

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
SEPTEMBER 7, 2016**

Agenda Item No.5

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 7, 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

Alan Young, Chair
Ronnie Remedies, Vice Chair
Nancy Cooper, Secretary
Dale Colvin
Lea Desmarteau
Winzer Andrews
Bessie Smith
Dr. Phillip Pennywell, Jr.

Staff Present

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

Members Absent

Theron Jackson

Others Present

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. COLVIN**.

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.

SPECIAL REMARKS:

Ms. Levette Fuller (2 Longleaf, Shreveport, LA 71106)
Mr. Tim Wright (301 Crocket Street, #302, Shreveport, LA 71101)
Mr. Chris Lyons (609 Texas, Shreveport, LA 71101)

The Re-Form Shreveport committee invited the Board Members to attend meetings on October 7th & 8th to participate in discussions of practical ways for Shreveport to improve our built environment using proven Strong Town strategies.

SPECIAL PRESENTATION:

CHAIRMAN YOUNG and the entire Board presented a plaque of appreciation to Ms. Levette Fuller for her past service on the MPC Board.

A motion was made by **MR. ANDREWS**, seconded by **MR. COLVIN** to approve the minutes of the August 3, 2016 public hearing as submitted.

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

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. 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. SP-75-16: FINAL PLAT (MINOR)

MOHR & ASSOC INC
George A Haddad
4111 North Market (SW corner of N Market & Pine Hill Road)
R-A
1 Lot Commercial Subdivision – North Market-Pine Hill Commercial Subdivision

A motion was made by **MR. ANDREWS**, seconded by **MR. COLVIN** to approve this application as submitted.

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

CASE NO. SC-81-16: RE-PLAT (MINOR)

RALEY & ASSOC INC
Kelvin L Buster & Alicia M Buster
6200 blk Yarbrough Road (South side of Yarbrough, 600' west of Pines Road)
R-1D
2 Lot Single Family Residential Subdivision – Hilltop Subdivision Unit 13

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SC-82-16: FINAL PLAT (MINOR)

MOHR & ASSOC INC
Nhu Nuyh & Molchisa Ngeth
409 Turtle Creek Drive (South side of Turtle Creek, 227' west of Youree Drive)
B-3
1 Lot Commercial Subdivision – South Broadmoor Subdivision Unit 11

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SC-83-16: FINAL PLAT (MINOR)

BOWMAN & ASSOC INC
Akram Mohamed Abdalla
4030 Jewella Avenue (NW corner of I-20 & Jewella Avenue)
B-3
1 Lot Commercial Subdivision – AK's Express Subdivision

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SP-84-16: FINAL PLAT (MINOR)

MOHR & ASSOC INC
Brenda M Oswald
5700 blk North Market (Approximately 1078' south of LA 538 / Old Mooringsport Road)
R-A
1 Lot Commercial Subdivision – Wendy's North Market Commercial Subdivision

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SC-86-16: FINAL PLAT (MINOR)

RALEY & ASSOC INC
Helm Restaurants Inc
NE corner of I-49 & Kings Hwy
B-1-E
3 Lot Commercial Subdivision – Kings Hwy I-49 Subdivision Unit 1

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SP-88-16: FINAL PLAT (MINOR)

JOHN R BOWMAN & ASSOC INC
Dorothy Lessman
7637 E Kings Hwy (East side of E Kings Hwy 370 feet south of Bert Kouns Ind'l Loop)
R-A
1 Lot Residential Subdivision – Lessman Subdivision

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO SP-90-16: FINAL PLAT (MINOR)

WHITLOCK & SHELTON CONSTRUCTION
WBJ Ventures LLC
805 Wilton Place (SE corner of Wilton Place & Old Mooringsport Road)
R-1D
4 Lot Residential Subdivision – 46 Wilton Place

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

CASE NO. SC-92-16: RE-PLAT (MINOR)

RALEY & ASSOC INC
Ethal M Nelson
3250 Montana Street (East side of Montana, 200' south of Hawkins Street)
R-1H
1 Lot Residential Subdivision – Jones/Mabry Subdivision Unit 18

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application as submitted.

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

END OF CONSENT AGENDA

CASE NO. C-72-16: USE APPROVAL

WYANDOTTE PROPERTIES LLC
225 Wyandotte Street (South side of Wyandotte 160' east of Coty Street)
B-1
Use Approval – Psychiatric Hospital

MR. ANDREWS removed this item from the consent agenda for discussion.

Representative &/or support:

Mr. Granger Harriss (1513 Line Avenue, Suite 345, Shreveport, LA)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. ANDREWS to approve this application subject to the review & approval of an administrative parking variance by the Executive director prior to the issuance of any permits.

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

CASE NO. C-71-16: PUD AMENDMENT & REVISED PRELIMINARY STIE PLAN

THRIFTY LIQUOR
Industrial Development Board of S'port, LA
9500 blk Ellerbe Road (SW corner of Ellerbe & Flournoy Lucas Roads)
B-2(PUD)
PUD Amendment to Allow Package Beer, Wine & High Alcoholic Content Beverage Sales & Drive-Thru with a Revised Preliminary Site Plan – Package Liquor Store

Representative &/or support:

Ms. Anne Dixon, Vintage Realty (330 Marshall, Shreveport, LA 71101)

Speaking in opposition:

Mrs. Bobbie Brasher, representing 24 homes in neighborhood (9453 Ellerbe Road #1, Shreveport, LA) No slip filled out

- This application took the neighborhood by surprise – not many received notice.
- They don't want this use in their neighborhood. There is a church close to the proposed use.

Rebuttal:

- A representative of the Methodist Church has been made aware of this proposal.

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

1. Approval of the request to allow the sale of package beer, wine, & high alcoholic content beverages for off-premise consumption & the operation of a drive-thru on Tract 6;
2. Development of the subject property shall be in substantial accord with the approved revised preliminary site plan;

3. Provision of a lighting plan indicating the details of the low-impact lighting & the fixture design required as part of the approved PUD;
4. Submittal of a revised preliminary site plan along with revised elevations & other documentation indicating that the exterior finishes on the building, the proportions of the building signage, as well as the monument signage are consistent with the approved architectural theme for Camp Forbing Market Place;
5. Provision of a revised landscape plan indicating the correct placement of all 3 plant materials within the required 5' landscape strip at Camp Forbing Drive.

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

CASE NO. C-73-16: ZONING REQUEST

MOHR & ASSOC INC
Norman R Gordon & Assoc LLC
5200 blk Hearne Avenue (Bound by Hearne, Westover, Bibb, & adjacent alley immediately west)
R-1D to B-1
Commercial

Representative &/or support:

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

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. ANDREWS to recommend that the City Council approve this application subject to a site plan application being submitted for the review & approval of the Executive Director prior to development or the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON. NOTE: MR. REMEDIES was out of the room for the vote.

CASE NO. P-10-16: ZONING REQUEST

JOHN HARRIS
George Haddad III
4111 N Market (SW corner of Pine Hill Road & N Market)
R-A to B-3
Used Car Sales

Representative &/or support:

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

Speaking in opposition:

Mrs. Margaret Davis, claiming to represent neighborhood (1044 Devereaux Road, Shreveport, LA 71107)

Letter from Charles & Lucy Jones @ 1039 Devereaux Road was read by Mrs. Davis.

- People are dumping trash in this neighborhood for the residents to clean up already – things will only get worse.
- They want this neighborhood to remain residential & fear the domino effect if this use is approved.

Rebuttal was waived.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to recommend that the Parish Commission approve this application subject to the applicant's submitted site plan being reviewed & approved by the Executive Director prior to the issuance of any permits.

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

CASE NO. P-12-16: ZONING REQUEST

ZOE INTEREST LLC
11838 Mansfield Road (680' south of Fountainbleau Road)
R-A to B-2
Day Care Expansion

Representative &/or support:

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

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MR. REMEDIES to recommend that the Parish Commission approve this application subject to the submittal of a site plan for review & approval by the Executive Director prior to the issuance of any permits.

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

CASE NO. P-13-16: ZONING REQUEST

MOHR & ASSOC INC

Brenda Oswald

5700 blk N Market (NE side of N Market, 1078' south of Old Mooringsport Road)

R-A to B-3

Restaurant with Drive Thru

Representative &/or support:

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

Speaking in opposition:

Mrs. Denise Thomas Taylor (4395 Roy Road, Shreveport, LA) No slip filled out

- New business is ok but the residents need to be considered with the addition of more people, traffic, crime, etc
- There is an existing "tight" turn lane which poses a problem for the neighborhood
- There is a new apartment complex under construction which will house approximately 200 residents; there are a lot of kids in this neighborhood with only a 2-lane road.

Rebuttal was waived.

A motion was made by MRS. SMITH, seconded by MR. REMEDIES to recommend that the Parish Commission approve this application subject to the stipulation that no permits will be issued until the applicant's submitted site plan has been reviewed & approved by the Executive Director.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. REMEDIES, YOUNG, ANDREWS, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON. NOTE: MR. COLVIN LEFT AT THIS POINT IN THE MEETING AND WILL BE RECORDED AS ABSENT FOR THE REMAINDER OF THE MEETING.

- ▶ Presentation by The Historic Preservation Commission regarding a resolution for approval of Certification of Appropriateness.

Mr. Tom Arceneaux, President of Highland Restoration Assn (536 Jordan, Shreveport, LA 71101)

Mr. Slattery Johnson, Chairman of the Historic Preservation Commission (856 Wilkinson, Shreveport, LA 71104)

- The Certificate of Appropriateness provides a framework for determining the relevance of proposed projects involving historic properties within that district. The HPC oversees & regulates these properties.

There were no public comments made.

A motion was made by MS. DESMARTEAU, seconded by DR. PENNYWELL to support this request & to recommend that the City Council approve this application as submitted.

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

- ▶ Presentation of proposed Design Review Guidelines for the Highland Historic District

Mr. Tom Arceneaux, President of Highland Restoration Assn (536 Jordan, Shreveport, LA 71101)

Mr. Slattery Johnson, Chairman of the Historic Preservation Commission (856 Wilkinson, Shreveport, LA 71104)

- A copy of the proposed Design Review Guidelines was provided to the Board. Older buildings generally possess unique stylistic characteristics that are distinctive & difficult to imitate in modern construction. The loss of these buildings leaves a gap in community fabric that is hard to mend. Consequently, many municipalities have enacted historic preservation ordinances to identify, protect, & maintain significant architectural resources within their boundaries.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to support this request & to recommend that the City Council approve this application as submitted.

END OF PUBLIC HEARING

- ▶ Reconsideration of MPC lunch & Board meeting times

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to defer this item to the October 5th agenda since MR. COLVIN (who initiated this item on the agenda) had to leave the meeting.

Discussion:

MS. DESMARTEAU said this move was originally made not for the convenience of the Board, but to try to accommodate people who have to work & could possibly attend our meetings if they started at 3 p.m. instead of 1 p.m. We were also following the time lines of the City Council & the Parish Commission meetings.

MR. ANDREWS concurred with the above statements.

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

OTHER BUSINESS

- **Master Plan Implementation Report**

The 3rd & final UDC draft was released on September 1st. We have 2 public hearings scheduled – one on Thursday, September 29th from 6-8 p.m. in the Chambers to hear additional comments from the public. There will be no Board action taken at this meeting. The second meeting will be held on Tuesday, October 18th from 6-8 p.m. in the Chambers. The Board can officially vote to adopt the UDC at this meeting.

MRS. SMITH expressed concern that we have hired a Special Projects Planner yet Mr. Sweeney has been making the UDC presentations. She wondered if staff will participate in the presentation process as originally planned.

Mr. Sweeney said they do participate in the presentation process but as Executive Director, he takes the lead.

MR. REMEDIES said Councilman Flurry informed him that he twice asked staff for a copy of the latest UDC draft which was released on September 1st. He said it was promised twice but he has not received it yet.

Mr. Sweeney said we just got it from the printer yesterday. We will get a copy to him.

- **Other Staff Reports**

The MPO meeting to vote on the I-49 Connector Route will be held in the Chambers on September 9th at 9 a.m.

For the October 5th meeting, the Board will meet for lunch at a restaurant as instructed by the Board. Members will be notified of the location once arrangements have been made.

CHAIR / BOARD MEMBERS' COMMENTS

▶ Report by Nominating Committee (Smith, Jackson, Remedies, & Colvin)

CHAIRMAN YOUNG postponed the Nominating Committee's report until the October 5th meeting because **MR. COLVIN** had to leave early today.

MR. YOUNG also asked that the list of approved cases be shown on the MPC's website.

There was discussion on the procedure of receiving information at one meeting & voting on it at the next meeting – like the City Council does. Mr. Sweeney said there is no rule to that effect, it is just our "understood policy". If someone on the Board wants to add an item to the current agenda, they would have to get a unanimous vote to do so. This will be looked at further.

ADJOURN 5 p.m.

Alan Young, Chair

Nancy Cooper, Secretary