Chairman Washington called the meeting to order at 5:00 p.m.

ROLL CALL
Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet; April Hawthorne and Todd Sterling.

Members Absent: Ulysses Addison

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Vance Baldwin, Site Plan and Plat Manager; Collin Lindrew, Planner I and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. June 17, 2019

   Motion to approve: Sterling, Allen second
   Motion carried, 8-0

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

17

CONSENT - ITEMS FOR DEFERRAL

8, 20, 21, 22

CONSENT - ITEMS FOR APPROVAL

7, 11, 12, 15, 16, 19

Citizens requested that item 15 be pulled from the consent agenda.

Motion to approve with the exception of item 15: Collins-Lewis, Gaudet second
   Motion carried, 8-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Chairman Washington reordered the agenda to hear Item 23.
23. MP-1-19 Leo’s Mobile Home Park (4250 Blount Road) (Deferred from June 17 by Councilmember Banks) Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2-Banks)

Mr. Duke acknowledged that staff had received one message of opposition.

The applicant, Craig Corie, spoke in support.

Councilmember Banks spoke and asked for a 30-day deferral.

Motion to suspend the rules and defer for 30 days: Collin-Lewis, Grout second
Motion carried, 8-0

Chairman Washington returned to the regular order of the agenda.

Mr. Duke advised that Items 2, 3 and 4 could be taken together.

Mr. Duke acknowledged that staff had received six messages of opposition.

2. PA-9-19 10500-12800 UND Burbank To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood on the property located on the south side of Burbank Drive, to the east of Bluebonnet Boulevard, on a portion of Tract Y-2-A-1 of the property of Longwood and Burtville. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 – Loupe) Related to Case 48-19 and S-11-19

The applicant, Ross Bruce, spoke in support.

Five citizens, John Daigle; Tyrone Williams; Josh Anderson; Bryson McGuffey and Jeff McCrory, spoke in opposition.

Motion to approve: Collin-Lewis, Sterling second
Motion carried, 8-0

3. Case 48-19 10500-12800 UND Burbank To rezone from Heavy Commercial (C2) to Single Family Residential (A2.7) on the property located on the south side of Burbank Drive, to the east of Bluebonnet Boulevard, on a portion of Tract Y-2-A-1 of the property of Longwood and Burtville. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 – Loupe) Related to PA-9-19 and S-11-19

The applicant, Ross Bruce, spoke in support.

Five citizens, John Daigle; Tyrone Williams; Josh Anderson; Bryson McGuffey and Jeff McCrory, spoke in opposition.

Motion to approve: Collin-Lewis, Sterling second
Motion carried, 8-0

The applicant, Ross Bruce, spoke in support.

Five citizens, John Daigle; Tyrone Williams; Josh Anderson; Bryson McGuffey and Jeff McCrory, spoke in opposition.

**Motion to approve:** Collin-Lewis, Sterling second  
Motion carried, 8-0

Mr. Duke advised that items 5 and 6 could be taken together.

5. **Case 27-19 226 and 248 Staring Lane** (Deferred from May 20 by the Planning Commission and from June 17 by Councilmember Freiberg) To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 – Freiberg) **Related to Magnolia Crossing**

Mr. Duke acknowledged that staff attended a community meeting on June 6th withby Councilmember Freiberg.

Mr. Duke also acknowledged that staff had received twelve messages of opposition, a petition signed by 96 citizens and a letter of opposition from the Magnolia Woods Civic Association.

The applicant, Nick Fakouri, spoke in support.

Two citizens, Steve Legendre and Bo James Booty, spoke in support.

Seven citizens, Theresa Johnson Blount; Thomas Daigle; Naomi Hill; Susan Reed; David Johnson; Robin Beuche and Rhetta Sellers, spoke in opposition.

Councilmember Freiberg spoke about City-Parish efforts to clean out the drainage system in the area.

**Motion to approve:** Allen, Ellender second  
Motion carried, 8-0

6. **S-7-19 Magnolia Crossing** (Deferred from June 17 by Councilmember Freiberg) Proposed major low density single family residential subdivision to the east of Staring Lane, south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property. (Council District 12-Freiberg) **Related to Case 27-19**
Mr. Duke acknowledged that staff attended a community meeting on June 6th with Councilmember Freiberg.

Mr. Duke also acknowledged that staff had received twelve messages of opposition, a petition signed by 96 citizens and a letter of opposition from the Magnolia Woods Civic Association.

The applicant, Nick Fakouri, spoke in support.

Two citizens, Steve Legendre and Bo James Booty, spoke in support.

Seven citizens, Theresa Johnson Blount; Thomas Daigle; Naomi Hill; Susan Reed; David Johnson; Robin Beuche and Rhetta Sellers, spoke in opposition.

Councilmember Freiberg spoke about City-Parish efforts to clean out the drainage system in the area.

**Motion to approve**: Allen, Ellender second
Motion carried, 8-0

7. **Case 43-19 166 West Chimes Street and 185 West State Street** To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located on the north side of West Chimes Street, and the south side of West State Street, west of Highland Road, on Lot 8 and a portion of Lot 24, Block 1 of Campanile View Subdivision. Section, 54, T7S, R1W, GLD, EBRP, LA (Council District 10- Wicker)

Approved, 8-0, with the consent agenda

8. **Case 44-19 9162, 9174, 9186 Jefferson Highway** To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 – Watson)

Deferred from July 15 for 30 days by Councilmember Watson

Deferred 30 days with the consent agenda

Mr. Duke acknowledged that items 9 and 10 could be taken together.

9. **Case 45-19 598, 599 Warbler Crossing Avenue** To rezone from Heavy Commercial (C2) to Single Family Residential (A2.7) on the property located on the north side of Burbank Drive, to the south of Highland Road, on Tract M-2-1 and a portion of Tract M-2-2 of Willows at Bayou Fountain Subdivision. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3 – Loupe) **Related to S-8-19**

Mr. Duke acknowledged that staff had received one message of opposition.
The applicant, Bo James Booty, spoke in support.

**Motion to approve:** Grout, Hawthorne second  
Motion carried, 7-0 with Collins-Lewis out of the room

10. **S-8-19 Willows at Bayou Fountain, Phase 4** Proposed major low density single family residential subdivision to the north of Burbank Drive and south of Highland Road, on Lots 38, 39, 48, 49, 59, 60, D, E, M-2-1, and M-2-2 of the Willows at Bayou Fountain Subdivision, Phases 1 & 2. (Council District 3 - Loupe) Related to Case 45-19

Mr. Duke acknowledged that staff had received one message of opposition.

The applicant, Bo James Booty, spoke in support.

**Motion to approve:** Grout, Hawthorne second  
Motion carried, 7-0 with Collins-Lewis out of the room

11. **Case 46-19 3135 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street to the west of Beverly Drive, on a portion Lots 2 and 3, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 - Wicker)

Approved, 8-0, with the consent agenda

12. **Case 47-19 6463 Moss Side Lane** To rezone from Transition (B1) to Light Commercial (LC1) on the property located at the northeast intersection of Moss Side Lane and Quail Drive, on Lot 1-A of Moss Side Place Subdivision. Section 42, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

Approved, 8-0, with the consent agenda

13. **Case 49-19 14500-15000 UND Airline Highway** To rezone from Rural to Light Commercial (LC3) on the property located on the south side of Airline Highway, to the east of Barringer Foreman Road, on a portion of Lot B-2-C-1-A-1 of the Daniel W. Barringer Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 – Hudson)

Mr. Duke advised that staff had received one message of opposition.

The applicant, Dale Baringer, spoke in support.

**Motion to approve:** Grout, Washington second  
Motion carried, 7-0 with Collins-Lewis out of the room.

14. **ISPUD-5-19 Highland Grove (7507 Highland Road) (Deferred from May 20 for 60 days by the Planning Commission)** Proposed eleven single family residential lots on
Mr. Duke advised commission members that revised plans and staff reports for this case were at their seats.

Attorney David Cohn, on behalf of the applicant, spoke in support.

Motion to approve: Hawthorne, Allen second
Motion carried, 7-0-1 with Grout abstaining.

15. ISPUD-6-19 The Vue on Parker Proposed multi-family residential development with parking structure located south of Gourrier Avenue, northeast of Janet Avenue, and northwest of West Parker Boulevard, on Lots 1, 2, 3, 4, and 5 of the University View Homesites Subdivision. Section 66, T7S, R1W GLD, EBRP, LA (Council District 12 - Freiberg)

Erik Piazza, on behalf of the applicant, spoke in support.

One citizen, Steve Waller, spoke in opposition.

Motion to approve: Sterling, Grout second
Motion carried, 8-0

16. RV-9-19 Gayosa Street Revocation of a portion of a 50 foot right-of-way between North 14th and North 15th Streets. (Council District 10-Wicker)

Approved, 8-0, with the consent agenda

17. HL-1-19 Crawford House (1855 Country Club Drive) Proposed Local Landmark on property located on the east side of Country Club Drive, north of Woodland Drive, and south of Westdale Drive, on Lot 34-C-1 of the Country Club Place Subdivision. (Council District 7 - Cole)

Withdrawn by the applicant on July 15, 2019

Withdrawn with the consent agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

Mr. Holcomb acknowledged that staff had received one message of opposition.

Kevin Alford, on behalf of the applicant, spoke in support.

Two citizens, John Daigle and Leola Robertson, spoke in opposition.

Motion to approve: Grout, Allen second
Motion carried, 8-0

19. **TND-1-07**  
**Phase 6A, Rouzan Final Development Plan** Proposed low density residential lots and the extension of Belfluer Street and Deaux Park Drive on property located south of Perkins Road, west of Pollard Parkway, on a portion of Lot RZ-3-D of the Ralph Ford Property, of the Rouzan Subdivision. Sections 1, 35, and 37, T8S, R1W; Sections 6, 48, 49, T8S, R1E; Sections 31 and 64, T7S, R1E; Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe and 12-Freiberg)

Approved, 8-0, with the consent agenda

20. **CUP-3-19**  
**Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd)** Existing building to be used as a reception hall, on property located south side of South Harrell’s Ferry Road, east of O’Neal Line on Lot E-1-B-1-A of the C.F. Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)  
**Deferred from July 15 for 30 days by Councilmember Hudson**

Deferred 30 days with the consent agenda

21. **S-9-19**  
**University Cove** Proposed major low density single family residential subdivision located northeast of the intersection of Loyola Drive and Druid Circle, on Lots 6-Q and Y-Z of the University Hills Subdivision (Council District 12-Freiberg)  
**Deferred from July 15 for 30 days by Councilmember Freiberg**

Deferred 30 days with the consent agenda

22. **S-10-19**  
**Woodstock Park, Filing 1, Phase A & B, and Filing 2** Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation. (Council District 3-Loupe)  
**Deferred from July 15 for 30 days by Councilmember Loupe**

Deferred 30 days with the consent agenda
COMMUNICATIONS

DIRECTOR’S COMMENTS

Mr. Duke advised Commissioners that updated copies of Chapters 7, 10, 15 and Appendix I were at their seats.

Mr. Duke acknowledged that Ryan Holcomb would be out of town August 2-7.

Mr. Duke advised commission members that he would be out town August 14-17 in attendance at the Smart Cities Conference in Denver, Colorado.

COMMISSIONERS’ COMMENTS

Chairman Washington congratulated Rexter Chambers, Senior Planner for being chosen as Employee of the Month.

Commissioner Ellender acknowledged that he and fellow commissioners, Chairman Washington and Commissioner Collins-Lewis attended the Planning Commissioner training that was held on June 22, 2019 at the Kristenwood Reception Hall.

ADJOURN

Motion to adjourn: Collins-Lewis, Grout second
Motion carried, 8-0

The meeting adjourned at 7:22 p.m.