

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 10, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 10, 2024 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

Winzer Andrews, Chair
Bill Robertson
Rose Wilson McCulloch
Chris Elberson
Harold Sater
Gabriel Balderas
Toni Thibeaux

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

Staff Present

Members Absent

Fred Moss, IV
Rachel Jackson

The hearing was opened with prayer by **MRS. THIBEAUX** . The Pledge of Allegiance was led by **MR. SATER**.

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. ROBERTSON, seconded by MR. SATER, to approve the minutes of the December 6, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-207-C ZONING REQUEST

Applicant: Hammes Healthcare
Owner: HPIV Shreveport SUB I, LLC
Location: 1500 LINE AVE (SW lot of Line Ave & Jordan St.)
Existing Zoning: C-UC
Request: C-UC to IC
Proposed Use: Commercial

Representative &/or support:

David Ransom 693 Gulf Shores Drive, Frisco, TX 75036

Ransom stated that rezoning the area will allow for district matching and allow proper use with the zoning. He stated that the rezoning will benefit the community and allow expansion of the hospital. Ransom stated that parking will not be negatively impacted and the community expressed support of the rezoning.

ROBERTSON asked if the applicant had visited with the women's department club. Ransom stated they had not, but the rezoning would not have a negative impact on the club.

Devin Jenkins 1500 Line Ave, Shreveport, LA, 71101

Jenkins stated that he is the CEO of the specialist hospital and as the hospital is relatively dormant in the evening the theater nearby will not be negatively impacted.

Opposition: None.

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

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

CASE NO. 23-211-C ZONING REQUEST

Applicant: Raley and Associates, Inc.
Owner: Louisiana Liberty, LLC
Location: 0 Walker Rd (nw corner of Walker Rd and Mackey Ln)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: convenience store with gas and retail sales of beer and wine

Representative &/or support:

Ryan Estes 4913 Shed Rd, Bossier City, LA, 71111

Estes stated that the property has been vacant for over 20 years. He stated that the applicant looked at the abandoned C-2 property across the street (Former Circle-K) but found that it was not indicative to the type of development they were trying to build. He stated that the time has passed for a residential development to be put there as it abuts Walker Road, a 5-lane road, and it is a major corridor. Estes stated that the land has an incline that would make residential development unfeasible. He also stated that the abandoned C-2 property across the street has only 4 pumps and this development will have 6 pumps for 12 people. Estes stated they are willing to provide screening and landscaping to offset possible light pollution. He also stated that this development will be a benefit to the intersection and neighborhood.

MCCULLOCH asked Estes what would be sold at the property and had they researched gang activity in the area, to which he answered low content alcohol, gas and no they had not investigated the crime in the area.

THIBEAUX asked what the hours of operation would be, Estes answered until midnight. THIBEAUX then asked what the applicants plan to do to protect the citizens of the area. He answered that they would have a decorative fence and reinforced glass as well as possibly a security guard.

SATER asked if they had considered property north of Walker Road. Estes stated they had, but the business deal fell through.

ROBERTSON stated that encroachment of commercial establishments into residential neighborhoods can cause a lot of pushback from residents as Walker Road acts as a buffer between residential and commercial properties. Estes stated that the Future Land Use Map does not consider feasibility and is wrong when considering this area. ROBERTSON also stated that this development does not seem like a positive trend in development for the neighborhood. Estes stated that residential growth in the west side of Shreveport has subsided.

Opposition:

Regina Brown 3320 Mackey Lane, Shreveport, LA, 71118

Brown stated that a gas station and convenience store right there is not necessary or conducive to the quality of life of the

residents. She also stated that the area is a refuge for the wildlife in the area.

John H. Nash 4201 Evens Dr, Shreveport, LA, 71118

Nash stated that this development is taking away from the residents and will cause crime to rise.

Reginald Maiden 3309 Mackey Lane, Shreveport, LA, 71118

Maiden stated that his property is across the street from the proposed development. He stated that if that convenience store had been there when he first looked to purchase the home, he would not have purchased it. Maiden also stated that the former C-2 development across the street brought transients and crime, if the development comes across the street in front of his house, it will get worse.

Cleveland Mouton 3459 Cedar Creek Dr, Shreveport, LA, 71118

Mouton stated that he is speaking on behalf of the Ceders subdivision. He stated that the future land use advises it to stay residential and they all agree. Mouton stated that the land development in the area is active, he stated new homes have been built and other lots have been put up for sale for residential use.

ANDREWS asked everyone in the audience to stand up if they opposed the rezoning. 13 people total stood up.

Tiffanee Johnson 3316 Mackey Lane, Shreveport, LA, 71118

Johnson stated that this development would bring crime to her home as it is behind this property, and they would be able to find it and break in. She stated she does not like this rezoning at all.

Ronda Bean 3325 Mackey Lane, Shreveport, LA, 71118

Bean stated that the rezoning would have a negative impact on the neighborhood. She also stated there are 2 smaller lots nearby the proposed property for zoning change that are governed by a restrictive covenant. She stated that from lot 2 all the way down and across the street are still under that covenant and can only be used for residential purposes.

Barbara Winkler 3321 Mackey Lane, Shreveport, LA, 71118

Winkler stated that she is opposed to this rezoning and the neighborhood is peaceful and safe.

Damon Gladney 8929 Twelve Oaks Dr, Shreveport, LA, 71118

Gladney stated that the rezoning and convenience store being built will be a magnet to adolescents and criminals as it is close to the freeway and offers quick escape.

Rebuttal:

Ryan Estes 4913 Shed Rd, Bossier City, LA, 71111

Estes stated that no one under the age of 21 will be allowed to purchase beer or wine and the animals would be displaced in any development. He stated they are willing to place buffers, landscaping and implement shorter hours.

CLARKE stated that the rezoning of C-2 would require a special use permit to allow the convenience store to be located. He stated that anything can be stipulated as a requirement for this development.

A motion was made by MR. ROBERTSON, seconded by MR. SATER to recommend this application for denial.

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

END OF PUBLIC HEARING

OLD BUSINESS

Zoning Enforcement stated that for the year 2023 there were 507 certificates of occupancies, 32 for the month of December, 313 home-based certificates of occupancies for the year of 2023, 10 for the month of December, 301 sign based applications for 2023, 490 violations for 2023 and 37 for the month of December.

CLARKE stated that the Board would be receiving monthly reports of the MPC's work with the Master Plan update which will be

draft

starting soon.

ROBERTSON asked CLARKE to amplify his comment about wanting to be indirectly involved with federal highways. CLARKE stated that he is on the NLCOG board which works with federal highways. ROBERTSON then asked how the MPC would get landlords to register their rental properties. CLARKE stated that MPC has partnered with the real-estate industry to guide people towards registering, he also stated that the deadline has been extended as to not have to fine so many citizens.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:15 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary