

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 5, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 5, 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
Rachel Jackson
Bill Robertson
Harold Sater
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II
Kamrin Hooks, Executive Assistant/Planner 1
Christian Terrell, Planner 1
PeiYao Lin, Community Planner 1
Tanner Yeldell, City Attorney's Office

Members Absent

Gabriel Balderas
Chris Elberson
Fred Moss, IV

The hearing was opened with prayer by **MS. JACKSON**. 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. SATER, seconded by MS. JACKSON, to approve the minutes of the May 1, 2024 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 24-53-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: Mohr and Associates, Inc
Owner: Faith and Fostering
Location: 3248 BERT KOUNS INDUSTRIAL LOOP (N side of Bert Kouns Industrial Loop, approx. 585' E of Dean Rd)
Existing Zoning: R-1-12
Request: SPUD in R-1-12
Proposed Use: GROUP HOME AND SOCIAL SERVICE CENTER

Representative &/or support:

Christi Robinson 3004 Knight St, Bldg.6 #122, Shreveport, LA, 71105

Robinson stated that Faith and Fostering helps those who have conquered drug addiction and been rescued from sex trafficking and have nowhere to go. She stated that it is a support system for young people who are in recovery by providing relationships, life coaching and community. Robinson stated that they provide an opportunity which keeps them from crime during a crime epidemic in Shreveport. She stated that the 18 tiny homes will be for women only and be single-family.

ROBERTSON asked about trees that were cut down on a neighboring property, to which the applicant answered that it was a mistake, and they will replant the trees. ROBERTSON asked about upkeep on Faith and Fostering properties, Robinson answered that they want their young people to have well-kept living situations therefore, the properties are well-maintained. ROBERTSON then asked if the women will be buying the tiny homes or paying rent. Robinson answered that they will be paying rent that will be collected and put into a savings account for them as they move out of the program, she stated that this is to teach them to save and to pay bills on time for when they reenter society. MCCULLOCH asked about safety on the property, the applicant answered that they have an individual in Minden who will be donating surveillance equipment.

Chad Carter 3247 Bert Kouns Industrial Loop, Shreveport, LA, 71118

Bruce Acree 9720 Leaside Way, Shreveport, LA, 71118

Randy Rodgers 173 Lee Lane, Stonewall, LA, 71078

The support stated that they are in full agreement with this development as it will provide help to young adults and provide support to these women so they can eventually be successful in society. The support also commented that the site will be well taken care and accepts all races and ethnic backgrounds.

Opposition:

Kimberly Freeman 3246 Bert Kouns Industrial Loop, Shreveport, LA, 71118

Freeman stated that this tiny home community will severely negatively impact this area. She stated that Faith and Fostering came onto their property and cut down shrubs and underbrush without identifying property lines first. Freeman commented that they are concerned about light, noise pollution and impacting the wildlife in the area. Freeman stated that the demographics that will be introduced to the area will bring more crime and the neighbors should not be subjected to that. She stated she has a petition with 20 signatures of people against this development. THIBEAUX asked Freeman if the speaker had any statistics or analysis done that shows the tiny home subdivision will decrease their property value. She stated she did not.

Tim Shane 3238 Bert Kouns Industrial Loop, Shreveport, LA, 71118

Mariam Harley 9250 Dean Rd #114, Shreveport, LA, 71118

Art Scheffler 3242 Bert Kouns Industrial Loop, Shreveport, LA, 71118

The listed opposition stated they are concerned about wildlife disruption, lack of funding and proper staffing for these women. They also informed the Board that they feel this project will decrease their property values and is being placed in the wrong area.

Rebuttal:

Christi Robinson 3004 Knight St, Bldg.6 #122, Shreveport, LA, 71105

Robinson stated that there are many not well-maintained homes in the area and these tiny homes will be well-kept and make the area look nicer. She stated that in the Faith and Fostering program they drug test randomly and regularly to ensure that the occupants are not using and if they test positive, they go back on a program and are put under watch. Robinson informed the Board that they have doctors, psychologists and social service workers who volunteer to help with these women. She also said that they will be building in phases to make sure they can sustain what they build financially and increase the area value.

A motion was made by MS. JACKSON, seconded by MRS. WILSON MCCULLOCH to recommend for approval with stipulations of landscaping.

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

CASE NO. 24-68-C ZONING REQUEST

Applicant: Andrew Cordaro
Owner: VIRRAY PROPERTIES, L.L.C.
Location: 0 LINWOOD (West side of Linwood Ave., approx. 445' north of Mt. Zion)
Existing Zoning: C-1
Request: C-1 to I-1
Proposed Use: Light Industrial Uses

Representative &/or support:

Andrew Cordaro 10019 Saint Bernard Drive, Shreveport, LA, 71106

Cordaro stated that while the MPC staff warranted the rezoning to C-4 instead of I-2, he feels that I-2 is better as it will make his proposed development more feasible. ROBERTSON asked the applicant to state what he cannot do in C-4 that he can do in I-2. Cordaro stated that it would allow for industrial light, warehouse and wholesale establishments.

Opposition: NONE.

A motion was made by MR. ROBERTSON, seconded by MRS. WILSON MCCULLOCH to recommend for approval to C-4.

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

CASE NO. 24-70-C ZONING REQUEST

Applicant: Mohr and Associates, Inc.
Owner: Thompson Joint Venture, LLC
Location: 3105 Bert Kouns Industrial Loop (South side of W. Bert Kouns, approx. 160' west of Walker Rd)
Existing Zoning: C-3
Request: Site Plan Review
Proposed Use: Heavy Retail & Rental

Representative &/or support:

Jerry Don Thompson 3416 Airway Blvd, Amarillo, TX, 79118

Thompson stated that the company will allow for tanks to be held on the property while they are empty, meaning that the trucks will be moving in and out of the property. MCCULLOCH asked if this application had already been approved in 2012, TRANT answered that the use had been approved, now the site plan needs approval.

Reece Lewing 3122 Green Terrace Road, Shreveport, LA, 71118

Lewing stated that he was not in support or opposition of the application. He informed the Board that he will depend on the Board to make the best decision for the people, but he does not think that is the best location for this development.

Rob Rollins 1324 N Hearne Ave, Ste.301, Shreveport, LA, 71107

Opposition: NONE.

A motion was made by MS. JACKSON, seconded by Mr. Sater to recommend for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE gave a brief update of the masterplan.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:36 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary