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**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 27, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, October 27, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Laura Neubert, Chairperson
Lauren Marchive, III
Phyllis Hart
Constance L. Green
Jake Brown

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant/Land Planner 1

Members Absent

Damon Humphrey, Sr.

The hearing was opened with prayer by **MR. CLARKE**. The Pledge of Allegiance was led by **MS. NEUBERT**.

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 Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

New Agenda item was spoken in favor of by a citizen and added. No audio recorded.

A motion was made by MS. NEUBERT, seconded by MR. MARCHIVE, III, to approve a new agenda item under New Business.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

A motion was made by MR. MARCHIVE, III, seconded by MS. HART, to approve the minutes of the September 27, 2023 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

PUBLIC HEARING

CASE NO. 23-30-P SPECIAL USE PERMIT & SITE PLAN

Applicant: **KENDRICK FARRIS**
Owner: **KENDRICK FARRIS**
Location: 0 Flournoy Lucas Rd (East side of Flournoy Lucas Rd approx. 775' South of Winderweedle Rd.)
Existing Zoning: C-2
Request: Special Use Permit & Site Plan Approval
Proposed Use: Commercial

Representative &/or support:

Kendrick Farris P.O. Box19134, Shreveport, La, 71149

No Audio in the beginning was recorded. Farris stated that the restaurant will be a healthy food option that will also have a community garden on the property.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MS. HART to approve this application with stipulations.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

CASE NO. 23-31-P PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: NORTH PORT PROPERTIES, LLC
Owner: NORTH PORT PROPERTIES, LLC
Location: 4800 OLD MOORINGSPORT RD
Existing Zoning: R-A
Request: R-A to R-A PUD
Proposed Use: Amusement Facility - Outdoor

Chairman NEUBERT recused herself from voting as her company has done work on this property for the applicant and allowed MARCHIVE to temporarily act as Chair.

Representative &/or support:

Jessica Tullis 5474 Primitive, Shreveport, La, 71107

Tullis stated that the sports complex will be great for the community.

Phil Hays 110 Autumn Creek, Bossier City, La, 71111

Hays spoke on behalf of the applicant and is the co-founder of the sports organization. He stated that the club will provide space for a volleyball and pickleball club that they will provide space for in their gymnasiums. Over the next 3-5 years Hays stated they would like to renovate the entire property and make a place where teams can have games and practices at the complex. He stated that the existing school classrooms on the property will be used unless the buildings are in too much disrepair. Hays said that it will provide a use for everyone in the community and limit commuting to Dallas for sports playing.

BROWN asked Hays if they were aware of the stipulations associated with the application: replat and create a legal lot of record, revise parking lot and landscape islands, submittal of lighting plan, development in accordance with approved site plan. Hays stated that there was no problem with the stipulations and the applicant will be reworking the parking lot as revenue starts coming into the complex.

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Opposition: None.

A motion was made by MR. BROWN seconded by MS. HART to recommend this application for approval with stipulations.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Mses. GREEN & HART Nays: NONE. Abstain: Mses. NEUBERT Absent: Messrs. HUMPHREYS.

CASE NO. 23-15-P ZONING REQUEST

Applicant: The Johnson Hookup, LLC
Owner: The Johnson Hookup, LLC
Location: NE lot of S Lakeshore Dr & Page Landing Rd
Existing Zoning: R-A
Request: R-A to OS
Proposed Use: RV Park and Marina

Representative &/or support: None.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Mses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

CASE NO. 23-26-P SPECIAL USE PERMIT & SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC.
Owner: WIMWAL, LLC
Location: TBD East Kings Highway (SW corner of East Kings Hwy and Flourmoy Lucas Rd.)
Existing Zoning: C-3
Request: Special Use Permit & Site Plan Approval
Proposed Use: Contractors Office/ Warehouse

Representative &/or support: None.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MS. HART to defer this application to the November 29th Hearing.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Mses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

CASE NO. 23-7-CTAP CODE TEXT AMENDMENT

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request: Code Text Amendments to the Caddo Parish UDC regarding accessory dwelling units

Representative &/or support: None.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MS. HART to recommend this application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS.

END OF PUBLIC HEARING

OLD BUSINESS

NEUBERT asked BROWN to give a rundown on the committee chair reports.

BROWN stated that the process of simplifying the zoning for the residents in the area is almost complete. The committee only has signs and cell towers to look at and then they will appeal to the Parish Commission for funding to amend the Master Plan. They would like a new map which will depict a more rural area with less zoning.

NEUBERT asked for Esq. BERNSTEINS input. No audio was recorded.

NEW BUSINESS

Discussed the new agenda item voted on earlier in the meeting. Establishing a nominating committee.

NEUBERT nominated Meses. HART Messrs. BROWN & HUMPHREY.

NEUBERT asked CLARKE to discuss the Amazon facility being developed. He stated that it was important news that each board needed to be made aware of.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CLARKE had BAILEY hand out new future proposed code text amendments coming before the PZC board.

BAILEY stated that in November three amendments will be presented: storage buildings in R-A rural agriculture zoning district, accessory dwelling unit revisions, overnight truck parking.

CHAIR/BOARD MEMBER'S COMMENTS

- **Public Comments**

Jessica Tullis 5474 Primitive, Shreveport, La, 71107

Tullis stated she is the co-founder of Caddo Alliance for Freedom, a bipartisan group that advocates for private property rights. She stated that a neighbor got a zoning violation, and it would not come before the Board, but they should be made aware as they amend the code. Tullis said that she knocked on adjacent neighbor's doors as well as people in the neighborhood and no one had an issue with what the neighbor who received the violation was doing. She stated that it is not abnormal to see work trucks in the yard as the neighborhood is home to blue-collar workers.

BROWN stated that if he was not running a business with the limousine then it should be okay for him to have it. He then asked if the big flatbed trucks were the issue to which CLARKE answered yes to the limousine and the trucks. Tullis stated that the limousine is still there which is only used for personal use, but only one of the flatbed trucks is still on the property.

BROWN asked if there was anything that could be done considering it is not a limousine service.

NEUBERT then asked for an explanation on what the rectification for this violation would be.

JORDAN stated that 8.9B of the UDC states "All other commercial vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines, or other large commercial vehicles are not permitted to be stored or parked outside overnight on a lot in a residential district." He then said that the vehicle must be moved or hide it from being seen by the public right-of-way.

NEUBERT asked for input by Esq. BERSTEIN. Most of the audio was not recorded, he stated that all commercial vehicles must be stored somewhere else, but differentiating between personal and commercial use could be an important observation to consider.

CLARKE stated that according to the code if it is a commercial vehicle, whether it is used commercially or not makes it a violation.

NEUBERT stated that her interpretation of the code is that large vehicles should not be crowding the streets.

BROWN & NEUBERT stated that section of the code needs to be worked on.

CLARKE was advised by BERNSTEIN to instruct the inspectors to go back to the property and see what vehicles are currently on the property.

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GREEN stated that without the limousine, the owner is still in violation.
Tullis stated that the decisions the Board makes affect the private property owners.
No further discussion ensued.

ADJOURN 4:09 p.m.

Laura Neubert, Chair

Phyllis Hart, Secretary