

\*\* APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING \*\*



**BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION  
PUBLIC HEARING AND PRELIMINARY HEARING – MINUTES**

**MONDAY, JUNE 13, 2016, 2:00 P.M.**

**CITY COUNCIL CHAMBERS, BOSSIER CITY HALL**

**620 BENTON ROAD, BOSSIER CITY, LOUISIANA**

**MEMBERS PRESENT**

Martin Bourgeois  
Walt Buckmaster  
Art Schuldt  
Brett Mattison  
Mark Montgomery  
Ben Rauschenbach  
Donnie McDaniel

**OTHERS PRESENT**

Sam Marsiglia, Executive Director  
Carlotta Brown, MPC Planner  
Jayme Gilmour, Secretary

**MEMBERS ABSENT**

Art Schuldt, Chairman, called the meeting to order.

Donnie McDaniel gave the invocation.

Ben Rauschenbach led in the pledge of allegiance.

A. Jayme Gilmour, Secretary, called roll and stated a quorum was present.

**B. APPROVE AGENDA**

Motion was made by Brett Mattison, seconded by Mark Montgomery, to remove item 13, C-30-16, Walmart's request for Conditional Use Approval for 24 hour operation, and to move cases P-14-16 and P-16-16 immediately behind item 9, P-27-16, ahead of the first Walmart Case, item 10. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

1. **C-36-16** - The application of Rigoberto Angel, El Mariachi Azteca LLC, for a Conditional Use Approval for on premise consumption of high and low content alcohol at a restaurant located at 2142 Airline Drive, Bossier City, Louisiana (City Council District 5) (Police Jury District 7)

Rigoberto Angel was present to answer questions from the Commission.

Motion made by Walt Buckmaster, seconded by Brett Mattison to approve C-36-16. Motion carried unanimously.

2. **C-40-16** – The application of Paul Manco, Lamar Outdoor Advertising for an off premise sign review for a Super 8 Motel at 3101 Hilton Drive, Bossier City, Louisiana. (City Council District 4) (Police Jury District 7)

Paul Manco was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Brett Mattison to approve C-40-16. Motion carried unanimously.

3. **C-38-16** – The application of Jacob Dement, Dement Bros Boxing for a Planned Unit Development at 4530 Barksdale Boulevard, Bossier City, Louisiana for a boxing club. (City Council District 1) (Police Jury District 11)

Jacob Dement was present to answer questions from the Commission.

Motion was made by Brett Mattison and seconded by Mark Montgomery to approve C-38-16. Motion carried unanimously.

4. **P-26-16** – The application of Edward Gaiennie, LP Development LLC, for a Preliminary Plat, Redwood Place at Legacy, Unit No. 9, located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana for residential development. (Police Jury District 5)

Donnie Barker with Mohr and Associates was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Martin Bourgeois to approve P-26-16 with the condition that drainage plan be completed and submitted before final plat approval. Motion carried unanimously.

5. **P-25-16** – The application of Edward Gaiennie, LP Development LLC, for a Preliminary Plat, Waterford Bend Subdivision, located in Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana for residential development. (Police Jury District 5)

Donnie Barker with Mohr and Associates was present to answer questions from the Commission

Motion was made by Brett Mattison and seconded by Donnie McDaniel to approve P-25-16. Motion carried unanimously.

6. **C-37-16** – The application of Manuel Padilla, B2B Consulting LLC dba La Cocina De Los Amigos, for a Conditional Use Approval for on premise consumption of high and low content alcohol at a restaurant located at 1129 Villaggio Boulevard, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Manuel Padilla was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-37-16. Motion carried unanimously.

7. **C-41-16** – The application of Villaggio Acquisitions, LLC for a Conditional Use Approval to convert existing commercial spaces to fourteen (14) residential units located at 5200 East Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Desmond Sprawls, Forte & Tablada, was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Martin Bourgeois to approve C-41-16. Motion carried unanimously.

8. **C-39-16** - The application of Raley and Associates, Inc. for an Amended Plat, Bonomo Properties Unit No. 2, located in Sections 14 and 15, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (City Council District 5) (Police Jury District 7)

Michael Kelsch, Raley and Associates, was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Donnie McDaniel to approve C-39-16. Motion carried unanimously.

9. **P-27-16** – The application of Mark Logan, J-Lo Builder Development, LLC for a Preliminary Plat, Dogwood South Subdivision, Unit No. 18, located in Section 9, Township 18 North, Range 12 West, Bossier Parish, Louisiana for residential development. (Police Jury District 2)

Jason Westerman, Coyle Engineering, was present to answer questions from the Commission.

Motion was made by Brett Mattison and seconded by Walt Buckmaster to approve P-27-16. Motion carried unanimously.

## MISCELLANEOUS ACTIONS

18. **P-14-16** - The application of Bill Mayfield, Juniper Builders, Inc. for a Final Plat, Canal Place, Unit No. 1 (Police Jury District 6)

Michael Kelsch, Raley and Associates, was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Brett Mattison to approve P-14-16 with the condition that side yard setbacks be a minimum of 10 feet. Motion carried unanimously.

19. **P-16-16** - The application of Bruce Logan for a Final Plat, Logan Partition Survey located in Section 9, Township 18 North, Range 12 West, Bossier Parish, LA (Police Jury District 2)

Jason Westerman, Coyle Engineering, was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and Brett Mattison to approve P-16-16. Motion carried unanimously.

Art Schuldt gave a brief summary of the Walmart applications, a review of the discussions from the May 9 MPC meeting, an update on what has transpired since the May 9 meeting, and discussed some guidelines for conducting the presentation of the Walmart applications on the current agenda.

10. **C-25-16** – The application of Wal-Mart Real Estate Business Trust for a Zoning Amendment to change the zoning classification of a certain tract of land located in Section 33, Township 19 North, Range 13 West in the Northwest corner of Wemple Road and Airline Drive, Bossier City, LA from R-A (Residential Agriculture) to B-3 (General Business) for a Walmart Supercenter and Fueling Station (Police Jury District 6)

Kainen LeBlanc, Duplantis Design Group, was present to answer questions from the Commission. LeBlanc was asked to address concerns related to crime and the possibility of an increase in crime to the surrounding neighborhoods of the proposed Supercenter. Leblanc discussed drainage concerns, planned traffic improvements at the intersection of Airline and Wemple Road, the updated site plan to improve cross connections for pedestrians along the walking trail, and the truck traffic along Wemple Road.

Katy Hollowell was present to speak in opposition to the Walmart application and expressed concerned for the development phases in relation to drainage. Bump Skaggs clarified what the parish has agreed to pay for. Hollowell discussed traffic and the costs allotted to improve the traffic problems.

Brett Mattison commented on the traffic caused from Providence School and Howard Davis was asked to comment. Hollowell discussed the future of the Airline Drive Walmart location and asked that Walmart be required to agree in writing to keep the location open.

Whitley Graves was present to speak in opposition to the Walmart applications. Graves discussed the traffic improvements with the right and left turn lanes he believes was purchased in 2006 by the Parish of Bossier for a walking/jogging/bicycle trail. Graves addressed legal issues relating to B-3 zoning along Wemple and Airline. Graves stated that he believes the property is currently inside the parish and the applications should be heard by the Police Jury.

Renee Sawyer was present to speak in opposition to the Walmart Applications.

Howard Davis was present to speak in opposition to the Walmart Applications. Davis expressed concern for Walmart's intent to request 24 hour operation in the future, the status of the Airline Drive location, crime, traffic and the B-3 development along Airline Drive in a residential area.

Dan Hendrick was present to speak in opposition to the Walmart applications and expressed concern for the traffic problems relating to the weight limits mandated by the DOT and the fact that subdivisions do not have sidewalks exposing children at play to potential dangers.

Brian and Annette Painter were present to speak in opposition to Walmart's applications. Mr. Painter presented cases of crimes committed at local Walmart locations.

Jerry Petney was present to speak in opposition to the Walmart Applications. Petney suggested that the Lakewood community be gated to alleviate some of the traffic concerns. Petney stated that as a taxpayer, he would like to see the master plan for the roads.

Kainen LeBlanc commented to rebut several of the questions and concerns discussed by the opposition.

Motion was made by Donnie McDaniel and seconded by Brett Mattison to approve C-25-16. Motion carried 6 to 1, with Mark Montgomery against the motion.

Art Schuldt called a five minute recess.

11. **C-29-16** - The application of Wal-Mart Real Estate Business Trust for a Preliminary Plat for the Wal-Mart Wemple Commercial Development Subdivision containing approximately 34 acres located at Airline Drive and Wemple Road, Section 33, Township 19 North, Range 13 West Bossier Parish, LA. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Howard Davis asked who would pay for the roads and what are the costs for the roads.

Tim Larkin, Bossier City Councilman at Large, was present to address the Commission. Larkin commented about the streetscape and landscaping plan for the Walmart location.

Kainen LeBlanc addressed Mr. Larkin's concern.

Motion was made by Walt Buckmaster and seconded by Martin Bourgeois to approve C-29-16. Motion carried unanimously.

12. **C-31-16**– The application of Wal-Mart Real Estate Business Trust for an exterior lighting review for a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Roxanne Douglas was present to address the Commission.

Whitley Graves was present to address the Commission.

Motion was made by Donnie McDaniel and seconded by Brett Mattison to delay C-31-16 in order for Walmart to provide information that specifies the percentage the lights will be dimmed during non-operating hours. Motion carried unanimously.

13. ~~**C-30-16**– The application of Wal-Mart Real Estate Business Trust for a Conditional Use Approval for 24 hour operation at a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 6)~~ *C-30-16 removed from agenda.*

14. **C-32-16** - The application of Wal-Mart Real Estate Business Trust for a Conditional Use Approval for the sale of high and low content alcohol for off premise consumption at a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Robin Graves was present to address the Commission.

Howard Davis was present to speak in opposition to C-32-16.

Whit Graves was present to address the Commission. Graves questioned whether or not the bicycle trail would be considered a public park and therefore within 300 feet of the proposed Walmart requesting to sell alcohol.

Ray Vasquez, legal counsel for Walmart, was present to address the Commission.

Motion was made by Donnie McDaniel and seconded by Walt Buckmaster to approve C-32-16. Motion carried 6 to 1, with Mark Montgomery against the motion.

15. **C-33-16** - The application of Wal-Mart Real Estate Business Trust for Conditional Use Approval for the sale of low content alcohol for off premise consumption at a proposed Walmart Fuel Station located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Ben Rauschenbach to approve C-33-16. Motion carried unanimously.

Motion was made by Donnie McDaniel and seconded by Walt Buckmaster to combine C-42-16 and C-43-16. Motion carried unanimously.

16. **C-42-16** – The application of Wal-Mart Real Estate Business Trust for landscape review for a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)
17. **C-43-16** - The application of Wal-Mart Real Estate Business Trust for landscape review for a proposed Walmart Fuel Station located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Tim Larkin was present to address the Commission and expressed his opinion not to approve any waiver for the applicant and suggested that Walmart be required screen the entire property.

Motion was made by Ben Rauschenbach and seconded by Walt Buckmaster to approve C-42-16 and C-43-16. Motion carried unanimously.

## F. MINUTES

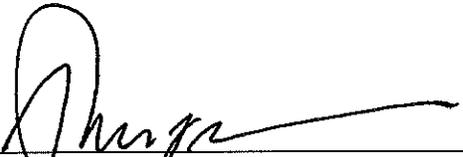
Motion was made by Brett Mattison, seconded by Mark Montgomery to approve the minutes as mailed from the May meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN

Adjourned at 4:58 p.m.



Art Schuldt/Chairman