

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 5, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 5, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on January 4 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elberson, Secretary
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Jasmin Samuels, Executive Assistant
Manushka Desgagne, City Attorney's Office

Members Absent

Harold Sater

The hearing was opened with prayer by **MS. JACKSON**. 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 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. ELBERSON, seconded by MS. NEUBERT, to approve the minutes of the December 1, 2021 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 21-11-SC PRELIMINARY & FINAL PLAT (MINOR)

Applicant: Provenance Development Company
Owner: Provenance Development Company
Location: 0 Provenance Place Boulevard (NE corner of Provenance Place Blvd. & Chestnut Park Lane)
Existing Zoning: R-2 (PUD)
Request: 4-lot subdivision
Proposed Use: 4-lot subdivision

There was no representative or support present.

There was no opposition present.

Mr. Robertson stated the material provided to the Commissioners says the property is to be subdivided into four buildable lots for residential use. He continued the existing zoning is R-2 PUD and the proposed use is C-1. He expressed confusion about if they

draft

are going to residential, why are they putting a commercial zoning on the property.

Mr. Jean stated when the PUD was originally conceived, it was conceived as a residential and commercial development. He further explained that everything in front of the Board is consistent with what was presented to the Board and the Council when that PUD was originally approved. He stated there are C-1 type uses but those were granted ordinance relief as part of the PUD, but since most of the site was residential, that's why that label was placed on it as a base.

A motion was made by MR. JOSEPH, seconded by MS. NEUBERT To approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BLADERAS & SATER

PUBLIC HEARING

CASE NO. 22-184-C ZONING REQUEST

Applicant: Theresa Dickey
Owner: Theresa Dickey
Location: 8316 LINWOOD AVE (West of Linwood Ave & approx. 83' south of W. 83rd St.)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: Restaurant

There was no representative or support present.

There was no opposition present.

Mr. Andrews asked staff what is the normal policy at this point with no representative present.

Mr. Clarke stated the Board has two options. They could move this to the end of the agenda to allow for the applicant to arrive or they can accept the case with the staff recommendations if the Board has no other questions, to make a decision on the application.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH To recommend this application for approval.

Due to technical difficulties the Board voted on this case and every case after by a show of hands

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

CASE NO. 21-199-C ZONING REQUEST

Applicant: Cross Development
Owner: Dox Properties
Location: 400 Blk BERT KOUNS INDUSTRIAL LP (South side of Bert Kouns Industrial Loop Expy., approx. 520' east of Linwood Ave.)
Existing Zoning: C-3
Request: C-3 to C-4
Proposed Use: Vehicle Repair/Service – Major

Representative &/or support:

Joe Dell 4336 Marsh Ridge Road, Carrollton, TX 75010

draft

Mr. Dell stated they would like to rezone the property to allow for an automotive repair major use. He stated they agree with the staff's assessments and comments.

Ms. Neubert asked about a brief understanding of the difference on how they're operating now compared to how they're going to be operation with this change.

Mr. Dell stated the current zoning is C-3 which he doesn't believe allows an automotive repair major as a use and so they are operating auto body minor but are requested to operate as an auto body major.

Opposition:

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MR. MORTON To recommend this application for approval

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

CASE NO. 21-201-C ZONING REQUEST

Applicant: Lagunita Franchise Operations
Owner: KINGS HIGHWAY CHRISTIAN CHURCH
Location: 856 KINGS HWY (NE corner of Kings Hwy. and Thornhill Ave.)
Existing Zoning: R-HU
Request: R-HU to C-2
Proposed Use: Restaurant with Drive-through

Representative &/or support:

Tammy Owens 920 Pierremont Road, Suite 520, Shreveport, LA 71106

Ms. Owens stated the applicant wishes to defer this case until the next public hearing.

Mr. Clarke asked if the Chair would allow if there is someone in opposition to speak.

Opposition:

Bill Wiener #2 Longleaf Lane, Shreveport, LA 71106
Donald Sweeters 861 Columbia, Shreveport, LA 71104

Members of the opposition expressed concerns about the access to the site, and the compatibility of the design to the surrounding buildings and neighborhoods, citing that it will change the look and feel of the street. A suggestion was made that the property could be sold to other groups. The med school might need it or residential use, they could build a large apartment building or condominiums there and it would be in scale with the churches and the uses. Mr. Wiener asked if the Board could keep the present zoning, work with the med school, see if they could use the site for housing or multi-story housing or anything else or if a developer might want to put an office building there or housing as a condominium or straight ownership and it would be in scale and it would not be an incompatible use. He stated this a community asset, and it is not just for the neighbors there on the street. Mr. Wiener asked that the Board turns it down for now and have them put up story poles at the corner of the buildings to the height of the room so you can see exactly what's going to be there.

Mr. Andrews stated the applicant has requested to defer and continue.

A motion was made by MS. NEUBERT, seconded by MR. BALDERAS To defer and continue this application to the next regularly scheduled public hearing.

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

CASE NO. 22-1-CTAC UDC CODE TEXT AMENDMENT

Applicant: Shreveport-Caddo MPC
Request: To amend the various sections of the City of Shreveport Unified Development Codes relating to fence regulations

Representative &/or support:

Adam Bailey 505 Travis Street, Suite 440, Shreveport, LA 71101

Mr. Bailey presented two code text amendments dealing with fences. The first has to do with fence restrictions in the corner and side yards. He stated currently it is in the code that you can only have a closed fence up to three feet or an open fence up to six feet. He stated this First Amendment says that on a corner side yard, you can have a fence up to six feet. The second amendment has to do with barbed wire. He stated currently there are restrictions, certain zoning districts where barbed wire razor wire is allowed. He stated he think that is in the C-4, IMU, I1, and I2. Mr. Bailey stated this amendment would allow by right barbed wire or razor wire in the C-3 district.

Mr. Andrews stated that the Board appreciates the step-by-step process that he is walking them through.

Opposition:

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MR. ELBERSON To approve this application.

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

CASE NO. 21-8-SP PRELIMINARY & FINAL PLAT (MINOR)

Applicant: Mohr and Associates, Inc.
Owner: Pamela P. Thompson
Location: 7681 Shirley Francis Road (SE corner of Shirley Francis Rd. & Oak Creek Dr.)
Existing Zoning: R-A
Request: 3-lot subdivision
Proposed Use: 3-lot subdivision

Mr. Clarke stated that the MPC received advice from the Parish attorney that these cases should be heard today by this Board. They ask that the Board defer these cases to next month. He shared by next month a decision will have been made and a determination will have been made how to address these cases and cases in the future.

Representative &/or support:

Opposition:

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MS. JACKSON To defer and continue this application to the next regularly scheduled public hearing.

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

draft

CASE NO. 21-39-P ZONING REQUEST

Applicant: Nicole McGowan
Owner: Nicole McGowan
Location: 1202 WELLS ISLAND RD (North side of Wells Island Rd., approx. 800' northwest of Reverse Dr.)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: Reception Facility

There was no representative or support present.

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH To defer and continue this application to the next regularly scheduled public hearing.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Clarke explained the current situation concerning questions related to the existing status of the MPC and its involvement outside of the city limits. He continued to express opinions about the progress of Shreveport Caddo Parish.

Mr. Jordan gave a summary of the reports from Zoning Enforcement. He stated that even while being in a pandemic, businesses continue to grow, and zoning enforcement has continued to be active and very present in the community.

Mr. Robertson raised several questions concerning public relations efforts and the history related to Representative McCormick and how that all came to be. Mr. Clarke explained several ways in which the MPC is reaching the public such as NPP meetings, social media, a revamped website, neighborhood master plans, and potentially NotifyMe. Mr. Clarke continued to explain how the dealings with the Caddo Alliance for Freedom and Representative McCormick evolved. Mr. Robertson inquired about the ordinance that Mr. Clarke referenced yesterday calls for repeal of the UDC is pending or perhaps acted upon by the Parish Commission. Mr. Clarke stated they have not acted upon the UDC at this point, there are some issues coming before the long range planning committee.

Ms. Neubert questioned the topic of neighborhood programs that are being worked on to move into a non-profit status. She inquired if that was something similar to what Ms. Fuller has going on in the Highland area. She stated she has been watching the Volunteer Network take down some blighted properties and she is aware of the judicial process it has to be taken through to get permission, she asked if he could speak a little bit on that. Mr. Clarke stated he does not know what Councilwoman Fuller is doing in Highland. He explained that there is discussion of reinventing the blight ordinance, however there is already one in place that has not been put into action. Ms. Neubert stated the reason she brings it up is because she watched some live videos where they were bringing some of the houses down, ten houses in a week which she thought was very impressive with Shreveport Volunteer network. She inquired if there would be any value in Ms. Emily working with Ms. Fuller to see if there's some synergies that can be reached there. Mr. Clarke stated all the City Council must do is ask the MPC.

draft

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:09 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary