PRELIMINARY & FINAL PLAT (MAJOR)**

MOHR & ASSOCIATES, INC.

WDS Development Company, LLC

200 Block of Springland Dr (North end of Springland Drive, 407' NW of Heron Springs Drive)

R-1D (PUD)

**32 Lot Single Family Residential Subdivision, Lake Shreve Estates Phase 2**

**Representative &/or support:**

Andy Craig 1324 N Hearne Ave Suite 301, Shreveport LA 71107

Applicant is requesting plat approval for a 32 lot single family residential subdivision and also serve as the site plan for the PUD.

**Opposition:**

Mr. Kenneth Johnson, 183 Mayo Road, Shreveport, LA 71106

Mr. Johnson's concerns were the following:

- The loss of trees
- A lack of proper flood plain
- A sewage drainage pipe draining outside of the subdivision currently (pictures were provided to MPC for review).

**Rebuttal:**

Mr. Craig stated that he will check into the matter of the pipe and its discharge.

A motion was made by MR. REMEDIES, seconded by MRS. COOPER, to recommend approval of this application as submitted.

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

**CASE NO. SC-104-17: PRELIMINARY & FINAL PLAT (MAJOR)**

MOHR & ASSOCIATES, INC.

Gammed Investment Company, LLC.

9300 Block of Baird Road (West side of Baird Rd, 625' south of Bert Kouns)

R-3

27 Lot Single Family Residential Subdivision, Baird Road Estates, Unit 1

**Representative &/or support:**

Andy Craig 1324 N Hearne Ave Suite 301, Shreveport LA 71107

The applicant states that the original use for the plat was to be a nursing home, but now asks that it be changed to allow for a single family subdivision. Further discussion with the MPC ensued.

**There was no opposition present.**

A motion was made by Mr. YOUNG, seconded by Mr. ANDREWS, to recommend approval of this application as submitted.

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

**CASE NO. C-72-17: ZONING REQUEST**

PROGRESSIVE BANK

Larry Hudson

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

R-E

**R-E to C-2**

**Drive - thru Bank and Commercial Use**

**Representative &/or support:**

Tom Arceneaux 333 Travis St., Ste. 700, Shreveport, LA 71101

The applicant is requesting a rezone from R-E to C-2 in order to accommodate a drive thru bank and future commercial/retail space.

**Opposition:**

1. Neil Erwin, representing Dr. Paul Wood, 415 Travis St, Ste. 101, Shreveport, LA 71101
2. Rev. Barbara Jarrell, 101 Napoleon Drive, Shreveport, LA 71106
3. Dr. Paul Wood, 224 Golf Ridge Dr., Shreveport, LA 71106
4. Sue Hines, 9406 Red Oak Lane, Shreveport, LA 71106
5. LaMoyne Batten, 9452 Red Oak, Shreveport, LA 71106

The opposition contends:

- That a C-2 designation is too much for the area as the surrounding properties are residential
- That the proposed drive thru will exit onto a residential road and that it will have a negative impact on the area
- Mr. Batten stated that all 15 of the residents in his neighborhood are against this rezone.

**Rebuttal:**

Applicant responded that across the street from this property resides the Camp Forbing Marketplace (C-2 PUD) and believes that the proposed development for this property is the appropriate usage for the land.

**A motion was made by Mr. ANDREWS, seconded by Mr. REMEDIES, to recommend approval of C-2 zoning. A Special Use Permit application and a Final Plat application shall be submitted and approved prior to the issuance of any permits.**

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

**CASE NO. C-73-17: ZONING REQUEST**

ROYAL OF MONROE, LLC.  
Gallery Property Investment, LLC.  
3100 Highland Ave. (NW Corner of Highland Ave. and Atkins St.)  
C-1

**C-1 to C-2  
Convenience Store/Gas Station**

**Representative &/or support:**

Andrew Querbes, IV 330 Marshall Ave., Ste. 200, Shreveport, LA 71101

Applicant requests a rezoning from C-1 to C-2 in order to accommodate a gas station with a convenience store / liquor store.

**Opposition:**

1. Graham Todd, 503 Atkins Ave, Shreveport, LA 71105
2. Patti Pernici, 5830 Fern Ave, Shreveport, LA 71105
3. Pam Todd, 503 Atkins Ave., Shreveport, LA 71105
4. Ian Cairns, 507 Atkins Ave, Shreveport, LA 71105
5. John B. Atkins, III, 235 Kings Hwy, Shreveport, LA 71105

Opposition concerns were the following:

- Loss of house value
- Commercial blight as several gas stations and stores already exist in area
- A liquor store will be too close to a school
- An increase in traffic in the area
- The current Chevron owner (Pernici) will not be able to survive economically
- A liquor store will not help with area crime.
- The opposition consensus is that they would rather have it zoned to be residential.

**Rebuttal:**

Applicant says that the proposed buildings will face Kings Highway and that the liquor store will in fact be a high end one.

**A Motion was made by Mr. ANDREWS, seconded by Mr. REMEDIES, to recommend approval of C-2 zoning. A Special Use Permit application and a Final Plat application shall be submitted and approved prior to issuance of any permits.**

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

**CASE NO. C-74-17: ZONING REQUEST**

WALKER ALLEY & ASSOCIATES, INC.  
Mansel O. Holmes, Inc.  
1100 Block of Forum Dr. (East of Twelve Mile Bayou, bounded by Nelson St. & Forum Dr.)  
NA

**NA to I-2  
Industrial**

**Representative &/or support:**

Paul Draper, 315 Fannin, Shreveport, LA 71101

Applicant states he was not aware of the zoning change to NA with the implementation of the UDC and this parcel of land is being researched by the LED to be designated as an industrial development ready site.

**There was no Opposition present.**

**A Motion was made by Ms. DESMARTEAU, seconded by Mr. ANDREWS, to recommend the approval of I-2 zoning. A Site Plan shall be submitted for administrative review and approval prior to the issuance of any permits.**

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

**CASE NO. C-76-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAT**

LINWOOD DEVELOPMENT, LLC

500 Block of Astor Place (Astor Pl. between Briarcrest St. & Mykanos Tr.)

C-3

C-3 to R-1-7 (PUD) with Preliminary Site Plan

21 Lot Single Family Residential Subdivision

**Representative &/or support:**

Andy Craig 1324 N Hearne Ave Suite 301, Shreveport LA 71107

The Applicant requests rezoning of the property to include 21 single family residential with a neighborhood park to be offered as an amenity.

**Opposition:**

Michael Whitaker, 9243 Mykonas Trail, Shreveport, LA 71106

Serious concerns about the lack of proper drainage and flooding for the area currently.

**Rebuttal:**

The Applicant was not aware of the drainage issues, but will check into the situation. The applicant proposed last minute significant changes in the required amenities that had not been discussed with the MPC staff. It was then recommended that this case be deferred in order to finalize the required PUD details.

**A Motion was made by Mr. YOUNG, seconded by Ms. DESMARTEAU, to recommend defer and continue this application to the September 6, 2017 meeting.**

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

**CASE NO. P-17-17: PROPOSED AMENDMENT TO THE PROPOSED CADDO PARISH UDC**

Application by the Caddo Parish Commission for changes to the proposed UDC

The MPC Staff Report recommends the denial of "Amendment 1" but the approval of "Amendment 2-11". Discussion ensued.

**A Motion was made by Mr. ANDREWS, seconded by Ms. DESMARTEAU, to recommend approval of this ordinance amendment WITH THE RECOMMENDED EXCLUSION OF AMENDMENT 1.**

**The Motion failed by the following 3-3 vote: Ayes: Messrs. ANDREWS & JACKSON & Meses. DESMARTEAU. Nays: Messrs. REMEDIES & YOUNG & Meses. COOPER. Absent: Messrs. COLVIN & JOSEPH & Mrs. SMITH.**

**A Motion was made by Mr. REMEDIES, seconded by Mr. YOUNG, to recommend approval of this ordinance amendment WITH ALL THE AMENDMENTS.**

**The Motion failed by the following 3-3 vote: Ayes: Messrs. REMEDIES & YOUNG & Meses. COOPER. Nays: Messrs. JACKSON & ANDREWS & Meses. DESMARTEAU. Absent: Messrs. COLVIN & JOSEPH & Mrs. SMITH.**

**A Motion was made by Mr. YOUNG, seconded by Mr. REMEDIES, to defer and continue this proposed amendment until the September 6, 2017 meeting agenda.**

**The Motion was adopted by the following 4-2 vote: Ayes: Messrs. REMEDIES, JACKSON & YOUNG & Meses. COOPER; Nays: Messrs. ANDREWS & Meses. DESMARTEAU. Absent: Messrs. COLVIN & JOSEPH & Mrs. SMITH.**

**END OF PUBLIC HEARING**

**PRESENTATION AND APPROVAL OF THE PROPOSED 2018 MPC ANNUAL BUDGET**

Mr. Sweeney presented an overview of the proposed 2018 budget. He noted that the MPC Budget Committee had unanimously recommended the budget at its meeting on July 27, 2017.

**A Motion was made by Mr. ANDREWS, seconded by Mrs. COOPER, to approve the 2018 MPC Annual Budget as presented.**

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

**UDC ZONING MAP REPORT AND RECOMMENDED POLICY**

The proposed MPC Polity under consideration is as follows:

*“Any property owner at the time of UDC implementation (May, 15, 2017) that had property down zoned to another zoning classification as a result of such implementation, has twelve months from the introduction of this policy (August 2, 2017 – August 2, 2018) to submit an application – at no charge – for MPC Board reconsideration. The MPC Board shall evaluate each request on a case-by-case basis in order to make a recommendation to City Council. Be advised, MPC Staff may suggest an alternative UDC zoning classification for the property, if the property warrants such a recommendation. Please note that this proposed policy, once approved by the MPC Board, will be posted on the MPC website in order to inform the public of this opportunity.”*

**A Motion was made by Mr. YOUNG, seconded by Mr. ANDREWS, to change the time frame from 12 months to 24 months.**

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

**A Motion was made by Mr. YOUNG, seconded by Ms. DESMARTEAU, to include outreach campaign language in the proposed policy change.**

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

**OTHER BUSINESS**

- Mark Sweeney, Executive Director, notified the board of the August 18, 2017 MPO Policy Board meeting for the I-49 corridor at 9 a.m. to be held in the Council Chambers of Government Plaza.

**CHAIR / BOARD MEMBERS' COMMENTS**

- Question from Ronnie Remedies regarding complaints about the MPC Office being closed from noon to 1 PM. Feels being closed during lunch does not serve the best interest of the citizens whom we serve.  
Response: (Mark Sweeney). An email was sent on July 31st at 2:09 p.m. to the board that addressed this issue. Mr. Remedies would like for the lunch hour issue to be on the September agenda.

**ADJOURN 6:15 p.m.**

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**Theron Jackson, Chair**

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**Winzer Andrews, Secretary**