

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 7, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 7, 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
Rose Wilson McCulloch
Toni Thibeaux
Gabriel Balderas

Staff Present

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

Members Absent

Fred Moss, IV
Harold Sater
Chris Elbersen

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

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 MRS. WILSON MCCULLOCH, seconded by MS. JACKSON, to approve the minutes of the July 10, 2024 public hearing as submitted.

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

PUBLIC HEARING

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 I-1
Proposed Use: Contractor's Office
DEFERRED FROM JULY 10, 2024

Representative &/or support:

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

Rollins stated that they had come before the Board last month wanting to rezone their property to C-4 but have decided that I-1 is better after communicating with MPC staff. ANDREWS asked if he agreed with the I-1 change, Rollins answered yes.

Opposition: NONE

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BALDERAS asked if residential was adjacent to the applicant's property, JEAN stated yes there is multi-family adjacent to the property and BALDERAS expressed concern about I-1 uses being next to a residential area. JEAN stated that industrial zoning is currently immediately adjacent to them and down the street as well. Rollins stated it would be a contractor's office to be rented out for use.

A motion was made by MR. ROBERTSON, seconded by MRS. THIBEAUX to recommend for approval to rezone from C-1 to I-1.

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

CASE NO. 24-5-CTAC CODE TEXT AMENDMENT

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

Representative &/or support: NONE

CLARKE informed the Board that the MPC Staff has begun aggressively going through the ordinances to make approval faster and this is a simple way to achieve that goal.

Opposition:

Wendy Benscoter 801 Crockett #291, Shreveport, LA, 71101

Benscoter stated that she is the Executive Director of Shreveport Commons, and they are in support of 99% of this amendment. She informed the Board that her comments are only for the 9 blocks of Shreveport Commons, and not for the rest of downtown. She stated that the 9 block area services very low-income people and some of the uses that will be allowed like pay-day loans may do more harm to the residences than good. Benscoter asked if the Board may exclude liquor stores and payday/title loan agencies from the 9-block radius. CLARKE stated that the staff has no problem striking the intrusive uses Benscoter mentioned from the use matrix and making them allowed with special use permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, and Meses. WILSON MCCULLOCH, JACKSON and THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, MOSS, and SATER. The Board voted unanimously to recommend approval of this application with the following stipulations:

- 1. Liquor Sales shall not be allowed in the D-1-AC Zoning District.**
- 2. Pay Day/Title Loan Agency shall not be allowed in the D-1-AC, and shall only be allowed as a Special Use (S) in the D-1-RMU Zoning District.**
- 3. Healthcare Institution shall only be allowed as a Special Use (S) in the D-1-AC Zoning District.**

CASE NO. 24-3-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. ROBERTSON to recommend for approval of the application.

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

END OF PUBLIC HEARING

OLD BUSINESS

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NEW BUSINESS

CLARKE informed the Board that MPC Staff will continue doing research on conditional zoning and make the determination if the MPC needs to maintain PUDs and SPUDs and add conditional zoning or eliminate PUDs and SPUDs and implement conditional zoning. He stated that by September the MPC office should have a recommendation for the Board.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

JORDAN stated that for the past month they have received 34 complaints that inspectors have been sent out on, from year to date, there have been 277 complaints. There have been 28 issued commercial certificate of occupancies for the past month and 196 for year to date. There have been 21 issued home-based certificate of occupancies for the past month and 101 for year to date.

CLARKE stated that they are looking at ways of ensuring that once the Board approves something that it doesn't stay on the books for years and that they can encourage people to imitate development quickly.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:41 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary