

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

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 2, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on February 1 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Manushka Desgage, City Attorney's Office
Lenetta English, Zoning Compliance Coordinator

Members Absent

Chris Elbersen, Secretary

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, 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. JOSEPH, seconded by MR. MORTON, to approve the minutes of the January 5, 2022 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 21-12-SC FINAL PLAT (MAJOR)

Applicant: Ramsey Hoffpaur ST Development, LLC
Owner: Ramsey Hoffpaur ST Development, LLC
Location: TBD Horizon Hill Dr (East side of Wallace Lake Rd, approx. 1000' north of Southern Trace Pkwy)
Existing Zoning: R-1-7
Request: 16-lot Subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to approve the consent agenda items.

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

CASE NO. 21-13-SC FINAL PLAT (MAJOR)

Applicant: Provenance Development Company
Owner: Provenance Development Company
Location: TBD (NW corner of Provenance Pl & Chestnut Park Lane)
Existing Zoning: R-2 (PUD)
Request: 10-Lot Subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to approve the consent agenda items.

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

CASE NO. 21-14-SC FINAL PLAT (MINOR)

Applicant: Mohr and Associates, Inc.
Owner: LLC G6 PROPERTIES ELLERBE
Location: 387 MT ZION RD (South side of Mt. Zion Rd. approx. 320 ft. east of Linwood Avenue.)
Existing Zoning: I-1
Request: 3-Lot Subdivision
Proposed Use: Commercial Subdivision

There was no support or opposition present.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to approve the consent agenda items.

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

PUBLIC HEARING

CASE NO. 21-201-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

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-1(SPUD)
Proposed Use: Restaurant with Drive-through

Representative &/or support:

Damen Dunn 13313 55th Avenue NW, Gig Harbor, WA 98332
LeVette Fuller 519 Kirby Place, Shreveport, LA 71106

Mr. Dunn explained that he incorporated every concern into his site plan that was raised during the neighborhood participation meeting and implemented a design standard that was sensitive to and compatible with the surrounding historic buildings, even though the site is not in a historic district. He explained that he paid for a traffic impact study to ensure that there would not be a negative impact. Mr. Dunn stressed that he wants to be a good neighbor and community partner.

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A motion was made by MR. JOSEPH, seconded by MS. JACKSON to extend the time for the applicant to speak.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. JACKSON Nays: NONE. Absent: Messrs. ELBERSON Messrs. BALDERAS vote was not recorded.

Councilwoman Fuller stated that Mr. Dunn has been accommodating throughout this entire process.

Opposition:

Donald Sweeters 861 Columbia Street, Shreveport, LA 71104

Phillip Lattier 850 Rutherford Street, Shreveport, LA 71104

John Riggs 401 Edwards Street, Suite 1000, Shreveport, LA 71101

The opposition agreed that there are concerns about traffic coming in and out on Thornhill. Additionally, they expressed concerns of increased traffic due to the proximity to Saint Marks Episcopal Cathedral School.

Rebuttal:

Damen Dunn 13313 55th Avenue NW, Gig Harbor, WA 98332

Mr. Dunn explained that the traffic impact study revealed that there would not be any additional traffic generated in the area and the people who will go to the restaurant are those that are already presently on this road.

Mr. Robertson questioned the reports finding about additional traffic in the vicinity; Mr. Dunn explained that the restaurant is not classified as a destination retail such as a Walmart, Target, or other grocery store, rather they are a convenience business, meaning people already traveling on this road will be the ones coming to the restaurant. Mr. Robertson questioned if the report includes Saint Marks traffic; Mr. Dunn explained that it includes all traffic that comes in this area. Mr. Clarke explained that the Traffic Engineer with the City, Dr. Erlund, found that there would not be a negative impact to traffic.

Mr. Balderas expressed concerns about the traffic in the vicinity.

Mr. Joseph stated that he felt it made sense to locate the business here and understands that people will not go out of there way to go here. He explained that finds it difficult how the use will have any impact on the nearby school. Mr. Joseph stated that he is impressed with the proposal and does not feel an issue has been presented today.

Mr. Morton stated that there is an entrance on Kings Highway, which is contradictory to the concerns of the opposition alluding to there only being an entrance on Thornhill.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to recommend this application for approval with the stipulation that a lighting and irrigation plan be approved by the Executive Director.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. JACKSON Nays: NONE. Absent: Messrs. ELBERSON Messrs. BALDERAS vote was not recorded.

CASE NO. 21-204-C TEMPORARY USE PERMIT

Applicant:	Greenhead Gun Club LLC
Owner:	Greenhead Gun Club LLC
Location:	4004 HILRY HUCKABY III AV (North side of Hilry Huckaby Dr., approx. 1,900' west of I-220)
Existing Zoning:	R-A
Request:	Temporary Use Permit
Proposed Use:	Rock Crushing Facility

Representative &/or support:

John James 2270 N Cross Drive, Shreveport, LA 71107

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There was no opposition present.

Mr. James stated that he is crushing rock to apply to his own property. He explained that they will not crush rock when there are sustained 25 mph winds. Additionally, he stated he only wants to do this as a temporary use. Mr. Robertson questioned how long Mr. James plans to crush rock for; Mr. James stated they should only take four months but requested a year to account for weather complications.

Mr. Andrews brought up the fact that cross lake is just south of the property, but the railroad tracks are in between that and the subject property with a elevation difference. Mr. James explained that his property never get flooding from Cross Lake, only the Red River. He stated that when the Red River flooding came up on his property up to 36 feet, it did not cross Hilry Huckaby into Cross Lake. Further, he stated the levee and railroad tracks is way higher than his property.

A motion was made by MR. JOSEPH, seconded by MR. MORTON to approve the application with staff recommended stipulations.

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

CASE NO. 21-107-C APPEAL

Applicant: Hayter Reynolds Attorneys
Owner: ARAMCO INC
Location: 10465 NORRIS FERRY RD (NE corner of Norris Ferry Rd and Southern Loop)
Existing Zoning: C-2 (PUD)
Request: Appeal of Executive Director's Decision
Proposed Use: Grocery store

**Representative &/or support:
John Hayter**

Mr. Hayter stated the entrance road shown on the approved site plan is incorrect.

Opposition:

A motion was made by MR. JOSEPH, seconded by MR. ROBERTSON To...

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

CASE NO. 21-219-C ZONING REQUEST

Applicant: ALTERNATIVE INTERVENTIONS
Owner: DEXTER LAVERNE BURNOM
Location: 2656 QUINTON ST (North side of Quinton St., approx. 140' east of Hearne Ave.)
Existing Zoning: R-2
Request: R-2 to C-2
Proposed Use: Medical Office

There was no support or opposition present.

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

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

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END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary