

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MARCH 6, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, March 6, 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
Gabriel Balderas
Rachel Jackson
Fred Moss, IV
Bill Robertson
Harold Sater
Rose Wilson McCulloch
Rachel Jackson

Staff Present

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

Members Absent

Toni Thibeaux
Rachel Jackson (left early)

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

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. MOSS, seconded by MR. ROBERTSON, to approve the minutes of the February 7, 2024 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-212-C ZONING REQUEST

Applicant: Timothy Heffern
Owner: Timothy Heffern
Location: 0 Maxfern Dr (NW corner of Maxfern Dr and Pinehill Rd)
Existing Zoning: R-1-7
Request: R-1-7 to I-MU
Proposed Use: Industrial Use

Representative &/or support:

Tim Heffern 3550 Old Mooringsport, Shreveport, LA, 71107

Heffern stated that he is a resident in the North Highland neighborhood. He stated he wants something on the property that will benefit everyone in the community. He then informed the Board that initially he wanted to rezone to I-2. Heffern stated that his home, the R-1-7 zoning, dates to the 1950s as it was the beginning of a possible subdivision that never happened. He stated that

he was informed by MPC staff that an I-2 rezoning would have a low probability of being approved as it is not compatible with the area. He stated that after agreeing to rezone to I-MU he realized later that this zoning allows for residential development. He stated that he does not want that and neither do his neighbors. He stated that dense family housing with I-MU would require a special-use permit, and he thinks it is unlikely for the area to develop residentially.

JEAN stated that the application was advertised as I-MU and as it was advertised for I-MU, I-2 cannot be considered at the hearing. He asked Heffern if he was aware that C-1 or C-2 would work with the commercial uses he wants. Heffern answered that he would like outdoor storage for his neighbors who may need to park a fleet of trucks and that C-4 was considered.

JEAN stated that there is no case history for the I-2 zoned property that abuts the applicant's property associated and when it came into the planning zoning limit with the UDC, it came in as I-2.

ROBERTSON asked Heffern if the staff changed the zoning request from I-2 to I-MU without the applicant's consent, to which JEAN answered MPC staff did have consent and after speaking with Heffern concluded that the I-2 zoning district would be restrictive and the I-MU district would allow for more flexibility for the applicant. ROBERTSON asked if specialty pump was the applicants neighbors, to which he answered yes and he does not think any residential properties will develop, as the street where this property is located looks very industrial even though it is zoned for residential use.

ROBERTSON informed the applicant that this application looks like spot zoning as it is so different than the other uses in the area, Heffern answered that while that could be so, as it would be an extension of an existing industrial district, it would not be exactly spot zoning. Heffern then stated that the neighborhood and himself, are opposed to residential development in the area, but they would need a special use permit to have residential development which could stop it.

JEAN stated when conversing with the applicants, MPC staff never gives recommendations, they only offer different pathways that the applicant may take that fit what they are proposing to do. While the staff may warrant a case for denial, the decision is still up to the Board, so the applicant can still go through due process.

Opposition:

Randy Reeves 3235 Old Mooringsport, Shreveport, LA, 71107

Reeves stated he owns the I-2 zoned Specialty Pump Company and 10 acres east of that property which is zoned residential. He stated that C-1, C-2, I-2 are perfectly fine with him and his neighbors. However, because of the residential possibilities with I-MU, they are not supporting that as it will destroy the value of surrounding properties. ROBERTSON asked Reeves if he felt the area was not fit for residential growth, Reeves answered that is up to the buyer, but he would not put residential properties in the area.

David Rowley 908 Regmar Dr, Shreveport, LA, 71107

Rowley stated that he does not support anything that is not residential.

Rebuttal:

Tim Heffern 3550 Old Mooringsport, Shreveport, LA, 71107

Heffern stated that he wished he could change his zoning from I-MU to I-2. He stated that he understands nipping in the bud possible dense residential uses, but he feels like it is unlikely that residential uses would be brought to the area. He stated that I-MU is a great zoning district for the area, but the residential part is not good for the area.

ROBERTSON stated that the property abuts highway 71 and is an industrial property, however the rezoning conflicts with the Future Land Use Map. Therefore, he will be motioning to deny.

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

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

CASE NO. 24-2-C SPECIAL USE PERMIT & SITE PLAN

Applicant:	McKinney Byrd Academy
Owner	NORTHWEST LOUISIANA BAPTIST ASSOCIATION
Location:	8900 KINGSTON ROAD (Southwest Corner of Kingston Rd and Ridgecrest Dr)
Existing Zoning:	R-1-7
Request	Special Use Permit & Site Plan Approval
Proposed Use:	Educational facility - primary or secondary

Representative &/or support:

Frankie Edwards 734 Hyde Park Pl, Shreveport, LA, 71108

Edwards stated that the school has been operational for 10 years and is a Pre-K to 8th grade school. She stated she is the owner, and the school has a capacity for 50 students.

MCCULLOCH asked about how the children are picked and dropped off and asked if traffic problems had been cleared, to which CLARKE answered the problem is inconsistencies with the site plan and that is why the MPC staff asked for the deferral of the case so the issues found with the sites plan can be fixed. Edwards asked for clarification on the issue with the site plan. JEAN stated that the current site plan does not depict what is on the ground and shows property that is not included in the boundary. He then stated that pick up and drop off is not clearly stated.

CLARKE informed the board that they could approve the special use permit and defer the site plan to executive approval.

Opposition: NONE

A motion was made by MS. JACKSON, seconded by MR. MOSS to approve the special use permit and defer the site plan to executive director approval.

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

CASE NO. 24-6-C ZONING REQUEST

Applicant: Max Ford
Owner: BOARDWALK INVESTORS/BMO HARRIS 1% ETAL
Location: 3011 DR MARTIN LUTHER KING DR (S side of Dr Martin Luther King Jr Dr, approx. 380' W of David Raines Rd)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Vehicle Dealership

Representative &/or support:

Max Ford 2020 Jamison St, Shreveport, LA, 71107

Ford stated he wants to change his property back to its original zoning which is C-3. He said that there used to be a gas station on the property before it was rezoned to C-2. He stated he wants to place a landscaping contractors office on the property. ANDREWS asked about the dumpsters on the property, Ford informed the Board that he drops them off and picks them up on his way to and from jobs. ANDREWS asked what happened at the NPP meeting and what was his original request. Ford answered that the attendees only request was that he acquire a site plan and elevations, and his original request was for a used car lot. He stated that he just picked the first use he saw, and he does not want a vehicle dealership. ROBERTSON stated that they are sensitive to the residential neighborhoods nearby. MOSS asked staff what zoning designation he needs to operate as an office, to which JEAN answered C-3 with a special use permit because the applicant is introducing storage of items at the office to the area which changes the definition to contractor's office. Jean stated the storing of things on the property is not allowed in the C-2 district and that staff would work with the applicant.

Opposition: NONE

A motion was made by MS. WILSON MCCULLOCH, seconded by MR. MOSS to defer and continue the application to April 3, 2024.

BALDERAS asked if the storage of dumpsters on a property is allowed in a C-3 zoning, JEAN answered with a special use permit only, it is allowed in a C-4 district. CLARKE asked the applicant to work with the staff.

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

CASE NO. 24-10-C SPECIAL USE PERMIT & SITE PLAN

Applicant: COSAH
Owner: FAIRFIELD BUILDING GROUP, LLC, THE
Location: 1600 FAIRFIELD AV
Existing Zoning: C-3
Request: Special Use permit & Site Plan Approval

Proposed Use: Multi-Family Dwelling

Representative &/or support:

Britton Mullhern 307 Register St, Shreveport, LA, 71291

Mullhern stated that they are proposing a 48-unit 1 bed-1 bath apartment complex. He stated that they will be pursuing the greenspace idea to give space between the sidewalk and road for safety. He stated once that have approval for the revised site plan and approval from the Historic Preservation Committee, they will move forward. Mullhern stated that they are going to address all the issues brought up with the site plan and landscaping.

ROBERTSON asked Mullhern if he was familiar with the state building relocation downtown, he stated no he was not.

ROBERTSON asked if the emptying of the building across from this property affected them, Mullhern replied that the market studies they have done shows a more than sufficient need for housing, he stated it would be market rate housing, with 80% area-medium income.

Opposition: NONE

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

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

CASE NO. 24-13-C ZONING REQUEST

Applicant: Mohr & Associates, INC.
Owner: Pilgrims Travelers Baptist Church
Location: 525, 533, 535, 539 & 543 Harrison Street (SE corner of Harrison St and Wallace Ave)
Existing Zoning: R-1-7
Request: R-1-7 to R-2
Proposed Use: Dwelling - townhouse / multi-family

Representative &/or support:

Andy Craig 1324 N. Hearne Ste.301, Shreveport, LA, 71107

Craig stated the owner wants a townhouse apartment complex for residents and/or members of the church. He stated that with the conceptual layout they are currently looking at doing 4 buildings with 4 units in each building. ROBERTSON asked what the buildings would look like. Craig stated they would be one story buildings and they would fit with the character of the neighborhood. Craig stated that there will be a parking lot for the residents, but it will be gated and fenced for security purposes.

Dr. Richie Bell, Jr. 9501 Castlebrook Dr, Shreveport, LA, 71129

Bell stated that they want to provide decent housing for people in the community. He also stated that there are no financial incentives for the church wanting to do this. He stated that the community had no objections to the application. ROBERTSON asked why the applicant could not build single family homes as the area is zoned for it, Bell answered that they are single family buildings because there are less than 4 units on the lot.

Opposition:

Gregory Williams 2050 Holly Oak Dr, Shreveport, LA, 71118

Williams stated that until more plans come together, he is opposing the application. He stated that he wants clarification on who will occupy the housing and what kind of restrictions will be applied. ANDREWS informed Williams that this is only rezoning, and extensive plans must be submitted to continue down the road for the housing.

Michael Blackwell 444 Melrose St, Shreveport, LA, 71106

Blackwell stated he is opposed to the application.

Rebuttal:

Dr. Richie Bell, Jr. 9501 Castlebrook Dr, Shreveport, LA, 71129

Bell informed the Board that proper checks would be done of the residents of the complex. ROBERTSON asked Bell to clarify

the church's involvement with the property. Bell stated that they would have property management and the church would not manage it.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH Nays: NONE. Absent: Messrs. ELBERSON, and Mses. THIBEAUX, & JACKSON.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Andrew Knuppel with Asakura Robinson

KNUPPEL stated he is the project manager for Shreveport as it goes through the Masterplan Update. He stated they will have multiple points of contact with the community who will be able to provide recommendations for changes. KNUPPEL informed the Board that the name of the update would be **ONE SHREVEPORT** and they would be sure to emphasize the soul of Shreveport, togetherness, and a shared future. Knuppel then informed the Board of the project teams next steps which would be to prepare application forms for interested people in the community who would want to be apart of the community ambassadors or community steering committee, recommend slates of people for the committee and ambassador group as well as coordinate training sessions and onboardings.

ROBERTSON asked KNUPPEL what his take was on attacking controversial topics, KNUPPEL stated that it is inevitable, but they will work closely with the staff to address them appropriately. ROBERTSON asked what the controversial topics were, where he lives as a professional planner. KNUPPEL stated that affordable housing is a big issue. CLARKE stated that the Board moving forward will get regular updates on the Masterplan.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

David Hackney 9660 Railsback, Shreveport, LA, 71106

Hackney stated that he came before this board twice before and the PUD that was approved (Esplanade) has not adhered to the requirements listed in the staff report. He stated that he wants the MPC to enforce what is required of the developer for the approval of the PUD. He stated that they were to share access on Flournoy Lucas Road with the retirement center. Hackney also stated that sidewalks were to be on both sides as well. Hackney informed the Board of a project with LATOD that the mayor stopped that would help the traffic problem by the Glenn and his area. Hackney continued to state his case and inform the Board that he wants them to hold the developer accountable for what was agreed upon with the approval of the PUD. WILSON asked Hackney for clarification on the mayor coming out at the LATOD meeting and an issue being addressed but now he is saying it is not. Hackney replied that this project has been in the budget for years and now it seems they are waiting for 3132 to be extended to start the project. WILSON then asked if the citizens got any relief with the mayor coming out at the LATOD meeting, he stated that he does not know. He does not think that 3132 will get funded by the state and that Tim James Bridge will happen. WILSON asked staff if there was anything they could do to help, CLARKE stated that there is nothing they can do and the staff has been working with Larkin, the developer, to address the sidewalks and other issues. CLARKE stated that they will shortly be sitting with Hackney to speak about this situation. ROBERTSON stated to CLARKE that the credibility of the MPC body rests on its ability to enforce what has been agreed upon. CLARKE replied that the MPC staff will enforce the requirements of the PUD not the MPC Board.

Richard Taylor 303 Belle Winds, Shreveport, LA, 71106

Taylor stated he was the lead investor of Esplanade about 10-12 years ago. He asked if any type of zoning change has been considered CLARKE answered that it is in litigation and cannot be discussed. ROBERTSON asked who Tim James is, Taylor answered the developer who wants to build the toll bridge.

CHAIR/BOARD MEMBER'S COMMENTS

ROBERTSON commented on an article he read about SIRA, Shreveport Implementation Redevelopment Authority and he would like them to make a presentation to the MPC Board.

ADJOURN 5:52 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary