

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 2, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 2, 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
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, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
Christian Terrell, Planner 1
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. 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 MR. MOSS, seconded by MR. SATER, to approve the minutes of the September 4, 2024 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 24-6-SC CONSENT – MINOR SUBDIVISION

Applicant: Donnie McInnis
Owner: DWN Qual Creek, LLC
Location: 810 SHREVEPORT BARKSDALE HWY (800 BLK SHREVEPORT BARKSDALE HWY (NOTH SIDE OF SHREVEPORT BARKSDALE HWY, APPROX. 924' EAST OF E KING HWY.)
Existing Zoning: C-3
Request: 3 LOT COMMERCIAL SUBDIVISION

Representative &/or support: NONE

Opposition: NONE

A motion was made by MR. ROBERTSON, seconded by MR. ELBERSON to approve the application.

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

PUBLIC HEARING

CASE NO. 24-126-C ZONING REQUEST

Applicant: Keith Bourque
Owner: BENNIE RAY AND WANDA RUTH PRESTON HATTAWAY HATTAWAY
Location: 110 HATTAWAY LN (N side of Hattaway Ln, approx. 430' W of Forbing Rd)
Existing Zoning: R-1-7
Request: R-1-7 to C-1

Representative &/or support:

Keith Bourque 2040 Fairwoods Dr, Shreveport, LA, 71106

Borque stated that he would like to build a smokehouse for fundraisers, but eventually a restaurant which is why he would like the zoning change for that possible development. He stated he thinks the development will be good for the area. ROBERTSON stated that the application conflicts with the masterplan. Borque stated that he does not see anyone opposing to this development as it will not be open all night or seven days a week. He stated he lives in provenance and the restaurants on the front of the property is adding to the properties. ROBERTSON asked the applicant what would happen if he proposed a smokehouse in the area he lives now as the restaurants front onto Southern Loop and the homes behind it. The applicant answered he would like it, and people live next door to restaurants everywhere. CLARKE asked that the Board possibly defer and continue this case in two meetings to wait for the possible approval of the conditional zoning ordinance to avoid spot zoning. ELBERSON explained spot zoning to the applicant and how he would be surrounded by residential zoning.

Kelly Mason 9425 Hudgens St, Shreveport, LA, 71106

Mason stated that nothing has been developed in the area for the last fourteen years. She stated that he is one of the first persons to show interest in the area, which is why she supports. Mason informed the Board that her only concern is the possibility of fires, as many of the properties are neglected and wooded.

Opposition: NONE

Rebuttal:

Keith Bourque 2040 Fairwoods Dr, Shreveport, LA, 71106

Borque stated that there will not be any open flames, and all other cooking will be inside the building. He also informed the Board that he will apply to all the Fire Marshall ordinances.

A motion was made by MR. ELBERSON, seconded by MRS. WILSON MCCULLOCH to defer and continue on December 4, 2024.

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

CASE NO. 24-140-C ZONING REQUEST

Applicant: Shams Enterprise
Owner: SHAMS PROPERTY LLC
Location: 3205 FORGE RD (sw corner of Greenwood and Forge Road)
Existing Zoning: I-2
Request: I-2 to I-1

Representative &/or support: NONE

Opposition: NONE

A motion was made by MR. ELBERSON, seconded by MR. MOSS to defer and continue November 6, 2024.

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

CASE NO. 24-141-C ZONING REQUEST

Applicant: Morris & Ola Williams
Owner: MORRIS AND OLA S. WILLIAMS WILLIAMS
Location: 2612 Jewella Ave (nw corner of Jewella and Catherine)
Existing Zoning: C-1
Request: C-1 to R-1-7

Representative &/or support: NONE

Opposition: NONE

JEAN stated that if the withdrawal is accepted, he can come back and reapply for a different application. If it is the same application, he has one year.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON to withdraw the application.

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

CASE NO. 24-5-SC PRELIMINARY PLAT

Applicant: Mohr and Associates, Inc.
Owner: NWLA Investment Properties, LLC
Location: 120209 NONE (east side of Linwood Ave, approx. 940' south of Mt. Zion)
Existing Zoning: C-4
Request: 4 lot subdivision and dedication

Representative &/or support:

Andy Craig 1324 N. Hearne Ave Ste.301, Shreveport, LA, 71107

Craig stated that the plat is a multifaceted project. He stated that the engineer's comments brought up some significant issues, like aisle width, the possible need for a left turn lane and it may not be economically feasible. Craig asked for a deferral for the opportunity to work out some of these issues. ELBERSON asked for an explanation of the development and its intention. Craig stated that he thinks they will be able to work out the right-of-way width, but the pavement section may kill the project if it is not economically feasible. He informed the board that they want light industrial, like contractors' offices and shops.

Opposition:

Ronald Cothran 64 Spring Lake Way, Shreveport, LA, 71106

Cothran asked for clarification, as he was under the impression that the property was C-3 and was being rezoned to C-4. JEAN informed Cothran that that was the case in the parish, but the original proposed zoning was I-1 and was brought down to C-4. Cothran stated that he was not necessarily opposing the case.

Rebuttal:

Andy Craig 1324 N. Hearne Ave Ste.301, Shreveport, LA, 71107

Craig stated that he was not apart of the zoning case, but he knows that the owner is fine with the C-4 zoning.

A motion was made by MR. ELBERSON, seconded by MR. ROBERTSON to defer and continue November 6, 2024.

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

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CASE NO. 24-07-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. ELBERSON to recommend for approval.

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

CASE NO. 24-08-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 MS. JACKSON to recommend for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

JORDAN informed the Board 17 commercial CO's have been issued: 5 in the same month last year. Year to date 290 have been issued and 105 for last year. For residential CO's, 22 for the month and 1 for this same month last year. Year to date 146, and last year 45. For violations, there have been 22 complaints this year and 43 last year this month and 321 for violations year to date for 2023 it was 371.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Brandon Aillet NLCOG 401 Market St Ste.650, Shreveport, LA, 71101

Presented a presentation to the Board regarding a safety action plan. ROBERTSON asked if the plan could show the most dangerous intersections in Shreveport. Aillet stated that it will show a heat map of crashes in certain areas.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:07 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary