

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 1, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 1, 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

Chris Elberson, Chair
Gabriel Balderas
Rachel Jackson
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

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

Members Absent

Winzer Andrews, Chair
Rachel Jackson (left before meeting ended)

The hearing was opened with prayer by **MRS. WILSON MCCULLOCH**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**

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. ELBERSON, seconded by MR. MOSS, to approve the minutes of the April 3, 2024 public hearing as submitted.

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

SHREVEPORT IMPLEMENTATION AND REDEVELOPMENT AUTHORITY PRESENTATION

Parker Brown 818 Unadilla St, Shreveport, LA, 71106 SIRA CHAIRMAN

Brown stated that their purpose is to identify adjudicated properties, which are no longer on tax rolls, and present them to developers so they can get back on tax rolls for the parish and city. He stated that a couple of the projects they are currently working on include Bonnie Home and the State building. He stated eventually they are wanting to market what they are doing to developers so they can come in and start building.

ROBERTSON asked what was Brown's day job. Brown answered that he owns and manages properties in Sunset Acres, Mooretown, Southern Hills. And MLK area, he then named the people on the SIRA Board. ROBERTSON asked how often the SIRA Board meets, to which Brown answered they try to meet once a month but are still getting their practices established. ROBERTSON asked if the department of community development was used as their staff. Brown stated that the staff is currently coming from the City Attorney's office, and they have no budget. Brown answered ROBERTSON that Councilwoman Tabatha Taylor is on board with what they are trying to do. He stated that the SIRA Board needs to collaborate with the MPC office, but first they need a project in place. ROBERTSON asked how many adjudicated properties exist in Shreveport, Brown stated there

are thousands. Brown informed the Board that they want to speak with Baton Rouge and New Orleans, but they are not funded at this moment. MCCULLOCH asked the MPC staff who oversees the operation of the SIRA Board, CLARKE answered the mayor's office.

PUBLIC HEARING

CASE NO. 24-29-C TEMPORARY USE PERMIT

Applicant: 2R Construction, LLC
Owner: Dillard Farms, LLC
Location: 2444 Midway Ave (NW corner of Midway Ave. and Mansfield Rd.)
Existing Zoning: I-2
Request: Temporary Use Permit
Proposed Use: Rock Crushing Facility

Representative &/or support:

Romano Dillard 5428 Coach Rd, Bossier City, LA, 71111

Dillard stated that they applied for this permit first 6 years ago. He stated in 6 years, they have only crushed rock 3 times as that is not the business' main function, so they would like 10 years approved so they do not have to continue applying for the permit often. He stated that they have done all they can to satisfy their neighbors and invited DEQ to come every time they crushed the rock. MCCULLOCH asked why he only crushed rock one time in his first year, he answered that was all he needed. Dillard stated that he is allowed to crush 4 times a year for 14 days each time. ROBERTSON asked who grants the authority for the frequency of rock crushing in a one-year period. CLARKE stated that it is an ordinance. TRANT stated that the regulations for rock crushing are in the use standard in the UDC. Dillard stated that he recycles the concrete that he crushes and uses it as a stone base for the roads that he redoes for the city.

Opposition: NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. ROBERTSON to approve the temporary use permit for 3 years.

MOSS asked if they should revise the motion for 5 years. BALDERAS stated no, he likes the 3 years as it is close to a residential neighborhood.

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

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
REMANDED FROM CITY COUNCIL
[Traffic Impact Study](#)
[Water Pressure Study](#)

Representative &/or support:

Jeremy Merz 1000 Louisville Ave, Monroe, LA, 71021

He stated that when this case came before the board before it was approved unanimously but was remanded from City Council until a traffic and water analysis was completed. He stated that they came back favorably. He stated that they amended the design to 3 stories instead of 4 stores.

Kimberly McDaniel 37302 Commerce Lane, Prairieville, LA, 70769

McDaniel stated that an 88-unit apartment complex is projected to generate 12 entering and 38 exiting trips in the morning and 37 entering and 22 exiting in the pm peak hour of the adjacent street. She stated that it is an independent study which means that while the applicant requested the study, they do not control what goes into it as they abide by a code of ethics. ELBERSON asked if the report addresses the traffic caused by the schools. McDaniel stated that they did a school peak and recorded during 15min intervals, sent staff members out for 2 days and watched the traffic and counted the intersections. She stated that they did not observe conflict with the school and Sophia Lane. She stated that on the days they studied, they saw 8 vehicles accumulate before they dissipated.

David Smith (City Engineer)

He stated they have no comments or reservations for Sophia Lane.

Steve Vercher (City Water & Sewer)

He stated they collected data starting on April 15th for 10 days. Vercher stated that the water pressure is very good between the range of 65 and 77. He then informed the Board that the complaints from the subdivision nearby about the water pressure would have been a result of a water main break which happened around 2 months ago at the Port, which has been fixed.

Opposition:

Tim Euler 512 Forsythe Ct, Shreveport, LA, 71115

Euler stated that he was representing Brunswick place, and they are still opposed to this development. He stated that LADOTD has not said yes to an exit on HWY 1 or Youree. He stated that many people are still opposed to this and there are no documents showing support from the neighborhood. ROBERTSON asked has any dialogue happened between the neighborhood and the school board. Euler stated that they have, but they stated that it was up to the principal who stated it was not in their control either. Euler agreed with ROBERTSON that the school is about 10 blocks away from the possible new development. Euler stated that he thinks that the developer and the engineer who conducted the traffic study raise a conflict of interest as the developer pays the engineer, he stated that he thought the City Council wanted someone independent of the developer to conduct the study. THIBEAUX asked about the email that was received stating that the apartment complex was not wanted, but they would be happy with patio homes or two-story condos. Euler stated that was not a conversation with Brunswick place.

David Petite 409 Brighton Ct, Shreveport, LA, 71115

He stated that an apartment complex is not compatible with the community or needed in the area. MCCULLOCH shared with Petite that apartments are developing within this city. Petite stated that if 3 stories is better than the original 4 stories, then it should go down to a single story building.

A motion was made by MR. MOSS, seconded by MR. ELBERSON to approve this application.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. JACKSON & THIBEAUX Nays: Meses. WILSON MCCULLOCH Absent: Messrs. ANDREWS

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 C-4
Proposed Use: Industrial

REMANDED FROM CITY COUNCIL

Representative &/or support:

Timothy Heffern 3556 Old Mooringsport Rd, Shreveport, LA, 71107

Heffern stated that he wanted no ambiguity on the land, and C-4 would be best. He stated that staff mentioned that a residential development on this land is not likely. He informed the Board that ROBERTSON was correct in labeling this spot zoning, however with the industrial use bringing the traffic, etc. residential is unlikely. ROBERTSON asked how long the applicant had owned the 5 acres of land, to which Heffern answered 30 years, before the construction of I-49. He stated that to his

understanding, he has a home in Maxfern subdivision, which he owns Lot 1 and 2 and there are several others, but they are empty. He stated his neighborhood is essentially his property and the industrial plant. ROBERTSON asked how far was he from I-49, he stated about 2 miles from 220 and I-49. Heffern answered ROBERTSONS' inquiry about property owners wanting the commission to help them out of their situations on their properties by rezoning etc., by saying that while someone may want to have residential property, in his opinion it is not likely. He also stated he keeps getting a lot of commercial inquiries on the property since it went up for sale. ELBERSON asked if the applicant felt that I-49 was the catalyst for the trend change in the area, to which he answered yes.

Opposition: NONE

A motion was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend approval for the C-4 zoning district.

BALDERAS asked if this area is designed for residential development and what the applicant would want to be there. ROBERTSON stated the previous vote was for unanimous opposition to the I-2 zoning. Heffern stated that he would like to see anything, but the most interesting request he got was for a high-end steakhouse. BALDERAS asked if a lesser commercial zoning would work, but Heffern stated they settled on C-4 in case a buyer wanted some type of outdoor storage. ELBERSON stated that the industrial spot zoning seems to inhibit future residential zoning, but the commercial zoning would unblock it. MOSS stated that the area looks to have a trend of development that will be similar to Youree Drive.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, ELBERSON, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. BALDERAS Absent: Messrs. ANDREWS

CASE NO. 23-8-CTAC CODE TEXT AMENDMENT

Applicant: METROPOLITAN PLANNING COMMISSION
Request: Code Text (Ordinance) Amendments to the Shreveport UDC
REMANDED FROM CITY COUNCIL

Representative &/or support: NONE

CLARKE stated that the reason the MPC office amended the liquor ordinance was to get information from the liquor store owners, to correct past mistakes of not collaborating with all the industries.

Opposition: NONE

A motion was made by MR. BALDERAS, seconded by MR. MOSS to recommend this application for approval.

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

CASE NO. 24-2-CTAC CODE TEXT AMENDMENT

Applicant: METROPOLITAN PLANNING COMMISSION
Request: Code Text Amendment for provisions allowing for Mansard Roof Signs

Representative &/or support: NONE

Opposition: NONE

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

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

David Hackney 9660 Railsback, Shreveport, LA, 71106

Hackney spoke about the Esplanade Subdivision. He stated that they need clarification on the gates and lot size, because several are less than the 12,000 that he informed the Board JEAN stated the minimum would be. CLARKE stated that the Council approved all of this and the MPC is enforcing it. He stated that JEAN submitted a report because he was directly involved in the case and after sending a planner out there to study the area, found that the real problem was the sidewalks and pocket parks. CLARKE stated that they have met with Hackney and his attorneys and the MPC office is now addressing the sidewalk problem. CLARKE stated that it is the MPC office's responsibility to make sure everything was approved, and they are doing that. ELBERSON explained to Hackney that the MPC Board has no ability to move on this issue. ROBERTSON stated that he would like a summary document of the issues between the residents of the Esplanade subdivision and the developer Larkin.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:05 p.m.

Christian Elberson, Chair

Rachel Jackson, Secretary