



City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

VIRTUAL MPC PUBLIC HEARING – FEBRUARY 3rd, 2021

**The Board will meet February 2nd, 2021 at 1:30 PM via Zoom for case manager presentations
MEETING NOTICE AND AGENDA**

The Shreveport – Caddo Metropolitan Planning Commission has determined that in order to protect the health and welfare of the public and to ensure the presence of a quorum of board members, it is necessary to conduct its regular meeting in a virtual setting.

PUBLIC NOTICE: Notice is hereby given that the Shreveport – Caddo Metropolitan Planning Commission shall hold its Regular Meeting on Wednesday February 3, 2021 at 3:00 P.M. This meeting will be available for viewing on <https://www.facebook.com/caddompc>

PUBLIC COMMENTS: Public comments will be accepted during the live stream through the use of the chat feature. When prompted by the chairman, any member of the public wishing to comment on a specific agenda item should indicate using the chat feature which agenda case number you wish to address and whether you will be speaking in opposition or in support. All speakers not wishing to address a specific case number will be delayed to the end of the agenda designated for general public comments.

IT IS IMPORTANT THAT ALL PARTICIPANTS ENTER THEIR NAME PRIOR TO JOINING THE MEETING TO ENSURE PROMPT ACCESS. MEMBERS OF THE PUBLIC WILL BE HELD IN THE WAITING ROOM UNTIL ADMITTED BY THE MEETING HOST.

Join Zoom Meeting: <https://zoom.us/j/92381106236?pwd=b25NcngtSUt4OS9ua0Mrd0VROTdDQT09>

OR

Dial by your location:

+1 312 626 6799 US (Chicago)

Meeting ID: 923 8110 6236

Passcode: 759414

CERTIFICATE OF TELECONFERENCE AND/OR VIDEO CONFERENCE OF THE SHREVEPORT-CADDO METROPOLITAN PLANNING COMMISSION'S REGULAR MEETING OF FEBRUARY 3, 2021 AT 3:00 P.M. IN ACCORDANCE WITH R.S. 42:17.1

WHEREAS, the Governor of the State of Louisiana has declared a statewide Public Health emergency, inclusive of Caddo Parish, in Proclamation Number 25 JBE 2020;

WHEREAS, the Governor, has further extended that declaration via Proclamations Number 6 JBE 2021 and Number 7 JBE 2021; and WHEREAS, R.S. 42:17.1 allows members of political subdivisions to participate in its meetings electronically under certain limited circumstances.

THEREFORE, in accordance with the provisions of R.S. 42:17.1, the Chairman of the Board of the Shreveport – Caddo Metropolitan Commission hereby certifies that this meeting is to address matters that are limited to one or more of the following:

- (a) Matters that are directly related to the public body's response to the disaster or emergency and are critical to the health, safety, or welfare of the public.
- (b) Matters that if they are delayed will cause curtailment of vital public services or severe economic dislocation and hardship.
- (c) Matters that are critical to continuation of the business of the public body and that are not able to be postponed to a meeting held in accordance with the other provisions of this Chapter due to a legal requirement or other deadline that cannot be postponed or delayed by the public body.
- (d) Other matters that are critical or time-sensitive and that in the determination of the presiding officer should not be delayed; however, such matters shall not be considered at the meeting unless the members of the body present at the meeting approve the consideration of the matters by a two-thirds vote.*

//s// Winzer Andrews, Chairman
Shreveport – Caddo Metropolitan Planning Commission
Date: February 1, 2021

* Consideration of matters under Paragraph (d) will initially require a two-thirds vote of those members present. (This does not affect the vote necessary for adoption or any motion)



1. **Open Meeting** *(Meeting is being recorded)*
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – January 6th, 2021**

CONSENT AGENDA

6. [CASE NUMBER 21-1-SC FINAL PLAT\(MAJOR\)](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: E/Flurry
Parish Commission District: 10/Chavez

Applicant: **RALEY & ASSOCIATES, INC**
 Owner: Henderson Construction Services, Inc.
 Location: TBD (East side of Linwood Avenue, approximately 340 ft. north of Kennie Road)
 Existing Zoning: **R-1-7**
 Request: **24 Lot Subdivision**
 Proposed Use: Single-Family Residential

SCHEDULED PUBLIC HEARINGS

7. [CASE NUMBER 20-7-SP PRELIMINARY & FINAL PLAT\(MAJOR\)](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: N/A
Parish Commission District: 12/Epperson

Applicant: **JOHN R. BOWMAN & ASSOCIATES, INC**
 Owner: Kat Development, LLC
 Location: TBD (West side of Simpson Rd., approx. 3,590' south of Shirley Francis Rd.)
 Existing Zoning: **R-MHS**
 Request: **25 Lot Subdivision**
 Proposed Use: Single-Family Residential

8. [CASE NUMBER 20-22-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler
City Council District: N/A
Parish Commission District: 3/Jackson

Applicant: **RED RIVER RESORT LLC**
 Owner: **Red River Resort LLC**
 Location: 3417 Dixie Shreveport Rd (NE and SE corners of Dixie Shreveport Hwy and I-220)
 Existing Zoning: **NA, I-2**
 Request: **I-2 and NA to OS**
 Proposed Use: Campground

9. [CASE NUMBER 20-151-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: B/Fuller
Parish Commission District: 4/Young

Applicant: **MOHR AND ASSOCIATES, INC**
 Owner: Yolanda F Burnom
 Location: 1519 Creswell Ave. (East side of Creswell Ave., approx. 240 ft. south of Jordan St.)
 Existing Zoning: **R-HU**
 Request: **Special Use Permit & Site Plan Approval**
 Proposed Use: Office w/ Expanded Parking
DEFERRED AND CONTINUED FROM JAN. 6TH PUBLIC HEARING



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10. [CASE NUMBER 20-185-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: A/Taylor
Parish Commission District: 3/Jackson

Applicant: **MOHR AND ASSOCIATES, INC**
Owner: **MKLTM, LLC**
Location: **3164 N Market St. (East side of N Market St. approx. 240' north of Deer Park Rd.)**
Existing Zoning: **C-2**
Request: **C-2 to C-2 (PUD)**
Proposed Use: **Liquor Store**

11. [CASE NUMBER 20-192-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: B/Fuller
Parish Commission District: 4/Young

Applicant: **NEWMAN MARCHIVE INCORPORATED**
Owner: **The Highland Center**
Location: **520 Olive St. (NE corner of Olive St. and Stevens Ave.)**
Existing Zoning: **R-HU**
Request: **Special Use Permit & Site Plan Approval**
Proposed Use: **Community Center and Offices**

12. [CASE NUMBER 20-195-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Ben Mohler
City Council District: B/Fuller
Parish Commission District: 3/Jackson

Applicant: **THE LOT DOWNTOWN SHREVEPORT, LLC**
Owner: **Stonebridge Estates**
Location: **400 Crockett St. (N Corner of Crockett St. and Marshall St.)**
Existing Zoning: **D-1-CBD**
Request: **Special Use Permit & Site Plan Approval**
Proposed Use: **Food Truck Park**

13. [CASE NUMBER 20-197-C PRELIMINARY SITE PLAN FOR EXISTING PLANNED UNIT DEVELOPMENT](#)

[Interactive Map](#)

PLANNER: Ben Mohler
City Council District: G/Bowman
Parish Commission District: 12/Epperson

Applicant: **AILLET, FENNER, JOLLY & MCCLELLAND, INC.**
Owner: **Franks Management Group**
Location: **6855 Monique Rene Ave. (North of Greenwood Rd. approx. 200ft east of Washington Ln.)**
Existing Zoning: **I-1 (PUD)**
Request: **PUD Preliminary Site Plan**
Proposed Use: **Industrial Park with Distribution, Warehouse, and Manufacturing**

—end of public hearing—

14. Old Business

- Committee Chair Reports
- 2021 Committee Nominations

15. New Business

- Research

16. Other Matters to be Reviewed by the Commission

- Director's Report
- Public Comments

17. Chair / Board Member's Comments

18. Adjournment