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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 2, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 2, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

Members Present

Winzer Andrews, Chair
Gabriel Balderas
Chris Elberson
Rose Wilson McCulloch
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Shari Culbert, Executive Assistant
Manushka Desgagne, City Attorney's Office
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Benjamin Koby, Planner I
David Kaploitz, Parish Attorney's Office

Members Absent

Rachel Jackson

The hearing was opened with prayer by **MR. ROBERTSON**. 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, either the City Council or the Caddo Parish Commission. 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. THIBEAUX, to approve the minutes of the October 5, 2022 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 22-16-SC FINAL PLAT (MINOR)

Applicant: RANDALL HILTON
Owner: D.W. Pumphrey
Location: 6343 Berkeley Dr (West end of Berkeley Dr. approx. 750' west of Klug Pines Rd.)
Existing Zoning: R-1-7
Request: 6-lot single family subdivision
Proposed Use: Residential

Representative &/or support: None

Opposition:

Shirley Wilson 6337 Berkley Dr Shreveport, La 71129

Ms. Wilson lives next door to lot 1 of the proposed subdivision. She spoke of drainage problems.

Mr. Jean spoke in response, assuring her that all of her concerns will be reviewed during the permitting process.

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

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

PUBLIC HEARING

CASE NO. 22-210-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Duplantis Design Group
Owner: ABGlenn Properties, LLC
Location: 0 Southern Loop (South side of Southern Loop, approx. 1,600' west of Norris Ferry Rd.)
Existing Zoning: C-2
Request: Special Use Permit & Site Plan Approval
Proposed Use: Carwash

Representative &/or support:

Mike Golden 2279 7th Street Mandeville, La 70471

Mr. Golden spoke in detail on the plans of the proposed car wash. He also advised of revisions to plans for turnaround area for fire truck.

Opposition:

Kylie McMorris 9897 Loveland Court Shreveport, La 71106

Ms. McMorris asked for clarification on hours of operation, location and design.

The images provided by the applicant were projected to answer Ms. McMorris' concerns.

Mr. Golden gave possible hours of operation.

Mr. Robertson questioned Mr. Golden concerning water.

A motion was made by MR. BALDERAS, seconded by MR. ELBERSON to approve the application with stipulations.

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

CASE NO. 22-197-C ZONING REQUEST

Applicant: Taylor Family Property LLC
Owner: Taylor Family Property LLC
Location: 527 STONER AVE (Southside of Stoner Ave., approx. 316' West of Highland Ave.)
Existing Zoning: R-3
Request: R-3 to C-2
Proposed Use: General commercial

Representative &/or support:

Jeremy Taylor P.O. Box 8453 Shreveport, La. 71148

Mr. Moss asked Mr. Taylor about the proposed use for the property. Mr. Taylor is unsure at the moment.

Opposition: None

A motion was made by MR. MOSS, seconded by MRS. MCCULLOCH to recommend approval of the application.

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

CASE NO. 21-69-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC regarding rental housing code

A PowerPoint presentation was presented by Mr. Bailey

Mr. Moss ask for clarification on possible fees. Mr. Bailey responded that no fees will be charged.

Representative &/or support:

Brandon Bradford, Blanchard Walker O'Quin & Roberts, 333 Texas St Suite 700 Shreveport, La. 71101
Scott Hughes, Realtor Association, 2036 E. 70th Shreveport, La. 71105
Tommy Black, Shreveport Bossier Real Estate Investors Association, 5638 N. Market Shreveport, La. 71107
Tiffany Hyde 1012 Hawn Ave. Shreveport, La. 71107
Parker Brown, Shreveport Implementation Redevelopment Authority, P.O. Box 4866 Shreveport, La. 71134
Councilwoman Tabitha Taylor, no address given

Opposition:

Linc Coleman, U.L. Coleman Comp., 207 Milam St. Suite C Shreveport, La. 71101
Mr. Coleman presented the board with statistics and spoke of the reason why he opposes the proposed residential rental registration.

Cole Guthrie, U.L. Coleman Comp., 207 Milam St. Suite C Shreveport, La. 71101
Mr. Guthrie gave his reasons for not supporting the residential rental registration.

Staff gave rebuttal to the opposes comments.

Mrs. McCulloch expressed her support. Mr. Elberson had questions for staff, answers were given by Mr. Clarke.

A motion was made by MR. MOSS, seconded by MRS. MCCULLOCH to recommend approval of the application.

MR. ROBERTSON chose to abstain from voting.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Mr. Clarke spoke of needed commercial development and neighborhood plans within the MLK area and work with CPAC and Southern University to start the process.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Public Comment:

Joyce Rogers 6310 Ernwood Circle Shreveport, La. 71119
Mrs. Rogers spoke in opposition to the Hollywood Hustler novelty store.

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Mr. Clarke informed the audience of a temporary restraining order preliminary and permanent injunction filed in the 21st JDC to prevent the Hollywood Hustler from opening and that the MPC has no further comment or involvement. Any further comments should be directed to Ron Lattier in the City Attorney's office.

Mr. Andrews asked that the remainder of the persons who came to speak on the matter please stand to be counted. Sixteen (16) people were counted in opposition.

CHAIR/BOARD MEMBER'S COMMENTS

A motion was made by MR. MOSS, seconded by MRS. MCCULLOCH to appoint officers at the December hearing for the 2023 year.

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

ADJOURN 4:24 p.m.

Winzer Andrews, Chair

Rose Wilson McCulloch, Secretary