

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JULY 10, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 10, 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
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II
Kamrin Hooks, Executive Assistant/Planner 1
PeiYao Lin, Community Planner 1
Jomari Smith, Planner

Members Absent

Chris Elberson

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 MS. JACKSON, seconded by MR. MOSS, to approve the minutes of the June 5, 2024 public hearing as submitted.

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

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Community Ambassadors.

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

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Steering Committee.

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

CONSENT AGENDA

CASE NO. 24-3-SC FINAL PLAT (MAJOR)

Applicant: Raley and Associates, Inc.
Owner: Country Club Estates Number One, LLC
Location: 0 Lochinvar Ln (East side of Wallace Lake Rd, approx. 1835 feet north of Southern Trace Parkway)
Existing Zoning: R-E
Request: 10-lot Single-Family Residential Subdivision
Proposed Use: Single-Family Residential

Representative &/or support:

Jeff Raley 4913 Shed Rd, Bossier City, LA, 71111

Raley asked the board if they had any questions. No discussion ensued.

Opposition: NONE.

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

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

PUBLIC HEARING

CASE NO. 24-1-CAC CLOSURE & ABANDONMENT

Applicant: Police Jury of Caddo Parish
Owner: City of Shreveport
Location: 0 Taft St (south and east side of the Taft St and Monty Ave intersection)
Existing Zoning: I-2
Request: Closure and Abandonment
Proposed Use: Industrial

Representative &/or support:

Malcolm Stadlander 505 Travis St, Shreveport, LA, 71101

Stadlander stated he would answer any questions the Board had for him. No discussion ensued.

Opposition: NONE.

A motion was made by MS. JACKSON, seconded by MR. BALDERAS to recommend for approval of the application.

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

CASE NO. 24-2-CAC CLOSURE & ABANDONMENT

Applicant: Department of Community Development
Owner: City of Shreveport - Property Management
Location: S of Thomas Dr & McKinley Ave (S side of Thomas Dr at the intersection of McKinley Ave.)
Request: Closure and Abandonment
Proposed Use: Industrial

Representative &/or support:

Malcolm Stadlander 505 Travis St, Shreveport, LA, 71101

Stadlander stated he would answer any questions the Board had for him. No discussion ensued.

Opposition: NONE.

A motion was made by MS. JACKSON, seconded by MR. MOSS to recommend for approval of the application.

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

CASE NO. 24-89-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Powell Discount Fireworks
Owner: Graceway Fellowship Church
Location: 4761 Bert Koons Industrial Loop (S side of Bert Koons Ind. Lp, approx. 300' E of Green Forest Rd)
Existing Zoning: R-1-7
Request: Special use permit & site plan approval
Proposed Use: Outdoor seasonal sales - fireworks

Representative &/or support:

Bernard Powell 108 Woodstone Dr, Vicksburg, MS 39183/2331 Highway 594, Monroe, LA, 71203

Powell stated that after the location where he sold fireworks for over 30 years changed ownership and the new owners could not come to an agreement on the division of the property. He stated he then approached Graceway Fellowship Church to which an agreement was made for Powell to conduct fireworks sales on June 25th to July 5th and December 15th to January 1st each year. Powell stated there was plenty of room to place a tent to be used for fireworks sales. ROBERTSON asked Powell if he anticipated any conflict with church goers to which Powell stated there was no conflict and the church voted in favor. ROBERTSON asked Powell if he brought any church members with him to the hearing to which Powell stated he had not. ROBERTSON posed the question to CLARKE if this would set a precedent for future expansion of the business into neighborhoods as vendors are instructed to operate in a commercial district. CLARKE stated it would not as this application is a special use permit application that must come to the Board and any church could apply,

Opposition: NONE.

ROBERTSON posed the question to CLARKE if this would set a precedent for future expansion of the business into neighborhoods as vendors are instructed to operate in a commercial district. CLARKE stated it would not as this application is a special use permit application that must come to the Board and any church could apply, and they will need to have a special use permit approved as well.

A motion was made by MR. MOSS, seconded by MR. SATER to approve the Special Use Permit for the fireworks stand.

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

CASE NO. 24-90-C ZONING REQUEST

Applicant: Mohr and Associates, Inc.
Owner: Floyd & Dorothy T. Cowthorn
Location: TBD Fairfield Avenue (west side of Fairfield, approx. 175' north of 69th St.)
Existing Zoning: R-1-7
Request: R-1-7 to R-1-5
Proposed Use: Residential

Representative &/or support:

Dorothy Cowthorn 2807 Caribbean Cove, Shreveport, LA, 71105

Cowthorn stated that they are not wanting to have a lot of wasted space so they are wanting to have smaller lots because the cottages are small.

Opposition: NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON to recommend for approval of zoning change from R-1-7 to R-1-5.

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

CASE NO. 24-91-C ZONING REQUEST

Applicant: Raley And Associates, Inc.
Owner: MADE IN AMERICA, INC
Location: 7605 LOTUS LN (E side of Lotus Ln, approx. 230' N of Standard Oil Rd.)
Existing Zoning: R-MHP
Request: Rezone R-MHP to C-1
Proposed Use: Commercial

Representative &/or support:

Jeff Raley 4913 Shed Rd, Bossier City, LA, 71111

Raley stated that it has all city utilities available. He stated that the community does not seem to be in objection to the application and is happy to see the place cleaned up. MCCULLOCH asked for staff input. CLARKE stated that the staff recommended denial based on the future land use map which designates the area for residential. ROBERTSON asked for the applicant input. Raley stated that it will be low traffic and only see around 20 people per day and will be gated and fenced appropriately. ROBERTSON asked if there would be industrial uses. Raley stated their would be landscaping but no storing of any material or trucks.

Shante Wells 2810 Creswell, Shreveport, LA, 71104

Wells stated that he is support of the application, but if the commission wants to deny the application, he asks that they defer it instead.

Donald Ward 9305 S Plaquemine, Shreveport, LA, 71115

Ward stated that the facility will just be for training, and he supports this application. MOSS asked staff if the applicant had any alternative arrangements for the property. JEAN stated that C-1 is the least dense commercial zoning that can go there and that the staff recommended denial based on the future land use map designating the area for residential. JEAN informed the board they had not discussed PUD or SPUD options. CLARKE stated they could defer and continue. ROBERTSON asked if the owner had given up trying to maintain the mobile home park. Ward stated that it was bought in a dilapidated state and should have been bulldozed long ago.

Opposition: NONE.

A motion was made by MS. JACKSON, seconded by MR. MOSS to approve motion to defer and continue on August 7, 2024.

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

CASE NO. 24-92-C ZONING REQUEST

Applicant: Mohr and Associates, Inc.
Owner: AttawayRV LLC
Location: 1020 Forum Drive (North Side of Forum Dr., approx. 425' west of N. Hearne Ave.)
Existing Zoning: C-1
Request: C-1 to C-4
Proposed Use: Contractors Office

Representative &/or support:

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

Rollins asked the Board to defer the case so it can be advertised for a more appropriate zoning found by the staff.
Opposition: NONE.

A motion was made by MS. JACKSON, seconded by MR. MOSS to approve motion to defer and continue on August 7, 2024.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, &

SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

CASE NO. 24-95-C ZONING REQUEST

Applicant: Blanchard, Walker, O'Quin & Roberts, LLC
Owner: Lexmark Plaza LLC
Location: 725 Jordan St, 1513 & 1545 Line Ave (SE corner of Line Ave & Jordan St)
Existing Zoning: C-UC
Request: Rezone C-UC to IC
Proposed Use: Residential Care Facility, Shelter Housing, other commercial

Representative &/or support:

Susan Reeks 811 Kirby Pl, Shreveport, LA, 71104

Reeks stated they want to establish 3.1 residential housing in the existing building. She stated that the 3.1 program is low intensity and while in the program they have transportation to go out and look for a job as well as go to school. Reeks informed the Board that they receive counseling, and this program allows a buffer for the person before they are let out on their own. ANDREWS asked what happens to the residents after they leave the program. Reeks stated it is up to the residents as they are given independent skills, and they have someone help them set up a place to stay. THIBEAUX asked if the building was vacant. Reeks answered it is not vacant.

Josh Rapps 842 Lublin Terrace, Lakewood, NJ, 08701

Rapps stated Lexmark is headquartered in New Jersey.

Opposition:

April Dahm 711 Rutherford, Shreveport, LA, 71104

Dahm stated that the Highland neighborhood has become a social services neighborhood, and the Highland Neighborhood Association are asking for a way that the 1000ft rule of group home proximity can be enforced to better review how these services can be placed in Highland. She stated that 11 or 26 Oxford homes are in Highland. She stated that once the individual leaves they break into vacant homes. She stated that Shreveport can not afford to lose another neighborhood. THIBEAUX stated that the Highland neighborhood has been branded a social services hub and that she wants to see true opposition with a need analysis because true opposition has not been expressed. Reeks stated that she would love to get numbers and would need the city's help with that as balance does need to be brought to Highland. Clarke stated that the UDC has spacing requirements and Oxford does not have to follow the 1,000ft rule as it is not a group home. THIBEAUX stated that Highland is branded as a social services home, and she is partial to this development as it gives a localized place for people to go. JACKSON stated that most social services are in Highland, and she agrees that they should be localized. Reeks stated they should not continue to be burdened. MCCULLOCH stated that MLK has been branded rental for the last 15 years, nothing has changed, and the city of Shreveport does this often. CLARKE stated that group homes are regulated and cannot be within 1,000ft of each other. ROBERTSON stated he counted 16 services in Highland, and he is nervous about that.

Christopher Coe 940 College St, Shreveport, LA, 71104

Coe stated he is very grumpy about this application, and this is a gigantic problem. He stated he has invested a million dollars into Highland. He stated that he is on a committee with many people who are trying to bring people in to buy properties and help revitalize the area. He stated there are hundreds of studies that show these types of development decrease property value. Coe stated this goes against the UDC and people will be placed where they should not be. Coe stated his properties have been broken into many times. THIBEAUX stated the representation of the people who are concerned was not present at the meeting. Coe expressed his opposition to the Board members stances on the neighborhood being branded for services. MOSS stated they are going to kick all the people they do not want out of the neighborhood. He then stated that the services were there and then they moved in and are now not happy about the area. Coe apologized for being aggressive and stated he is passionately opposed to this zoning change.

Charlotte Russell 533 Jordan St, Shreveport, LA, 71101

Russell stated that the applicant will start with 30-35 beds and then expand to the full capacity of the building. She stated that she has spoken to addictive medicine doctors, and they are not in support of their patients being placed in a neighborhood with so much drug use already. She stated that this is a mistake. MCCULLOCH stated in the minority neighborhoods, rental properties were all brought to the MLK area and from 2004-2007 and as a community they were protested, and they still got them.

Jeremy Taylor 516 Stoner Ave, Shreveport, LA, 71101

Taylor asked what the success of these programs is and stated he does not feel like neighborhoods should be branded. He asked for a deferral and continuance for the case. MOSS stated that the people in Highland can sit down with everyone in the neighborhood and take into consideration things that can stop people from being let out on the street and come to a solution together.

Rebuttal:

Josh Rapps 842 Lublin Terrace, Lakewood, NJ, 08701

Rapps stated that the facility will be supervised, and the residents would be required to attend treatment. ROBERTSON asked when Lexpro bought the property, Rapps answered about 2 years ago. MCCULLOCH asked if they had spoken with the housing authority, Rapps stated they had not.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MRS. THIBEAUX to recommend for approval of zoning change from C-UC to IC.

The motion was adopted by the following 4-1 vote: Ayes: Messrs. ANDREWS, MOSS, & SATER and Meses. WILSON MCCULLOCH, & THIBEAUX Nays: Messrs. ROBERTSON Absent: Messrs. ELBERSON, BALDERAS, and Meses. JACKSON

CASE NO. 24-101-C MODIFICATION TO SPECIAL USE PERMIT

Applicant: Kevin Bryan Architect
Owner: CADDO PARISH SCHOOL BOARD
Location: 7325 JEWELLA AVE (east side of Jewella Ave, approx. 330' south of Valley View Dr)
Existing Zoning: R-1-7
Request: Site plan modification for special use permit
Proposed Use: Temporary School Building

Representative &/or support:

Kevin Bryan 712 Texas St, Shreveport, LA, 71101

Bryan stated that he will paint the buildings as stated as a stipulation the same color.

Opposition: NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. SATER to approve application with stipulation to paint all existing temporary buildings the same color.

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

CASE NO. 24-03-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 MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, BALDERAS, and MOSS, and Meses. JACKSON

CASE NO. 24-04-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 MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

David Hackney 9660 Railsback Ridge, Shreveport, LA, 71106

Hackney stated that this is a ongoing issue that he has been working on since 2022. He stated that if there was an agreed upon change for the PUD then there should be documents of that. He stated that the owner of the subdivision can not just abide by the PUD requirements and then decide something totally different later. CLARKE stated that staff has listened to transcripts and researched this issue and the MPC staff will email those findings to him.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:25 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary