

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
APRIL 20, 2016**

**NOTE: This meeting was held at a later date this month due to staff & Board participation in the American Planning Association State Conference.**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 20, 2016 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**

Ronnie Remedies, Vice Chair  
Nancy Cooper, Secretary  
Dale Colvin  
Lea Desmarteau  
Dr. Phillip Pennywell, Jr  
Bessie Smith  
Theron Jackson

**Staff Present**

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

**Members Absent**

Alan Young, Chair  
Winzer Andrews

**Others Present**

Chanel 6 News Team

The hearing was opened with prayer by **MR. JACKSON**. The Pledge of Allegiance was led by **MR. REMEDIES**.

The meeting was called to order & the procedure in 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.

► ***The MPC's newest Member, Mr. Theron Jackson (who replaced resigned member Michael Newman) was welcomed & introduced to the public. He has vast experience in serving the public, having been a City Council representative from 1994 to 2001.***

A motion was made by **MRS. SMITH**, seconded by **MR. COLVIN** to approve the minutes of the March 16, 2016 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH**. Nays: None. Absent: Messrs. **YOUNG & ANDREWS**.

The following Consent Agenda items have been thoroughly reviewed by staff & can be approved as a group under one motion & one vote by the Board Members. The approval includes all stipulations as outlined in the Staff Recommendations for each respective case. Each Commissioner has the right to remove any item off the Consent Agenda for separate consideration if they wish further deliberation on a particular matter. Consent Agenda items do not require a public hearing, however the Chair will offer an opportunity for comments on a particular item prior to deliberation if a citizen requests so by filling out the appropriate Comment Slip located on the table at the front of the Chamber.

**CONSENT AGENDA**

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

**CASE NO. C-18-16: TEMPORARY USE**

MALL ST VINCENT  
1133 St Vincent Ave (SE corner of St Vincent Avenue & Southern Avenue)  
B-1

Temporary Use Approval – Outdoor Sales, Open Air Summer Market

A motion was made by **MS. DESMARTEAU**, seconded by **MRS. SMITH** to approve this application subject to compliance with the stipulation that the temporary use approval be granted on Friday nights only for the following approved timeline: May 6 – July 8, 2016; May 5 – July 7, 2017; May 4 – July 6, 2018; with the provision that the applicant annually applies for & receives the required Temporary Certificate of Occupancy from the Zoning Administrator. A new application will be required for the 2019 season if the applicant desires to extend the temporary use.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH**. Nays: None. Absent: Messrs. **YOUNG & ANDREWS**.

**CASE NO. C-21-16: SITE PLAN**

TRI-STATE REALTY LLC  
9100 blk Linwood (SE corner of Linwood Avenue & Idema Street)  
I-1

**Site Plan Approval – Office, Retail, Warehouse with Outdoor Storage Yard**

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to approve this application subject to the property being platted as a lot of record prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. SC-14-16: FINAL PLAT (MINOR)**

FORTE & TABLADA  
Tri-State Realty LLC  
9100 blk Linwood (SE corner of Idema & Linwood)  
I-1

**1 Lot Industrial Subdivision – Office, Retail & Warehouse Facility with Outside Storage - Linwood / Idema Project Subdivision**

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. SC-15-16: FINAL PLAT (MINOR)**

CITY OF SHREVEPORT  
9600 blk Baird Road (SW corner of Baird Road & Normandie Drive)  
I-1

**1 Lot Industrial Subdivision – Baird Road Fire Station Subdivision**

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. SC-27-16: FINAL PLAT (MINOR)**

POLARIS SERVICES LLC  
CHM Holdings LLC (Texas)  
1700 blk Spring Street Service Road (E side of Spring Street Service Road approximately 112' north of Youree Drive)  
I-1

**1 Lot Subdivision – Communications Facility with Outside Storage – CHM Holdings Subdivision**

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. SP-26-16: FINAL PLAT (MINOR)**

ROSELLA RUST  
Ollis Wayne Rust  
9260 Buncombe Road (North side of Buncombe Road, 2285' west of Greenwood-Springridge Road)  
R-A

**1 Lot Residential Subdivision – Rust Subdivision**

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. C-20-16: ZONING REQUEST & SITE PLAN**

POLARIS SERVICES  
4BFF LLC  
3824/3820 N Market (East side of N Market approximately 200' north of Lincoln Drive)  
**R-1D to B-3 with Site Plan Approval**  
**Coffee Roasting Facility, Retail Sales, Restaurant with Drive-thru & Outside Dining**

**Representative &/or support:**

Mr. Ricky Wood, Polaris Services (3602 N Market, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MRS. COOPER, seconded by MR. COLVIN to recommend that the City Council approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. C-22-16: ZONING REQUEST & SITE PLAN**

GRAY MATTER GAMES LLC

Gustavson Enterprises LLC

3616 Youree Drive (West side of Youree Drive, 275' north of Anniston Avenue)

**B-1(SPI-3) to B-1-E(SPI-3)**

**Indoor Amusement Center**

**Representative &/or support:**

Mr. Sean Edwards, Co-owner (400 Fairview, Abbeville, LA 70510)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MS. DESMARTEAU to recommend that the City Council approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. C-23-16: ZONING REQUEST & SITE PLAN**

MOHR & ASSOC

A-M Investments LLC

3114 Holly Street (SW corner of Kings Hwy & Holly Street)

**R-2 to B-2 with Site Plan Approval**

**Parking Lot with Existing Retail Building**

**Representative &/or support:**

Mr. Ben Walker, A-M Investments (315 Fannin, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. A re-plat application shall be submitted to & approved by the Executive Director
2. Approval shall be obtained from the ZBA for the required front yard setback & parking variances
3. Applicant shall submit a revised landscape plan showing the required 5' landscaping strip in front – or an alternative landscape plan with a detailed landscaping materials list for approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. C-24-16: ZONING REQUEST, SITE PLAN & PARKING DETERMINATION**

BLED SOE ARCHITECTS

Anderson Land LLC

10500 blk Norris Ferry Road (West side of Norris Ferry Road, 230' south of Southern Loop)

**B-2-E to B-2 with Site Plan Approval & Parking Determination**

**Private School**

**Representative &/or support:**

Mr. Bryan Yeates, Bledsoe Architects (735 Robinhood, Shreveport, LA 71106)

There was no opposition present. Asking for clarification: Mr. Rob Broussard (451 Sandefur, Shreveport, LA)

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. Applicant shall submit an updated landscape plan indicating shrubs within the landscaping strip along Norris Ferry Road for review & approval by the Executive Director prior to the issuance of any permits.
2. Applicant shall provide construction plans to the City Engineering Department showing the addition of right & left turn lanes at Southern Loop as well as a revised site plan reflecting these changes for approval by the Executive Director prior to the issuance of any permits.
3. Approval of the parking calculations as proposed on the site plan.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. P-4-16: ZONING REQUEST**

GARRARD SHEET METAL WORKS LLC  
4196 Oak Lane (West side of Oak Lane, 230' south of Margaret Drive)  
R-A(SPI-2) to R-A-E(SPI-2)  
Sheet Metal Business

**Representative &/or support:**

Mr. James Garrard (5154 Pine Hill Road, Shreveport, LA 71107)

There was no opposition present. (Letters of opposition were submitted for the file.)

A motion was made by MS. DESMARTEAU, seconded by MR. JACKSON to deny this application since it constitutes spot zoning, would create an undesirable precedent, have a negative impact on the adjacent residential properties, & would ultimately leave the applicant's incompatibility status unresolved.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: Mr. COLVIN. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO. C-29-16:**

Application by the METROPOLITAN PLANNING COMMISSION to amend & reenact Chapter 106 relative to Group Homes

►► **Summary:** Citizens have expressed concerns over a concentration of group homes within certain neighborhoods. Working within federal regulations, we propose to amend the existing ordinances to require that no new group home can be located closer than 1,000' to any other group home. This proposed amendment will accelerate the enforcement of the proposed guidelines in advance of the adoption of the UDC. ◀◀

**PUBLIC COMMENTS**

Mr. Rob Broussard, President of the Broadmoor Neighborhood Association (451 Sandefur, Shreveport, LA)

The Broadmoor Neighborhood Association unanimously supports this proposed amendment. Since they brought this problem to the attention of the City Council & the MPC, 3 additional group homes have opened in Broadmoor.

A motion was made by MRS. SMITH, seconded by MS. DESMARTEAU to recommend that the City Council approve this ordinance amendment as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**CASE NO'S. C-28-16 & P-5-16:**

Application by the METROPOLITAN PLANNING COMMISSION to amend & reenact Chapters 106 & 54 relative to Site Plan Approval

►► **Summary:** Currently, site plans are being held up in a 60-day time frame so they can be heard by the MPC Board as required by ordinance. There has been an expressed desire by the development community & policy makers to find a way to accelerate the timeline for site plan review. Therefore, this proposed amendment – in advance of the adoption of the UDC – will empower the Executive Director to administratively approve all site plans, thereby expediting the review & approval process. ◀◀

**THERE WERE NO PUBLIC COMMENTS**

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend that the City Council & the Parish Commission approve this ordinance amendment as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS.

**END OF PUBLIC HEARING**

► Proposed amendment to the MPC Rules of Procedure and By-Laws regarding adding items to the agenda

►► **Summary:** This proposed amendment to the MPC Rules of Procedure and By-Laws is intended to align our meeting & agenda policies with both the City Council & the Parish Commission's established procedures. One change addresses the time for our public meetings & the other change addresses the addition of items to our agenda on meeting day only with unanimous approval of the Board Members present. ◀◀

A motion was made by MR. JACKSON, seconded by MRS. SMITH to approve the proposed amendments to the MPC's Rules of Procedure and By-Laws as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. REMEDIES, COLVIN, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Note: MRS. COOPER was out of the room.

## **OTHER BUSINESS**

### ▶ Master Plan Implementation Report

- 1) We are doing the 1-on-1 meetings with elected officials to answer any concerns about the UDC
- 2) The stakeholder meetings are also still being conducted
- 3) We are developing a summary which addresses the greatest concerns with the UDC; the Board will be provided copies
- 4) A poster & flyer asking for public comments & introducing the UDC were distributed to the Board Members
- 5) The Master Plan Subcommittee will meet on April 29<sup>th</sup> at 10 a.m. in the MPC Conference Room

### ▶ Other Reports

- 1) The Board was reminded to submit their bio information for MPC's new webpage
- 2) **MS. DESMARTEAU** asked that consideration be given to staff managing the MPC's Facebook page instead of a Board Member
- 3) The I-49 connector will be voted on at a Metropolitan Planning Organization meeting within the next 2 months
- 4) We have collected \$35,700 in donations for our part of the Thoroughfare Plan Study. We will not have to request additional funding from the governing bodies.
- 5) Upon selection of a consultant, the project should take about 18 months to complete.

### ▶ Items for Next Agenda

- 1) **MR. COLVIN** pointed out that the Parish Commission & the City Council both voted for the inner-city connector recently. The MPC Board will consider a resolution regarding this matter at their meeting on May 4<sup>th</sup>.

## **CITIZEN REQUEST TO COMMENT ON AN ITEM NOT ON THIS AGENDA**

Mr. Rob Broussard, President of the Broadmoor Neighborhood Association (451 Sandefur, Shreveport, LA)

He addressed a rumor that has been circulating over the past 11 months that a neighborhood Wal-Mart intends to locate a store across Youree Drive from the Youree Drive Middle School. He went on record as stating that the Broadmoor Neighborhood Association unanimously opposes a Wal-Mart at this location.

## **CHAIR / BOARD MEMBERS' COMMENTS**

- 1) Board Members discussed concerns about adopting amendments in a piecemeal fashion prior to UDC approval & guidelines pertaining to same.

**ADJOURN 4:30 p.m.**

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Alan Young, Chair

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Nancy Cooper, Secretary