

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 7, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 7, 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
Gabriel Balderas
Chris Elberson
Harold Sater
Rachel Jackson
Rose Wilson McCulloch
Toni Thibeaux

Staff Present

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

Members Absent

Fred Moss, IV

The hearing was opened with prayer by **MS. JACKSON** . The Pledge of Allegiance was led by **MR. ELBERSON**

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. BALDERAS, seconded by MS. JACKSON, to approve the minutes of the January 10, 2024 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

CONSENT AGENDA

CASE NO. 24-1-SC FINAL PLAT (MAJOR)

Applicant: Anderson Land, LLC
Owner: Anderson Land, LLC
Location: 0 Provenance Place Blvd (se corner of Provenance Place Blvd and Chestnut Park Lane)
Existing Zoning: R-2 (PUD)
Request: 1 – lot subdivision and dedication plat
Proposed Use: Provenance – Windrush Village Phase II Unit B

Representative &/or support: NONE

Opposition: NONE

A motion was made by MR. ELBERSON, seconded by MS. JACKSON to approve the application.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

PUBLIC HEARING

CASE NO. 23-208-C SPECIAL USE PERMIT & SITE PLAN

Applicant: BAH Allegra At Shreveport, LP.
Owner: Y-S Partners L.L.C.
Location: 0 Youree Dr (North side of Sophia Ln, Approx. 400' west of Youree Dr.)
Existing Zoning: C-3
Request: Special Use Permit for Multi-Family Development
Proposed Use: Multi-Family Residential

Representative &/or support:

Jeremy Meyers 1000 Little Ave, Monroe, LA

Meyers stated that his contracting business has held 3 meetings for the public which have been very productive and in response, they have changed the overall design of the building to ease some of the concerns. He stated that there is a lack of development in the part of town where this development is going to be placed. He informed the Board that this development will inspire commercial growth. Meyers stated that this apartment building will be the most expensive in Shreveport and the nicest at about a \$1.54 per square foot average which is more than others.

He also informed the Board that it would be a Class A project, with security, a fitness center, pool and interior trash chutes and hallways. Meyers stated that the applicant will own the apartments, it will not be built to sell. He stated that one of the concerns about the development was individuals pulling out of the apartment's property through the Burger King property to utilize Sophia Lane. He stated that signs and security cameras would be placed to mitigate this problem.

He stated that water pressure was another problem and while that is a city issue, he will not tap into an already straining water line. The height of the building, which was also an issue, will be mitigated by having tall privacy fences, no balconies and landscaping. He stated that the building height would be permitted by right for commercial uses, and that a business could buy that land and build a 4-story building and nothing could be done about it, because it's by right. He stated that a major concern was about the development turning into Section 8 housing, he stated that as it is a Class A development that would not happen. He then said that it was unlikely that the apartments would add an excess of school traffic as the national statistic for school-aged children in apartment's is 8-12%

THIBEAUX asked for the total capacity of the building, to which Meyers answered 88 units, which is smaller than normal.

Kimberly McDaniel (No full address given) Prairie Ville, LA

McDaniel stated she was a licensed civil and traffic engineer. She stated the company she works for is currently conducting a traffic study in the area to receive up to date information on the area. She stated based on the LADOTD information on file that the proposed area has about 30,000 vehicles in each 24hr period on an annual average. She stated based on a projected average for the area, the proposed development would produce 7 vehicles in and 25 vehicles out during peak morning hours, in the evening it would be 21 vehicles entering and 13 exiting. She stated that adding an extra median cut would be unlikely, so the residents would have to make right turns in and out only to access the site and utilize the existing medians for U-turns. She stated that having to turn right in and out of a property is the statistically safest way to turn. She stated that after doing the appropriate studies on vehicle crash history and traffic, they will direct the developer to mitigate any negative impact.

ROBERTSON asked her if the Brownstone group proposed the use of Sophia Lane, she answered no it was not proposed to use it. ROBERTSON asked if the LADOTD and traffic engineers had recommended the use of Sophia Ln, to which she answered yes. She said that exceptions to this could be made with the traffic studies, and they will evaluate whether it is necessary along with their study. ROBERTSON asked if the State Traffic and Transportation could overrule the MPC's decision. McDaniel answered that they could not overrule a zoning decision, but they could decide not to permit access on the state highway if an alternative access on a local road is available. She stated with the study, they will look at what would happen if they had access to Sophia Ln, versus if they did not.

ROBERTSON asked JEAN if the Board decided to deny the use of Sophia Ln, could the State Department of Transportation overrule it. JEAN stated that the only thing the Board is approving is the site plan with the access onto Youree Drive, however if they eventually must use Sophia Ln and change their site plan, the case will come before the MPC Board.

Denise Leonard 9614 Village Green Dr, Shreveport, LA, 71115

Leonard stated that there have been problems with the traffic on her street, and the area is overpopulated on Sophia Ln with school-aged children being picked up. She stated keeping the traffic off Sophia Ln is for safety reasons and the building they are trying to build is beautiful and will be the only of its kind in Shreveport. She then stated she is in favor of the development.

Sally Cox 9318 Wiscassett Dr, Shreveport, LA, 71115

Cox stated that while she was originally opposed to this development, after meeting with Meyers, all her questions were answered and some of the things that need to be changed, need to be done by the School Board or the City. Cox stated that she is in support of this application.

Robert Tomasek City of Shreveport Traffic Engineer

Tomasek stated that a commercial business could go on that property by right and it would generate even more traffic than this development. He stated that access to Sophia is his preferred access, however he agreed with McDaniels that most of the traffic would be early in the morning and late in the evening, not during pick-up time in the afternoon. ROBERTSON asked if there was a difference between North-Bound or South-Bound Youree Drive traffic. Tomasek stated that they will know once they review the developers traffic impact study and make decisions based on that.

Opposition:

Tim Euler 512 Forsythe Ct, Shreveport, LA, 71115

Euler stated that with the 2 public meetings they had, over 200 people showed up in total and only about 10 are now in support of the development. He stated that a 3rd private meeting was held, and they are still at a standstill. He said a petition of about 200 people from Brunswick place was signed in opposition to this development. Euler showed pictures of the traffic during the day at the area where this development will be going. He stated that government agencies are not working together as the state and city have tried to fix this traffic issue for the school. He also stated that to bypass this issue someone would need to drive into oncoming traffic. He then stated that the water pressure in the area is continuously going down. He stated that there are safety issues in the area as well. He then informed the Board that Brownstone Group stated after being asked that they owned their properties for about 15 years. He stated that the developer will buy the property, own it, sell it and then go home. Euler stated after asking the developer if he would want this built by his home and he had no response. He stated that a water and traffic study need to be done. Euler said that there are several apartment complexes that exist with leasing signs outside because they cannot fill all the units. He stated that if this application gets approved then that would convey to the public that business is valued over the people.

THIBEAUX asked if the proposal was for a business development would he approve, Euler answered yes, he would. ELBERSON stated that the business would generate higher traffic volume and asked Euler if he still supported it. Euler answered that he supports business in Shreveport. ELBERSON then stated that they were all citizens of Shreveport and as the MPC Board deals with zoning it is neither pro-business nor pro-people decision making. THIBEAUX referred to emails that stated that traffic is the major issue in the area and referred to previous comments from Euler stating he would support business development in the area. He stated that he supports the business traffic because of possible added leniency to business than the apartment complex. MCCULLOCH asked the Chair if they were only supposed to consider land use and not water pressure or traffic. The Chair answered yes. MCCULLOCH stated that she felt like they were locking them into accepting a development that was not safe for them. ELBERSON stated that as far as the citizens are concerned the MPC Body does not review those things that will be part of the permitting process.

JEAN stated early in the process they have a pre-application conference which includes fire prevention, traffic, stormwater, etc., and they look for red flags, major issues that need to be addressed and check general feasibility. He stated that with the pre-application review they find conflict and attempt to mitigate them. JEAN then stated that once the Board approves the site plan, the developer cannot then go back and change what they do, they will be required to abide by what is on the approved site plan. Euler stated he still does not feel okay, JEAN stated that if any circulation changes happen, they will be required to come back before the Board.

Robert Wilkinson 9311 Wiscassett Dr, Shreveport, LA, 71115

Wilkinson stated that if he lived in the apartment complex, the only two options leaving the apartment would be to go across Youree Rd to go back to town or get on Sophia Ln. He stated if the project gets approved there needs to be an exit to Sophia Ln. He stated that going through Turtle Creek would also bring a lot of traffic to that area.

ANDREWS asked for all those in opposition to stand – 9 stood.

Steve Allen 508 Rock Hollow Dr, Shreveport, LA, 71115

Allen asked if the Board takes the 200 people who are against this application into consideration before deciding because based on what was previously stated it seems they only look at land use. JEAN stated that the Board is very concerned with the citizens' concerns, and they will not ignore the large amount of opposition that they received.

Rebuttal:

Jeremy Meyers 1000 Little Ave. Monroe, LA

Meyers stated that speaking about the ownership, they have a 30-year mortgage like everyone who has a house, therefore if it sells or someone buys it, they retain that same higher rental rate. Rental rates usually grow around 3% annually. He stated that if someone comes in and buys the property, they usually maintain the upkeep and maintenance. He said to inspire more commercial growth, then there must be higher-end income in the area.

ANDREWS asked what the turnaround time was for paying something off and receiving revenue. Meyers stated that it's about 30 years to be paid off and by then people are trying to buy the property to renovate it. He stated that Brownstone Group has got a good reputation as a third-party GC. ROBERTSON stated that he wants to see actual site pictures and not architectural renderings. Meyers stated that actual photos of existing completed apartments can be found at their website tbsg.com.

BALDERAS informed the applicant that he should put commercial use on the property as a mixed-use development. Meyers stated that he didn't want to produce more traffic onto Youree Dr., by having that mixed-use development. He then stated that if it gets denied he was told he could bypass the special-use permit by going that route. BALDERAS stated that he would advise the applicant to include commercial use on the property to make the development a permitted by right development.

A motion was made by MR. ROBERTSON, seconded by MR. SATER to approve the application.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

CASE NO. 23-222-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Grace Community Outreach, Inc.
Owner: Pinkie Clinton
Location: 4007 LAKESHORE DR (E side of Lakeshore Dr, approx. 295' S of Dilg League Dr.)
Existing Zoning: C-1
Request: Special Use Permit for Shelter House
Proposed Use: Shelter Housing

Representative &/or support:

Pinkie Clinton 4007 Lakeshore Dr, Shreveport, LA, 71109

Clinton stated they have been doing work to get women off the streets for over 20 years and this shelter will be for women and children. She stated that the existing shelters are full, and this permit will allow them to have more room.

Frances Mathieu 726 Cotton St, Shreveport, LA, 71101

Mathieu stated that the applicant is very helpful to people in need and with this approval they will continue to help.

Opposition: NONE

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON to approve the application.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

CASE NO. 23-73-C ZONING REQUEST

Applicant: Mohr & Associates, Inc.
Owner: Marvin Baxter
Location: 0 Russell Road (Intersection of Russell Road and Bonnie Street)
Existing Zoning: R-1-5
Request: R-1-5 to R-1-5 (SPUD)
Proposed Use: Personal Storage
REMANDED BACK FROM CITY COUNCIL

Representative &/or support:

Andrea Baxter 1323 Denise Cir, Shreveport, LA, 71107

Baxter stated that the project will be a development for a 4-car personal garage/personal storage on their currently vacant property. She stated that on the property where her home is located, rats often get into the personal things left in the backyard, after it rains. She stated that traffic will not be increased as it is only their items stored on the property and theft should not be a problem. Baxter stated that they want the development to go on a property near their home and it will be well up-kept. She said that the property taxes should not increase as the property is not going to be rezoned to a commercial district. She said that this development is only to clean up the area and protect their things from rodents. She then informed the Board that a petition was signed by several people who are showing support for the possible rezoning and development.

Sharon Glen 1811 Nash St, Shreveport, LA, 71107

Glen stated while she had many concerns about the zoning change to commercial and possible lack of upkeep, her questions have been answered and problems resolved. She is now in support of the application.

Marvin Godfrey 1029 Worshire Cir, LA, 71107

Godfrey stated that he owns the property across the street from the Baxter's property and he sees nothing wrong with this development. He stated that he is in support of this application.

Opposition:

Arthur Russell 1806 Mack Marshall Dr, Shreveport, LA, 71107

Russell stated that he does not want extra crime, increased property taxes and traffic to their area. He stated that he does think that a person parking their own vehicles on their property should be allowed though. JEAN informed Russell that the application is only a zoning change because of the ordinance relief of having a storage unit there with no other structure. He stated that this zoning shuts the door entirely on commercial and only what is on the site-plan that gets approved can be done, with parking only being allowed to the back of the building.

Joe Robinson 1528 Russell Rd, Shreveport, LA, 71107

Robinson stated that he is opposed to this application because he does not want his property taxes to go up. He asked why they need a permit to build a building that will be for storage. JEAN stated that without a home on the property, acting as a primary building, they are not allowed to have this secondary structure. He also stated that the applicant has agreed to not park any vehicles in front of the building and if they do, they will receive a violation.

Mary Harris 1827 Mack Marshall Dr, Shreveport, LA, 71107

Harris asked why a rezoning sign was in the yard of the property if it was not being rezoned. JEAN stated that the base zoning of the property will not change, it is only considered a rezoning because of the ordinance change attached to it. Harris asked what a SPUD was, and JEAN stated that the acronym SPUD means small, planned unit development and it allows a landowner to keep a zoning district the same but offer relief in the code. He stated in this case the applicant would be able to have the structure with no home on the lot. Harris then asked how the vehicles would get to the back of the building without having to enter from another street or someone else's property. TRANT stated that the home will look more residential in character as it will have siding and there will be access off of Russell Road. She also stated that there will be a concrete driveway that extends from the front to the back of the building.

ANDREWS asked for all of those in opposition to stand. 4 people stood.

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Rebuttal:

Marvin Baxter 1323 Denise Cir, Shreveport, LA, 71107

Baxter stated that there will be a driveway paved with concrete to access the back of the garage with their vehicles. He stated that no extra traffic will come to the area as it is only going to be used by him and his wife to switch out cars.

MCCULLOCH questioned why the case was remanded back to them as they voted based on the information that was presented before them and the petition for support that was introduced was done so to the City Council. JEAN stated new information, being the petition for support was introduced and the assumption is that the MPC Board may possibly make a different decision based on that new information. THIBEAUX stated that the Board had already decided and asked if they could remand it back to the City Council. JEAN informed her that by voting on the case, they will be making a recommendation, whether that be the same recommendation or different.

A motion was made by MR. ELBERSON, seconded by MR. ROBERTSON to recommend this application for approval.

The motion was adopted by the following 6-2 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH. Nays: Mses. JACKSON & THIBEAUX. Absent: Messrs. MOSS

CASE NO. 24-01-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text (Ordinance) Amendments to The Shreveport UDC

Representative &/or support: NONE

Opposition: NONE

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

END OF PUBLIC HEARING

OLD BUSINESS

JORDAN stated from Year to Date for Commercial Certificate of Occupancies, there have been 22 and 2 from February 1-7. From the Year to Date for Home-Based Certificate of Occupancies, there have been 16 and 3 from February 1-7. He stated there have been 52 violations from year to date and 6 from February 1-7.

JEAN stated that the Update of the Masterplan has kicked off and more information will be coming soon, as the MPC Board will be very involved with the process.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

A motion was made by MR. ROBERTSON, seconded by MR. ANDREWS to adjourn the meeting.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS

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A motion was made by MRS. WILSON MCCULLOCH, seconded by MRS. JACKSON to go back into session.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. MOSS & BALDERAS and Meses. THIBEAUX & JACKSON

Public Comment:

David Hackney 9660 Railsback Ridge, Shreveport, LA, 71106

Hackney stated that he spoke to this Board on June 7, 2023. He said that ROBERTSON invited him to come back and speak again if his issue was not resolved. He stated that the Esplanade subdivision had a PUD that was done in 2007 that has a long list of amenities that the PUD required for approval. He stated one of those amenities was sidewalks being on each side of the street. He stated they still do not have those sidewalks and he has spoken with many people in the MPC office and the developer. Nothing has been accomplished or fixed. He stated that JEAN informed him that there has been slow response because of the litigation brought up about this case. Hackney then stated that CLARKE has told him that new plans have been submitted to bring the PUD into requirement, but still nothing has been done.

JEAN stated that there have been discovery requests made about this case and as there is active litigation going on, counsel has advised no comments to be made on the record.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:15 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary