

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
April 6, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 6, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

**Members Present**

Winzer Andrews  
Gabriel Balderas  
Rachel Jackson  
Fred Moss, IV  
Bill Robertson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Adam Bailey, Community Planning & Design Mgr.  
Shari Culbert, Executive Admin. Assistant  
Manushka Desgagne, City Attorney's Office  
Lenetta English, Zoning Compliance Coordinator  
Stephen Jean, Deputy Director  
Walter Johnson, Planner 1  
Reginald Jordan, Zoning Administrator  
Emily Trant, Planner 1

**Members Absent**

Christian Elberson

Mr. Clarke addressed the agenda topic of drawing lots. Members that are in place by advice of the city attorney of the city of Shreveport. The process will be delayed until such as the city of Shreveport has recommended, the mayor has recommended, and the city council has confirmed the two remaining members for this board so that there will be a complete board.

Mr. Clarke stated that there also will not have any ratification motion for past events and documents. This will also occur once there is a complete MPC board.

Mr. Clarke explains that the board will be staggering terms from one year to six years in serving on the MPC board.

Nominations for election of the board chair was opened by Mr. Clarke. A motion was made by Mr. Robertson, seconded by Mr. Moss, that Mr. Andrews will serve out the remaining term of the year as the board chair. There were no oppositions and no additional nominations. Command of the meeting was turned over to Mr. Andrews.

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.

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

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. ANDREWS, seconded by MR. ROBERTSON, to approve the ratification of past events and documents.**

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

**CONSENT AGENDA**

**CASE NO. 22-3-SC FINAL PLAT (MINOR)**

Applicant : Mohr and Associates, Inc.  
Owner: Shreveport Village, LLC  
Location: TBD Mansfield Road (East side of Mansfield Road approx. 250' north of Williamson Way)  
Existing Zoning: C-2, I-1  
Request: 3-Lot Commercial Subdivision  
Proposed Use: Commercial

**Representative &/or support:**

There was no support present.

**Opposition:**

There was no opposition present.

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

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

**CASE NO. 22-6-SC FINAL PLAT (MINOR)**

Applicant: The Parks Companies  
Owner: KEJ Investments, LLC  
Location: 9200 Block of Baird Road (west side of Baird Rd., approx. 620' south of Bert Kouns Industrial Loop Expy.)  
Existing Zoning: R-3  
Request: 3-Lot Subdivision  
Proposed Use: Baird Road Development Lots 1, 2, and 3

**Representative &/or support:**

There was no support present.

**Opposition:**

There was no opposition present.

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

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

**PUBLIC HEARING**

**CASE NO. 21-191-C APPEAL:**

Applicant: Wiener, Weiss, & Madison  
Owner: Citizens National Bank  
Location: TBD Kings Hwy (SE corner of Captain HM Shreve Blvd. & Kings Hwy)  
Existing Zoning: R-1-7  
Request: Appeal of Executive Director's Decision  
Proposed Use: Daycare Center

**Representative &/or support:**

There was no support present.

**Opposition:**

There was no opposition present.

Mr. Clarke read a letter from the applicant to request that the appeal be deferred and continue to the next regularly scheduled meeting on May 4, 2022.

A motion was made by ROBERTSON, seconded by MOSS, to delay until May.

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

**CASE NO. 22-5-C ZONING REQUEST**

Applicant: LGRAD Real Estate Holding LLC  
Owner: LGRAD Real Estate Holding LLC  
Location: 9215 YOUREE DR (East side of Youree Dr., approx. 200' south of King Place)  
Existing Zoning: I-1  
Request: I-1 to I-MU  
Proposed Use: Amusement Facility-Indoor, Animal Care Facility

**Representative &/or support:**

David Bouriaque, 849 Gladstone Blvd. Shreveport, LA. 71104

Mr. Bouriaque is the owner of the property. He explained that the space has empty rooms that would be used for gaming.

**Opposition:**

There was no opposition.

A motion was made by MOSS, seconded by JACKSON, to recommend this application for approval.

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

**CASE NO. 22-16-C PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN**

Applicant: Mohr and Associates, Inc.  
Owner: Wrenwood Development Company, LLC  
Location: Stevens Rd. & Flournoy Lucas Rd (NW corner of Stevens Rd. & Flournoy Lucas Rd.)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-1-7(PUD)  
Proposed Use: Single-family-Detached and -Attached subdivision

**Representative &/or support:**

Rob Rollins, 1324 N. Hearne Ave. Suite 300 Shreveport, LA 71107

Mr. Rollins gave an overview of the proposed development, stating that the homes will be single-family townhome style development.

**Opposition:**

There was no opposition.

A motion was made by JACKSON, seconded by MOSS, to recommend this application for approval.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, MOSS, ROBERTSON, SATER, & Meses. JACKSON Nays: NONE. Absent: ELBERSON

**CASE NO. 22-223-C ZONING REQUEST**

Applicant: Taylor Family Property LLC  
Owner: Taylor Family Property LLC  
Location: 541 STONER AVE (South side of Stoner Ave., approx. 260' east of Creswell Ave.)  
Existing Zoning: R-3  
Request: R-3 to C-1  
Proposed Use: Office

**Representative &/or support:**

Jeremy Taylor, 3325 Cheverny Shreveport, LA 71118

Mr. Taylor explained that when he purchased the home, he was not aware that it was not commercially zoned. He would like to use the residence as a central office for his real estate company. It would be a general location for tenants to pay rent and for work orders to be received.

**Opposition:**

There was no opposition.

**A motion was made by ROBERTSON, seconded by JACKSON to recommend this application for approval.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, MOSS, ROBERTSON, SATER, & Meses. JACKSON  
Nays: NONE. Absent: ELBERSON**

**OLD BUSINESS**

**NEW BUSINESS**

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**Director's Report:**

Mr. Clarke briefly went over reports that will be included in the next meeting; including the liquor store, violations and RROC reports.

**Public Comments:**

Larry Henderson, 1104 Gooseberry Hill, Shreveport, LA. 71118

Mr. Henderson's concern was not relevant to the MPC, he was advised that he will need to address the issue with the ZBA on the next hearing date, May 4, 2022. Mr. Clarke was familiar with the variants that he had applied for in the past.

Richard Dugans, 2740 Ashton Street, Shreveport, LA. 71103

Mr. Dugan spoke on his aspirations to convert abandoned schools in Caddo Parish into homeless shelters. Mr. Clarke also advised to reach out to the school board. Mr. Clarke asked that Mr. Dugan reach out to Mr. Bailey so that the MPC may start the process of communication between the MPC, the Caddo Parish school board, and Mr. Dugan. Mr. Moss gave Mr. Dugan direction to reach out to the school board members to propose his plan.

**CHAIR/BOARD MEMBER'S COMMENTS**

Mr. Andrews asked that Mr. Clarke introduce the new board member and new MPC staff member.

**ADJOURN 3:39 pm**

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**Winzer Andrews, Chair**

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**Curtis Joseph, Secretary**