

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 14, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 14, 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

Gabriel Balderas
Chris Elberson
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Bill Robertson
Harold Sater

Staff Present

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

Members Absent

Winzer Andrews, Chair
Toni Thibeaux

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

MR. SATER gave the report of the nominating committee as follows: **Bill Robertson, Chair; Rachel Jackson, Vice Chair; Rose McCulloch, Secretary.**

A motion was made by MR. MOSS to accept the positions.

A motion was made by MR. ROBERTSON, seconded by MS. McCULLOCH, to ratify all actions taken at the advice of Ms. Degage.

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 MS. JACKSON, to approve the minutes of the November 2, 2022 public hearing as submitted.

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

A presentation was given by Ms. Wendy Benscoter with Shreveport Commons.

A motion was made by MRS. McCULLOCH, seconded by MR. MOSS, to move item 11, Case 22-215-C to the beginning of the public hearing.

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

PUBLIC HEARING

CASE NO. 22-215-C ZONING REQUEST

Applicant: Beechwood Residential
Owner: The Notre Dame Development Site, LLC
Location: 2932 Murphy Street (North side of Murphy St, contained by: Arkansas Ave, Ashton St, and Alabama Ave.)
Existing Zoning: R-1-5
Request: Rezoning from R-1-5 to R-3
Proposed Use: Multi-Family Residential

Representative &/or support: None

Opposition:

Reverend Greg Smith 2931 Murphy Street Shreveport, La 71111

Rev. Smith had questions for the developer with concerns about the neighborhood as well as the impact on the citizens.

Doris Mosley 5643 Tall Pines Way Shreveport, La. 71129

Ms. Mosley stated that she was not for or against the project, just that she has concerns for how the citizens of that area will be affected.

A motion was made by MS. JACKSON, seconded by MR. BALDERAS to defer and continue to the January 4th hearing.

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

A motion was made by MR. MOSS, seconded by MR. ELBERSON to bring the hearing back into order.

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

CASE NO. 22-2-WFC SPECIAL USE PERMIT & SITE PLAN

Applicant: Vincent Gerard and Associates Inc.
Owner: Mansel O. Holmes inc.
Location: 1132 Forum Dr (North side of Forum Dr., approx. 700' northwest of Corporate Dr.)
Existing Zoning: I-2
Request: Special Use Permit & Site Plan Approval
Proposed Use: Wireless Communications Facility

Representative &/or support:

Vincent Heavinger 705 Carlotta Lane Austin, Tx 78733

Mr. Heavinger spoke of the proposed tower that would be placed on the property.

Opposition: None

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

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

CASE NO. 22-212-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Marvin Baxter
Owner: Marvin Baxter
Location: 2954 DR MARTIN LUTHER KING DR (Northside of Dr Martin Luther King Jr Dr, approx. 270 ft West of Hill St.)
Existing Zoning: C-2
Request: Special Use Permit and Site Plan Approval
Proposed Use: Reception Facility

Representative &/or support:

Jeremy Jackson 17056 Hosston Rd Rodessa, La. 71069

Mr. Jackson spoke on behalf of the applicant. He spoke of the proposed use of the property.

Irma Rogers 1920 Michoud St. Shreveport, La. 71107

Mrs. Rogers spoke of her support of the proposed facility.

Councilwoman Tabitha Taylor P.O. Box 726 Shreveport, La. 71162

Councilwoman Taylor spoke in support of the proposed facility.

Opposition: None

A motion was made by MRS. JACKSON, seconded by MRS. McCULLOCH to approve the application.

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

CASE NO. 22-219-C ZONING REQUEST

Applicant: Diverse-Exchange LLC
Owner: Diverse-Exchange LLC
Location: TBD W 70th St (Northside of W 70th St, approx. 2,850 ft west of Dinkins Drive)
Existing Zoning: C-4
Request: Rezoning from C-4 to I-2
Proposed Use: Truck Parking

Representative &/or support:

Christi Eugene 4599 Rice Rd. Shreveport, La. 71119

Ms. Eugene spoke of the proposed use for the property.

Opposition: None

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

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

CASE NO. 22-3-CAC CLOSURE & ABANDONMENT

Applicant: City of Shreveport
Owner: City of Shreveport
Location: Old Flournoy Lucas Road (south side of E Flournoy Lucas Road, approx. 800 ft. southwest of Ellerbe Rd)
Existing Zoning: C-1, R-1-7
Request: Closure and Abandonment
Proposed Use: Animal Care Facility

draft

Representative &/or support:

Malcolm Stadtlander with the City of Shreveport

Mr. Stadtlander spoke of the request received to have the closure and abandonment done.

Opposition: None

A motion was made by Mrs. McCulloch, seconded by MS. JACKSON to approve the application.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

MR. JORDAN gave a violations report.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:23 p.m.

Bill Robertson, Chair

Rose Wilson-McCulloch Secretary