

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
MAY 4, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, May 4, 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

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.

**A motion was made by MR. COLVIN , seconded by MRS. SMITH to approve the minutes of the April 20, 2016 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**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**

i

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

**CASE NO. SC-24-16: FINAL PLAT (MINOR)**

WARD BRYANT  
W & S Enterprises  
4037 Mansfield Road (NE corner of Mansfield Road & DeSoto Street)  
I-2  
**3 Lot Industrial Subdivision for Office/Warehouse – W & S Development**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**CASE NO. SC-25-16: RE-PLAT (MINOR)**

G ROCK HOLDINGS LLC  
932 Ockley (North side of Ockley, approximately 185' east of Fairfield Avenue)  
R-1D  
**2 Lot Single Family Residential Subdivision – Ockley Park**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. SP-19-16: FINAL PLAT (MINOR)**

JEROME ANDERSON

7864 Jefferson Paige Road (Approximately 2270' west of Burton Road)

R-A

1 Lot Single Family Residential Subdivision – Jerome Anderson 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 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. SP-20-16: FINAL PLAT (MINOR)**

POLARIS SERVICES LLC

Aimee W Miciotto & Oscar R Williams

7500 blk S Lakeshore (SE corner of Duncan Drive & S Lakeshore Drive)

R-1D

3 Lot Single Family Residential Subdivision – Williamsburg Subdivision

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to approve this application subject to compliance with the following stipulation:

1. A revised final plat with notation that Lot 1 will be limited to access on the west side of the property & Lot 3 access will be limited to access on the east side of the property shall be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. SP-21-16: FINAL PLAT (MINOR)**

POLARIS SERVICES LLC

Ellis Phillips

3900 blk Titwell Avenue (East side & approximately 253' south of the end of Titwell Avenue)

R-A

3 Lot Single Family Residential Subdivision – Bar A Ranch

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. SP-23-16: FINAL PLAT (MINOR)**

RALEY & ASSOC

Wendell F Collins

9715 Greenwood Springridge Road (Approximately 2400' south of Buncombe Road)

R-A

3 Lot Single Family Residential Subdivision – Collins 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 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-19-16: SITE PLAN**

NIXON ENGINEERING SOLUTIONS

Chaco Land Co LLC

8979 Walker Road (SE corner of Walker Road & Mackey Lane)

B-2

Site Plan Approval – Dollar General Store

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to approve this application subject to the applicant receiving approval of the requested parking variance by the Zoning Board of Appeals.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-30-16: SITE PLAN**

McBRIDE BUILDERS & HOLDINGS LLC

Robert McBride

3300 blk Westport Avenue (South side of Westport, 540' west of Klug Pines Road)

B-3

**Site Plan Approval – Climate Controlled Storage Facility**

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to approve this application subject to receipt of revised elevation drawings to be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-31-16: SITE PLAN**

MOHR & ASSOC INC

Cordell Shreveport Property Owner LLC

9590 Mansfield Road (East side of Mansfield Road, NE corner of Mansfield Road & Ardis Taylor)

B-3

**Site Plan Approval – Dairy Queen Restaurant**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-32-16: SITE PLAN**

MCNEW ARCHITECTURE

McCary's Jewelers Inc

6000 blk Fern Loop (East side of Fern Loop, 144' south of Fern Circle)

B-2

**Site Plan Approval – Retail Jewelry Store**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-33-16: SITE PLAN**

MANJIT SINGH WARAR

4000 blk Hilry Huckaby (East side of Hilry Huckaby approximately 925' south of N Lakeshore Drive)

B-3-E

**Site Plan Approval – Convenience Store with Gas & Diesel Pumps**

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

1. The tract of land shall be platted into a legal lot of record.
2. LADOTD & City Engineering Department approval are required for the proposed curb cuts & to bore for water lines under Hilry Huckaby Avenue.
3. Elevation drawings of the 2 pump islands with canopies shall be submitted to & approved by the Executive Director. All of these stipulations shall be complied with prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.

**CASE NO. C-34-16: SITE PLAN WITH PLANNED BUILDING GROUP**

SGA INVESTMENTS LLC

4012 Greenwood Road (South side of Greenwood Road, 174' west of Jewella)

B-3

**Site Plan with Planned Building Group Approval – Commercial Mixed Use**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**CASE NO. C-37-16: USE APPROVAL**

JADE EVENTS

Huntington Plaza Inc

7619 Pines Road (NE corner of Pines & Buncombe Roads within Huntington Plaza Shopping Center)

B-3

**Use Approval – Commercial Event Venue**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**CASE NO. C-38-16: SITE PLAN**

AMERICAN ENGINEERING ASSOC

Pel-State Properties Co II, LLC

8000 Youree Drive (SW corner of Youree & E Bert Kouns Industrial Loop)

B-3

**Site Plan Approval – Take 5 Oil Change**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**CASE NO. C-39-16: SITE PLAN**

MOHR & ASSOC INC

Francisco V Jaime

5564 Greenwood Road (North side of Greenwood Road, 317' SW of Metro Drive)

I-1

**Site Plan Approval – Trailer Repair Shop**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & SMITH. Nays: None. Absent: Messrs. YOUNG & ANDREWS. Not present for the vote: MRS. COOPER.**

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. P-6-16: ZONING REQUEST**

KNIGHTEN INVESTMENTS LLC

Donald Friday

9800 blk Wallace Lake Road (West side of Wallace Lake Road, 160' north of Giglio Drive)

**R-A to I-1 for Storage Condominiums**

**Representative &/or support: (2 stood in support)**

Mr. Mickey Knighten (21405 Stonebridge Court, Denham Springs, LA 70726) No slip filled out

- The applicant asked the Board to defer & continue this request to the June 1<sup>st</sup> public hearing.

**Speaking in opposition: (12 stood in opposition; 3 letters & a petition were submitted in opposition.)**

Mr. David Cox, Former Parish Commissioner, (8906 Blom Blvd, Shreveport, LA, 71118)

Mr. Gary Shaw (9574 Wallace Lake Road, Shreveport, LA) No slip filled out

Mr. Jerome Nicholas (9922 Wallace Lake Road, Shreveport, LA)

- This is a residential neighborhood with children & pets. It is not appropriate for an industrial use.

- Their property values will decrease with an industrial use in their neighborhood.
- Concerns include increase in crime, traffic, visual intrusion, & life & noise pollution
- 2 miles away there is an industrial area where this use would be more appropriate

There was no rebuttal.

A motion was made by MR. JACKSON, seconded by DR. PENNYWELL to approve the applicant's request for deferral & continuance to the June 1, 2016 public hearing.

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

**CASE NO. SP-18-16: PRELIMINARY & FINAL PLAT**

LUCIEN FIELD LLC  
 9500 blk Wallace Lake Road (SE corner of Wallace Lake & Flournoy Lucas Roads)  
 R-1H  
 93 Lot Single Family Residential Subdivision – Lucien Field Estates Phase 1

**Representative &/or support:**

Mr. Bob Basinger, Forte & Tablada (8650 Business Park Drive, Shreveport, LA 71105)

**Speaking in opposition:**

Mr. Gary L. Shaw (9574 Wallace Lake road, Shreveport, LA)

- Concerns include an increase in traffic where congestion is already a problem, increase in crime
- They don't want additional homes in the neighborhood – they live in the Parish so they can enjoy the amenities of living in the country.

There was no rebuttal.

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

1. All requirements as set forth by the City Department of water & Sewer & the City Engineering Department shall be met prior to the issuance of any permits.
2. A revised plat showing the temporary turn-around designations shall be submitted to & approved by the Executive Director prior to the issuance of any permits.

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

**CASE NO. C-4-16: ZONING REQUEST & SITE PLAN**

MOHR & ASSOC INC  
 Abramson Family LLC  
 7600 blk W 70<sup>th</sup> Street (NW corner of W 70<sup>th</sup> Street & Rice Road)  
 R-A(SPI-2) to B-3-E with Site Plan Approval for Truck Sales & Service

**Representative &/or support:**

Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present, however, Mrs. Ruth Landers came forward & asked some questions.

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. Revised elevation drawings showing the correct sign heights and
2. A revised site plan indicating the redesigned entryway to the property as required by LADOTD shall be submitted to & approved by the Executive Director prior to the issuance of any permits.

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

**END OF PUBLIC HEARING**

► **Resolution to support the completion of Interstate 49 through an inner-city connector**

MR. COLVIN introduced this resolution to the Board in March. He requested a vote on this matter today.

After much discussion involving the appropriateness of the Board "weighing in on this issue", voting requirements (i.e., simple majority, unanimous), the possibility of offering amendments to the resolution, & the request for additional time for members to review the resolution, the following motions were made:

**MOTION #1:**

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to approve this resolution as presented.

**MOTION # 2 – SUBSTITUTE MOTION:**

A motion was made by MR. JACKSON, seconded by MS. DESMARTEAU to defer & continue this application to the June 1, 2016 public meeting.

The **Substitute Motion** was adopted by the following 4-3 vote: **Ayes:** Messrs. JACKSON, & DR PENNYWELL, & Meses. DESMARTEAU & COOPER. **Nays:** Messrs. COLVIN, REMEDIES, & Mrs. SMITH. **Absent:** Messrs. YOUNG & ANDREWS.

**Note:** Additional information will be supplied to the Board as requested.

**OTHER BUSINESS**

► Master Plan Implementation Report

**Mr. Sweeney** reported that the 1-on-1 meetings have begun with elected officials. A summary of the UDC draft changes has been completed & was distributed to the Board Members.

► Other Reports

Staff did an overview of the MPC's new website for the Board Members. They will now be able to download their pre-meeting packet information instead of using the complicated e-mailing process we were forced to use the past few months.

► Items for Future Discussion

A meeting has been tentatively scheduled for May 31<sup>st</sup> with the Executive Committee so they can review & discuss changes to Mr. Sweeney's employment contract.

**CHAIR / BOARD MEMBERS' COMMENTS**

The **BOARD MEMBERS** specified information they would like to receive regarding the resolution to support the I-49 inner-city connector.

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

---

Alan Young, Chair

---

Nancy Cooper, Secretary