

**++SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 1, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 1, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Rachel Jackson  
Winzer Andrews  
Gabriel Balderas  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Toni Thibeaux

**Staff Present**

Stephen Jean, Deputy Director  
Kamrin Hooks, Executive Assistant/Planner 1  
Reginald Jordan, Zoning Administrator  
Emily Trant, Planner II  
Tanner Yeldell, City Attorney's Office  
PeiYao Lin, Community Planner 1  
Christian Terrell, Planner 1  
Adam Bailey, Community Planning & Design Manager

**Members Absent**

Bill Robertson, Chair  
Chris Elbersen

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**

The meeting was called to order & the procedure for 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 the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. 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. ANDREWS, seconded by MRS. WILSON MCCULLOCH, to approve the minutes of the October 4, 2023 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**CONSENT AGENDA**

**CASE NO. 23-7-SC FINAL PLAT (MAJOR)**

Applicant: WIVI II Land Development, LLC  
Owner: WIVI II Land Development, LLC  
Location: TBD Cessna Drive Phase III Unit A  
Existing Zoning: R-1-5  
Request: 41 Lot Subdivision  
Proposed Use: Single-Family Residential

**Representative &/or support: None.**

**Opposition: None.**

**A motion was made by MR. ANDREWS, seconded by MR. MOSS to approve this application.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**CASE NO. 23-8-SC FINAL PLAT (MAJOR)**

Applicant: WIVI II Land Development, LLC  
Owner: WIVI II Land Development, LLC  
Location: TBD Lucien Fields Phase III Unit B  
Existing Zoning: R-1-5  
Request: 41 Lot Subdivision  
Proposed Use: Single-Family Residential

**Representative &/or support: None.**

**Opposition: None.**

**A motion was made by MR. ANDREWS, seconded by MR. MOSS to approve this application.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**PUBLIC HEARING**

**CASE NO. 23-178-C ZONING REQUEST**

Applicant: Virray Properties, L.L.C.  
Owner: Virray Properties, L.L.C.  
Location: 0 Linwood Ave (West side of Linwood Ave., approx. 445' north of Mt. Zion)  
Existing Zoning: R-1-7  
Request: R-1-7 to C-3  
Proposed Use: Commercial

**Representative &/or support:**

**Randall Cush 566 Longleaf Rd, Shreveport, La. 71106**

Cush stated that the property has been in his family for several decades and has been on the market for 2 years. He stated that realtors advised him that the lack of appeal surrounding purchasing the property was because of the residential zoning and commercial would make it more appealing to buyers. Cush stated that split zoning the property would propose a significant challenge with having to survey the land for new lot drawing as well as finding buyers willing to either buy both lands separately or acquire two buyers for the property. He stated if it is not rezoned to commercial, it will most likely just sit there undeveloped. MCCCULLOCH asked the applicant was it easy access from the residential area. He said that the property is very narrow with limited access to Lindwood. He stated if the property is split zoned and a buyer only buys the commercial front part of the property, they will have to allow the future owner of the residential property access to their own property.

ANDREWS asked the applicant if he was aware of the staff alternate recommendations, as staff were not recommending approval of the split zoning. He stated that he was aware of the recommendations but currently they did not have any buyers lined up and were unsure if they would be able to acquire any with split zoning.

ANDREWS asked for JEANS' input.

JEAN asked the applicant if he would consider a lesser commercial zoning district as C-3 general commercial zoning is very heavy abutting a residential district. He asked if the applicant would be okay with C-1 or C-2. Cush answered yes, only if the whole strip of property would be rezoned to C-1 or C-2.

BALDERAS stated that it seems the area was intended for mixed use with residential properties in the back and commercial lots in the front. He then stated that he supports the entire area being rezoned to C-1 Neighborhood commercial zoning district.

**Opposition: None.**

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to recommend this application for approval to C-1.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**CASE NO. 23-6-CAC CLOSURE & ABANDONMENT**

Applicant: S & O Capital, LLC and Samih Ali  
Owner: City of Shreveport  
Location: NA (west side of Vaughn Street approx. 155f north of E Stoner Ave)  
Existing Zoning: N/A  
Request: Closure and Abandonment  
Proposed Use: Commercial

**Representative &/or support:**

**Jeff Spikes 417 Lake Street Shreveport, LA, 71101**

Spikes stated that he was representing the applicant. He informed the Board that they have acquired the residential lot next to the proposed closure and abandonment and replotted it, in order to eventually combine the lots of this application if approved and build a convenience store.

BALDERAS asked if the convenience store would be a part of the A-1 store that is already there, to which Spikes answered no. It will be completely torn down and rebuilt. They have already submitted a site plan for approval and will be using the extra space to make the parking lot requirements.

**Opposition: None.**

**A motion was made by MR. MOSS, seconded by MR. BALDERAS to recommend this application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**CASE NO. 23-7-CAC CLOSURE & ABANDONMENT**

Applicant: Department of Community Development  
Owner: City of Shreveport | Property Management  
Location: NW side of Christian St. Approx. 180' SE of Fannin St.  
  
Existing Zoning: N/A  
Request: Closure and Abandonment  
Proposed Use: Multi-Family Residential

**Representative &/or support:**

**Malcolm Stadlander-MPC (Engineering)**

Stadlander stated that the city of Shreveport owns all the property adjacent to the alleyway and wants it to be closed and abandoned so it can be developed. No further discussion ensued.

**Opposition: None.**

**A motion was made by MR. MOSS, seconded by MR.SATER to recommend this application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON**

**CASE NO. 23-9-CTAC CODE TEXT AMENDMENT**

Applicant: Metropolitan Planning Commission  
Request: Code Text Amendments to the Shreveport UDC regarding accessory dwelling units

**Representative &/or support: None.**

**Opposition: None.**

**A motion was made by MR. MOSS, seconded by MR. ANDREWS to recommend this application for approval.**

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The motion was adopted by the following 7-0 vote: **Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**CASE NO. 23-8-CTAC CODE TEXT AMENDMENT**

Applicant: Metropolitan Planning Commission  
Request Code Text Amendments to the Shreveport UDC regarding Liquor Sale Clean-ups  
**DEFERRED FROM OCTOBER 4<sup>TH</sup> PUBLIC HEARING**

**Representative &/or support:**

**Michael Labban 1298 Leonard Rd, Shreveport, La, 71115**

Labban stated that he had heard that the City Council wanted to stop liquor stores from popping up everywhere and no amendments had been made to see that request through. Since then, Labban stated that more and more liquor stores are popping up everywhere and gas stations are also selling liquor as well. He stated he has been an owner of a liquor store for years and opened the floor for questions from the Board. No discussion ensued.

**Bernie Woods 3001 Curtis Lane, Shreveport, La, 71109**

Woods stated that he is an owner of 2 liquor stores in the city. He stated that distance is important, but also the number of liquor stores is a problem. Woods questioned if a number should be placed on the amount of retail liquor stores in the city. He asked the Board if there was a consideration on the number of stores per square mile, and how many have been established since the moratorium.

JEAN answered that the data was not available at the time of the hearing, but they could provide it for him. He then stated that the moratorium went away when the amendments went into law. Woods, then stated that he supports the amendment, but it needs to be taken a step further and put a limit on the amount in the city.

MOSS asked staff if there was a way to get the asked for information to Woods as he felt the excessive number was an issue as well and JEAN answered that he would.

MCCULLOCH asked JEAN if something could be put into the masterplan regarding the number of liquor stores, to which he answered there were no specifics on this issue. He then said that the spacing requirement are designed to combat the proximity of liquor stores to one another.

**Opposition:**

**Andy Querbes 330 Marshall St, Shreveport, La, 71101**

Querbes stated that he has worked in commercial real estate for over thirty years. He said that the 300feet from the property line new distance requirement is an overreach of government. He stated for an existing store, if something happened to it and it had to be rebuilt, according to the amendments, after the new 90-day time limit it wouldn't be allowed to be rebuilt if it was nonconforming based on this code. He then stated that he was aware of a Target that has a residential neighborhood behind it, University Terrace. He informed the Board that they have a fence behind it of barbed wire that makes it a two mile walk from University Terrace to the Target. Querbes said that in America, things should not be limited. He ended by saying that regardless of the footage requirement children and other people that are being protected by this new amendment will still see liquor on television.

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to recommend this application for approval.**

**The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. BALDERAS. Absent: Messrs. ROBERTSON, & ELBERSON.**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

JACKSON stated that the nomination committee, consisting of, JACKSON, THIBEAUX, SATER, ELBERSON met and decided to nominate the following slate of officers: Chair: ANDREWS. Vice-Chair: ELBERSON. Secretary: JACKSON.

JACKSON stated that the committee would like to propose these names for the slate of officers, to be voted on at the December public hearing, and then opened the floor to anyone else wanting to nominate or be nominated.

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to recommend this application for**

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approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.

**NEW BUSINESS**

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

JEAN informed the Board that the MPC office has been working on the Masterplan update contract. He stated that preliminary information has been worked on to give to the consultant and work in earnest will not begin until the new year.

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 3:40 p.m.**

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**Bill Robertson, Chair**

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**Rose Wilson, McCulloch, Secretary**