

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 23, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, October 23, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members' Present

Jake Brown, Chairperson
Laura Neubert
Phyllis Hart
Calvin Presley
Lauren Marchive, III

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
Jomari Smith, Planner 1
Jennifer Horton
Henry Bernstein, Parish Attorney's Office

Members Absent

Damon Humphrey, Sr.

The hearing was opened with prayer by **MS. HART** . The Pledge of Allegiance was led by **MS. NEUBERT**.

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 Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MS. NEUBERT, seconded by MR. MARCHIVE, III, to approve the minutes of the August 28, 2024, public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

CONSENT AGENDA

CASE NO. 24-6-SP SUBDIVISION FINAL PLAT

Applicant: RYAN HUGHES
Owner: RYAN HUGHES
Location: 6700 & 6746 N Lakeshore Dr (N side of N Lakeshore Dr, approx. 3,190' W of N Cross Dr)
Existing Zoning: R-1-7
Request: 3 lot subdivision

Representative &/or support: NONE

Opposition: NONE

A motion was made by MS. NEUBERT seconded by MR. BROWN to approve to the application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREY

PUBLIC HEARING

CASE NO. 24-2-CAP CLOSURE & ABANDONMENT

Applicant: ROSSETT & MOTES INC.
Owner: Parish of Caddo
Location: 0 Wells Island Rd (East end of Wells Island Rd approx. 405' east of Motes Island Rd.)
Existing Zoning: OS, NA
Request: Closure and Abandonment

Representative &/or support: NONE

Opposition: NONE

A motion was made by MS. NEUBERT seconded by MR. PRESLEY to recommend the application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

CASE NO. 24-8-BAP VARIANCE

Applicant: LARRY PORTER
Owner: LARRY PORTER
Location: 7636 W LAKESHORE DR (North side of W. Lakeshore Dr. approx. 720' East of Hinkle St.)
Existing Zoning: R-A
Request: Variance to fence height in the rear yard

Representative &/or support:

Larry Porter 7636 W. Lakeshore Dr., Shreveport, LA, 71107

Porter informed the Board that the neighborhood does not have any foot traffic. He asked if the Board had seen the submitted timeline of him and his neighbors' disagreements, the Board answered yes, they had. The applicant informed the Board he needs this variance to protect his property and his rights. He stated there are 17 other homes that will be in violation that are located around him.

A motion was made by MR. BROWN seconded by MS. NEUBERT to allow the speaker 3 more minutes.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

He stated that as they are in the parish, the same rules should not be applied to them as the ones in the city.

Opposition:

Steven Norris 7710 W. Lakeshore Dr., Shreveport, LA, 71107

Norris stated that he is not in opposition to the case, his problem is the fact that fences get built and then permits are issued after it is already built. He stated that he has an issue with improperly building things with wires hanging. Norris stated that he was never notified that the fence would be built, he informed the Board that the MPC told him it would not be built and then after it was built, he called the MPC and was told they would send someone out to check. CLARKE informed Norris that a sign is not put out unless the application must go for special approval. Discussion ensued, NEUBERT asked if a permit had been issued. JORDAN stated it had. MARCHIVE asked why the staff report said there was no permit, TRANT answered there is no permit for the portion of the fence they are speaking about today, but as JORDAN stated the rest of the fence was permitted. JORDAN informed Norris that the MPC does not issue permits, that is Permits and Inspections and to contact mike Sepulvado if he has any questions. Norris stated the fence is falling over.

Rebuttal:

Larry Porter 7636 W. Lakeshore Dr., Shreveport, LA, 71107

Porter stated that the fence is not falling down and he never withdrew the permit. NEUBERT asked the applicant what the condition of the fence was, Porter stated the fence is in great condition.

A motion was made by MR. MARCHIVE, III to deny the application. The motion was withdrawn due to lack of a second.

NEUBERT made a caution to the applicant to try to be proactive and follow the rules to avoid things like this in the future.

A motion was made by MR. BROWN seconded by MS. HART to approve the application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, PRESLEY and Meses. HART & NEUBERT
Nays: MARCHIVE, III. Absent: HUMPHREYS

CASE NO. 24-9-BAP VARIANCE

Applicant: TERRY MYER
Owner: TERENCE ALLEN MYER
Location: 521 DIXON ST (South side of Dixon Ave, approx. 280' north of Rutledge Ave.)
Existing Zoning: R-1-7
Request: Variance for carport length, dimensional requirements and encroachment into the interior side yard setback

Representative &/or support:

Terry Myer 521 Dixon St., Shreveport, LA 71106

Myer stated that his neighbor across the street and adjacent to him have signed off on the carport/breezeway. He stated that this will be a huge asset to the property and the neighborhood. MARCHIVE asked if he would have any problem pushing the carport back. MYER stated he is not encroaching into the 40' setback, but he is not opposed to moving it back. MARCHIVE asked if the carport encroaching in the front yard, was a problem. TRANT answered that as indicated in the staff report it is a problem.

Opposition: NONE

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to approve the 4" interior side yard setback.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT
Nays: NONE. Absent: HUMPHREYS

A motion was made by MR. MARCHIVE, III seconded by MR. PRESLEY to approve the 19' length variance with stipulations to build the carport from the building line.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT
Nays: BROWB. Absent: HUMPHREYS

CASE NO. 24-10-BAP VARIANCE

Applicant: KIMBERLY DAUZAT
Owner: KIMBERLY DAUZAT
Location: 7970 N Lakeshore Dr (E side of N Lakeshore Dr, approx. 605' N of Bostwick Rd)
Existing Zoning: R-A
Request: Variance to lot width and manufactured home encroachment into the interior side setbacks

Representative &/or support:

Kimberly Dauzat 7970 N. Lakeshore Dr., Shreveport, LA 71107

Dauzat stated she was not aware it was not a lot of record. She stated that a hardship financially and personally has been placed on her.

BROWN stated that if the property is not a lot of record it should not be on the GIS map. He stated that the realtors do their jobs, but the information is not always available. NEUBERT asked if there were any ctap's in work about this issue, MARCHIVE answered yes, this is an issue we can fix.

Tom Daweal 1243 Pine Island Rd., Shreveport, LA 71107

Daweal stated that people are changing things on the fly and not updating the GIS document. He stated that Shreveport needs to keep their tentacles in the city and leave the parish alone. He stated that a lawyer would sue them. NEUBERT stated that they have asked the commission to update the Masterplan and UDC; she asked Daweal to contact his commissioner. Daweal stated that if something is not a health matter then it should not be regulated. He said he supports property rights.

Jayne Tappe P.O. Box 764 Blanchard, LA 71109

Tappe stated that she is in support of the application and appreciates the Board trying to solve the little things.

Opposition: NONE

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to approve the application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

CASE NO. 24-23-P PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN

Applicant: SANDI WHITE
Owner: SANDI WHITE
Location: 8800 BLANCHARD FURRH RD (nw corner of Blanchard Furrh Road and Lucas Lane)
Existing Zoning: R-A
Request: R-A to R-A PUD

**DEFERRED AND CONTINUED ON JULY 24, 2024
DEFERRED AND CONTINUED FROM AUGUST 28, 2024**

Representative &/or support:

Sandi White 8800 Blanchard Furrh Rd., Shreveport, LA 71107

White informed the Board she would answer any questions. NEUBERT asked if the applicant had received anything from the department of health about the septic tank, the applicant stated they denied the variance but the septic company she is working with pulled a permit. The applicant stated that she does not want to upgrade the system before she hears anything from the department. The Board stated confusion about the health department's stance on this issue. White stated that the state told her they had no issue with her current septic and had informed Caddo health, but when she checked with Caddo health, they had not heard from the state. MARCHIVE asked for clarification on the 500-gallon septic tank that will have a tiny home and mobile home connected to it, the applicant stated that information was correct. MARCHIVE asked what a temporary permit is, she stated she was informed while it says temporary it is permanent.

A call was made to the MPC office before the meeting stating opposition to the case.

Opposition: NONE

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to recommend the application for approval with stipulations to comply with the State sanitary codes.

MARCHIVE stated that from where he sits, the applicant has the state required septic tank for their home but wants to ensure that by stipulating that the applicant must be compliant with the state sanitary codes. NEUBERT explained that to the applicant.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

CASE NO. 24-12-BAP SPECIAL EXCEPTION USE

Applicant: CHRISTOPHER GIORDANO
Owner: CHRISTOPHER GIORDANO
Location: 1725 DUPREE RD (East side of Dupree Rd approx. 127' South of N. Lakeshore Dr.)
Existing Zoning: R-1-7
Request: Manufactured Home

Representative &/or support:

Christopher Giordano 1725 Dupree Rd., Shreveport, LA 71107

Giordano stated that he bought the property from family, and it had a manufactured home on, and he never knew it was a problem until he had to replace it.

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Christopher Giordano 4458 CR 249, Luling, TX 78648

Giordano stated that he is in support of his son being able to have a home on his first property.

S. Welch 1775 Dupree Rd., Shreveport, LA 71107

Welch stated support for the application.

Opposition: NONE

A motion was made by MR. MARCHIVE, III seconded by MS. HART to approve the application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

CASE NO. 24-30-P ZONING REQUEST

Applicant: JAMES WILSON
Owner: JAMES WILSON
Location: 0 Industrial Loop (nw corner of Woolworth Road and Tanner Road)
Existing Zoning: I-1
Request: I-1 to R-A

Representative &/or support:

James R. Wilson, Jr. 1445 Cray St., Shreveport, LA 71101

Wilson stated that in 2015 his property was rezoned by a third party, and it is his families generational land, and they want to continue to live there. MARCHIVE explained to the applicant that sometimes properties fall into things that they shouldn't and that happened to his property.

Mary Woods 957 N. Lakewood Dr., Shreveport, LA 71107

Charles E. Jaer 7790 Bert Kouns Industrial Loop, Shreveport, LA 71129

Alice Fulcher 4736 N. Lake Dr., Shreveport, LA 71107

The above speakers all stated their support for the application.

Opposition: NONE

A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III, to recommend the application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

Wilson stated that his family is displaced right now, and he would like this process to be finished as quickly as possible. The Board asked if the case could be pushed through. CLARKE stated that as it is a rezoning case, it will most likely be approved.

CASE NO. 24-2-CAP CODE TEXT AMENDMENT

Applicant: Caddo Planning and Zoning Commission
Request: Code Text Amendments to the Caddo Parish UDC regarding SEU option in R-E District

Representative &/or support:

Jayne Tappe P.O. Box 764, Blanchard, LA 71109

Tappe stated her support for this application. CLARKE stated it could be approved in November and then they would need to submit a special exception use case in December.

Opposition: NONE

A motion was made by MR. MARCHIVE, III, seconded by MS. NEUBERT to recommend the application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART &

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NEUBERT Nays: NONE. Absent: HUMPHREYS

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

NEUBERT asked for a November PZC date change.

Mics were not on – no dialogue heard.

BROWN stated that the new code text amendments be shown to them so that they can go before the Commission as the long-range committee has asked for something to be put before them. BROWN stated that he is tired of fixing stuff problem by problem and wasting people's time. He would like the staff to look at grandfathering and things like that in the UDC.

NEUBERT stated that a new UDC and Masterplan is needed to help the citizens. BROWN stated that they need a rural consultant, and the city consultant should not be theirs as it is a conflict. CLARKE stated will do.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

- Director's Report
- Public Comments

David Thompson 5240 Norfolk Rd., Shreveport 71107

Thompson informed the Board about his concern with his property and a nearby property.

A motion was made by MR. BROWN seconded by MS. NEUBERT to allow the speaker 5 more minutes.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, III, PRESLEY and Meses. HART & NEUBERT Nays: NONE. Absent: HUMPHREYS

He said the property is 5588 Bretwood drive in Keithville that is not kept up. CLARKE informed Thompson to come to the next Commission meeting and raise these concerns.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:08 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary