

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 4, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 4, 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
Chris Elberson
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux

Staff Present

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

Members Absent

Gabriel Balderas

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

The meeting was called to order and the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone and give their name and 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 MR. MOSS, to approve the minutes of the August 7, 2024 public hearing as submitted.

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

PUBLIC HEARING

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: R-MHP to R-MHP (SPUD)

Representative &/or support:

Jeff Raley 4319 Shed Road, Bossier City, LA 71111

Raley stated that he would like to answer any questions the Board members have, no discussion ensued.

Opposition: NONE

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

draft

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

CASE NO. 24-4-SC PRELIMINARY PLAT

Applicant: Mohr and Associates, Inc.
Owner: Unity National Mechanical Construction, LLC
Location: 6279 South Lakeshore Drive (south side of S Lakeshore Dr., approx. 288 ft east of Pines Rd)
Existing Zoning: R-1-7
Request: 42-lot subdivision

Representative &/or support:

Melvin R. Nelson, Sr. 8430 Bea Lane, Greenwood, LA 71033

Nelson informed the Board that the development would not be a low-income property, trailer park or tiny home subdivision. He asked if the Board members had any questions. MOSS asked if the applicant was willing to defer, the applicant answered yes,

Opposition:

John Harris 3007 Pines Road, Shreveport, LA 71119

Harris stated that subdividing the acreage the applicant owns into 42 lots, will create lots that are about 40 times smaller than the homes that are currently out there which is not compatible with the area. Harris raised concerns about drainage and run-off as it ends up in cross lake. He stated that the City of Shreveport's sewage system is antiquated and cannot hold the sewer discharge of 42 additional families. Harris then stated that if this application is approved, it has the potential to bring an additional 82 cars going in and out of the subdivision, which will increase the already heavy traffic in the area.

Antwone Lane 3033 Risinger Drive, Shreveport, LA 71119

Don Humphries 6294 S. Lakeshore Drive, Shreveport, LA 71119

Doc Moore 2808 Marty Lane, Shreveport, LA 71119

Heidi Trant 3129 Pines Road, Shreveport, LA 71119

Collin Phillips 3037 Risinger Drive, Shreveport, LA 71119

David Trant 3129 Pines Road, Shreveport, LA 71119

Lance Fouts 3910 S. Lakeshore Drive, Shreveport, LA 71119

The above opposition informed the Board of their concerns regarding, increased traffic which will be dangerous for vehicles and bicyclists, water, sewer and drainage strain, a lack of compatibility with the area and a decrease in property value. Chairperson Andrews, asked for all opposition to stand, approximately 73 people stood in opposition. A document was submitted at the hearing with 125 signatures for the neighborhood, all in opposition of the application.

Mark Vigen 3805 Marty Lane, Shreveport, LA 71119

Vigen stated that he was told by the former Executive Director of the MPC office, Charles Kirkland that it takes 100 years to repair a neighborhood that has gone into disrepair.

Don Olson 7124 S. Lakeshore Drive, Shreveport, LA 71119

Olson stated that the sight distance will be an issue on South Lakeshore drive, and where the subdivision will be placed will be unsafe.

Celeste Ramsey 6263 S. Lakeshore Drive, Shreveport, LA 71119

Ramsey stated he is concerned about the families having animals, and dogs possibly affecting him as their homes will back up to her property.

THIBEAUX spoke to the audience and stated her position of opposition against the case as she is a resident of the neighborhood.

Robert Tomasek 505 Travis Street, Shreveport, LA 71101

Tomasek stated that in the UDC, it says that a street can not be longer than 600' in length and end in a cul-de-sac, the proposed

draft

plat has a 1200' street ending in a cul-de-sac. With a right way called Long Timbers, which they have been constructed to connect the street to, if approved. MCCULLOCH asked about traffic safety, he says safety is a concern which is why to help with the traffic flow they need to connect to Long Timbers.

Rebuttal:

Melvin R. Nelson, Sr. 8430 Bea Lane, Greenwood, LA 71033

Nelson stated that he is not going to bring the neighborhood value down. He stated he would be willing to combine the proposed lots to make bigger lots in the subdivision. Nelson stated his goal is to make the value increase in the area. ROBERTSON asked if the applicant would make any effort to address storm-water retention. Nelson stated there is a ravine and that would be the area of storm-water retention. ROBERTSON asked if he was prepared to save any of the trees on the property, Nelson stated he did but he cannot say how many.

THIBEAUX recused herself from voting.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. ELBERSON to deny this application.

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

CASE NO. 24-4-CAC CLOSURE & ABANDONMENT

Applicant: Commercial Metals Company
Owner: City of Shreveport
Location: 0 Sanders St (East end of Sanders St)
Existing Zoning: I-2, R-1-7
Request: Closure and Abandonment

Representative &/or support: NONE

Opposition: NONE

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

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

CASE NO. 24-6-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 MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend for approval of the application.

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

END OF PUBLIC HEARING

OLD BUSINESS

draft

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Michael Roberts 149 Atlantic Avenue. Shreveport, LA 71101

Roberts stated that empty lots in Shreveport is a problem. He stated that he proposes an experimental program to place two tiny homes for low-income individuals to make property valuable and give it an option to redevelop. CLARKE stated that he encourages Roberts to become involved in the Masterplan Update.

New MPC Zoning Inspector Kemone Howard introduced himself to the Board.

CLARKE stated that the NPP meeting allows for citizens to ask questions and applicants to make changes and bring those changes to the Staff to be presented to the Board. He stated that the MPC Office is striving to set up a program to have appraisals done of property and put before the Board to help mitigate the decrease in property value rumors that spread with cases.

Jordan stated from year to date, zoning enforcement has issued 223 certificates of occupancies for commercial businesses, and 19 for this month. They have issued 127 certificates for homebased businesses year to date and 29 for the month. For violations that have issued 300 for year to date and 25 for this month. ROBERTSON asked for a packet of the zoning numbers to be presented at every meeting comparing the current month to the previous' last years month. CLARKE stated that a lot of information is available to the public on the MPC webpage.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:12 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary