

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING APRIL 3, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 3, 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
Fred Moss, IV
Bill Robertson
Rachel Jackson
Chris Elberson
Rose Wilson McCulloch
Toni Thibeaux

Staff Present

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

Members Absent

Harold Sater

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

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 MS. JACKSON, to approve the minutes of the March 6, 2024 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 24-8-CAC CLOSURE & ABANDONMENT

Applicant: S & O Capital, LLC
Owner: City of Shreveport
Location: N/A (west side of Fairfield, approx. 175' north of 69th St.)
Existing Zoning: N/A
Request: Closure & Abandonment
Proposed Use: Residential

Representative &/or support:

Dorothy Cowthorn 2807 Caribbean Cove, Shreveport, LA, 71105

Cowthorn stated she wants to build 1-to-2-bedroom cottages and sell them to the working homeless (low-income individuals). She stated that the government has a program that will pay the downpayment and closing cost. She wants to help the community. She stated she wants 5-6 houses facing Fairfield. ROBERTSON asked if the applicant planned to build on top of the

alleyway. Cowthorn stated she does not want to build into the alley, it is just to stop traffic in the area.

Opposition: NONE.

Malcom Stadlander Property Management Administrator for City of Shreveport

Stadlander stated he would answer any questions. ROBERTSON stated that SWEPCO does not like construction under overhead powerlines, is that a problem.

Robert Thomaseck Assistant City Engineer

Thomaseck stated no, the applicant would just not be able to build into that easement. MOSS asked about vehicle entry, to which Thomaseck answered they would have to back out and the applicant would need to place a dead-end sign at their expense.

A motion was made by MR. ROBERTSON, seconded by MR. ELBERSON to recommend approval with stipulations.

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

CASE NO. 24-22-C ZONING REQUEST

Applicant:	A&M Smart Investments, LLC
Owner	A&M Smart Investments, LLC
Location:	0 Lakeshore Drive (se corner of Lakeshore Dr and Carrie Ave)
Existing Zoning:	C-3
Request	C-3 to C-4
Proposed Use:	Contractor's office and outdoor storage

Representative &/or support:

Alphonso Williams 2410 Windbrooke Ct, Shreveport, LA, 71118

Williams stated he wants to build a construction office. He showed renderings to the Board. MOSS asked what was on the property currently, Williams stated that concrete is currently on the property along with dump trucks and other construction equipment. Williams stated he would need to obtain a 1 time only rock crushing permit to crush the rock on the property because of the high expense to transport it off the property to be crushed. ROBERTSON asked how close William's property was to the City Traffic Engineering Yard, Williams answered right next door. ROBERTSON stated the rock crushing made the Board nervous, and Williams answered it would be one time only and he would use it as a base for the concrete. CLARKE answered that C-4 does allow rock crushing and he would have to acquire a temporary use permit. ANDREWS asked what the outdoor storage would include, Williams answered 2 dump trucks, dozer and heavy equipment.

Opposition:

Doris Stevens 2314 Darien St, Shreveport, LA, 71103

Stevens stated that the neighborhood does not want him there. She stated that it is not a storage yard, it looks like a dump pile. Stevens introduced a petition with about 50 signatures from people in opposition. MOSS asked what she like there, Stevens answered they tried to build a park, but they could not find the owner of the property. She stated that the fence should not be allowed where it is right now.

Rose Jones 2024 Carrie Ave, Shreveport, LA, 71103

Jones stated that the dust had come to her house and given her lung problems. She stated that trucks come by her property. Jones stated that something that is not noisy or produces a lot of pollution, she would be fine with. MCCULLOCH stated that she could not support this as it is an injustice to the senior citizen community.

Rebuttal:

Alphonso Williams 2410 Windbrooke Ct, Shreveport, LA, 71118

Williams stated there is no gate across the street from the opposition home. He stated that the gate was placed there at the request of Mike Sepulvado, the Chief Building Official. He stated it is probably 200ft from the opposition driveway. He also stated that his trucks come from Lakeshore drive and turn onto Carrie Street for only 20ft and then go into their property. No extra traffic is going through the neighborhood.

ROBERTSON asked for clarification on the violation of the property. JORDAN stated it is the outdoor storage of the rocks that is not allowed in that zoning. ROBERTSON stated if the rock and dirt were removed to alleviate the violation and restrict access to his yard to not use Carrie Street, he would be inclined to approve.

A motion was made by MS. JACKSON, seconded by MR. MOSS to suspend the rules.

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

Alphonso Williams 2410 Windbrooke Ct, Shreveport, LA, 71118

ROBERTSON asked if he would comment on whether he would be able to remove the rocks and limit access to the yard so many of the issues can be alleviated. Williams answered it can be done but for the access from Lakeshore would have to be asked to Mike Sepulvado the Chief Building Official. He stated that would be too expensive and ROBERTSON stated his compromise would not work.

A motion was made by MR. MOSS, seconded by MS. JACKSON to go back into regular session.

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

A motion was made by MR. BALDERAS, seconded by MRS. WILSON MCCULLOCH to recommend denial of this application.

The motion was adopted by the following 5-3 vote: Ayes: Messrs. ANDREW & BALDERAS, Meses. WILSON MCCULLOCH, & THIBEAUX Nays: Messrs. ROBERTSON & MOSS, Meses. JACKSON. Absent: Messrs. SATER

CASE NO. 24-25-C ZONING REQUEST

Applicant: NWLA Investment Properties LLC
Owner: NWLA Investment Properties LLC
Location: 0 Linwood Ave (east side of Linwood Ave., 1,000ft south of intersection with Mt. Zion Rd)
Existing Zoning: R-A
Request: R-A to I-2
Proposed Use: Industrial Use

Representative &/or support:

Peyton Massey 8540 Hatfield-Gorman Rd, Shreveport, LA, 71106

Massey stated that the property is partially in the Parish, and they recommended approval of I-2. He stated that the portion of the land fronting Linwood, which is in the City and is 14.8 acres. He stated from Mt. Zion to the bottom where Bert Kouns is has 0 residential properties in the area. He stated that they want to extend an existing road into the Northeast corner of the development and have an entrance onto Linwood. He stated that they have spoken with William Talton to figure out how to have access across the easement and control traffic.

Opposition: NONE.

BALDERAS asked about heavy industrial zoning not being compatible with the area. CLARKE stated that C-4 all the way through the property would have been better, but as part of the property is in another Boards jurisdiction they chose to zone to I-2 which will mean that the property will be split, and he will have differing uses allowable in both parts of his property.

Rebuttal:

Peyton Massey 8540 Hatfield-Gorman Rd, Shreveport, LA, 71106

Massey stated they want to bring value to the area and are not opposed to C-4. Massey stated they could possibly zone the front part C-4 and the rest of it I-2.

A motion was made by MR. MOSS, seconded by MR. BALDERAS to recommend approval to C-4.

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

CASE NO. 24-28-C ZONING REQUEST

Applicant: iARCHiTECTURE, LLC
Owner: S & O Capital, LLC
Location: 1241 VAUGHN AVE (east side of Vaughn St, approx. 210 ft' north of E Stoner Ave)
Existing Zoning: R-3
Request: R-3 to C-2
Proposed Use: Gas Station and Convenience Store

Representative &/or support:

Jeff Spikes 417 Lake St, Shreveport, LA, 71101

Spikes stated that they have 2 residential lots that need to be rezoned too commercial. He stated they are wanting to expand the site to accommodate the site plan as they will have the appropriate screening and landscaping. MCCULLOCH stated that there are some citizens in the surrounding area of this property that were not notified and did not attend the meeting. MCCULLOCH asked would he be open to another neighborhood meeting. Spikes answered yes, he was bummed that more than 1 person showed up to the meeting. CLARKE stated that Spikes would have another NPP meeting if asked because he has kept his word in the past. MOSS stated that adding new developments to an area acts as a facelift. ROBERTSON asked what if the second meeting raises a lot of questions and opposition. CLARKE answered that it will still go to City Council and Spikes stated that NPP meetings are to give information to the public and receive feedback, but the Board and Council make the final decision.

Opposition:

Gloria White 1323 Youree Dr, Shreveport, LA, 71101

White stated her concern is the traffic and hours of operation. She stated she is not against it; she is just concerned.

Rebuttal:

Jeff Spikes 4area act, Shreveport, LA, 71101

Spikes stated that they are doing a mass curb cut, and there will be a crosswalk. BALDERAS asked for a timeline on the process. Spikes stated best case they would be open by the end of the year and worse case the first quarter of 2025.

A motion was made by MR. BALDERAS, seconded by MRS. WILSON MCCULLOCH to recommend approval.

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

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: Contractor's office
DEFERRED FROM MARCH 6, 2024

Representative &/or support:

Max Ford 7927 Masters Dr. Shreveport, LA, 71129

JEAN stated he would need to get a special use permit to operate a contractor's office. BALDERAS asked if the application was still being considered for a car dealership. Ford answered no. MOSS asked what the original zoning on the property was classified as to which JEAN answered C-3. BALDERAS asked if the dumpsters are still an issue. JEAN answered if he comes back and gets approved for the special use permit, he will be allowed to have them but will have to do proper screening and landscaping.

Opposition: NONE.

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

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:34 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary