

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 4, 2022**

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

Members Present

Winzer Andrews, Chair
Gabriel Balderas
Chris Elberson
Rachel Jackson
Fred Moss
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Austin Chen, Planner I
Alice Correa, Planner III
Shari Culbert, Executive Assistant
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II

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

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 MR. MOSS, to approve the minutes of the April 6, 2022 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mes. JACKSON & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

Mr. Clarke advised that the planner assigned to each case presented would speak briefly on the details of the case before the applicant comes forward.

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 June 1, 2022.

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A motion was made by MS. JACKSON, seconded by MR. SATER to defer and continue.

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

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

Mr. Jean gave a brief statement explaining why the case was heard again. He explained that there was a discrepancy with the legal ad when the case was originally heard. Mr. Chen presented information from the case file for this case.

Representative &/or support:

Dr. Burnom 1108 Island Park Blvd Shreveport, LA. 71105

Dr. Burnom is the sister of the property owner. She will be operating the proposed medical office.

Opposition:

There was no opposition present.

A motion was made by MR. ELBERSON, seconded by MR. MOSS to APPROVE.

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

CASE NO. 22-23-C ZONING REQUEST

Applicant: Mona Caraway
Owner: Mona Caraway
Location: 0 W 70TH ST (North side of W. 70th St, approx. 1,400' west of W Bert Kouns Industrial Loop)
Existing Zoning: R-A
Request: R-A to I-2
Proposed Use: Unspecified Industrial

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Grace Eyler 126 Peterson Drive Benton, LA. 71006

Ms. Eyler is one owner of this family owned property. The family would like to have the property rezoned because most of the properties in that area are zoned industrial.

Opposition:

There was no opposition present.

A motion was made by MS. JACKSON, seconded by MR. ELBERSON to APPROVE.

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

CASE NO. 22-52-C ZONING REQUEST

Applicant: Victor Carmack
Owner: Victor Carmack
Location: 233 W 71ST ST (West of the corner of W71st St & St Vincent Ave)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Barber/Beauty Shop

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Victor Carmack 253 W. 71st St Shreveport, LA. 71106

Mr. Carmack gave a brief overview of the barber/beauty shop that he is proposing to establish.

Mr. Elberson asked Mr. Carmack if he currently operates a barbershop. Mr. Carmack stated that he did prior to the pandemic and that this establishment will be a relocation of a previously existing barbershop.

Ms. Jackson asked if Mr. Carmack was from the area of the proposed barbershop, he stated that he does.

Opposition:

There was no opposition present.

A motion was made by MR. MOSS, seconded by MS. JACKSON to APPROVE.

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

CASE NO. 22-66-C ZONING REQUEST

Applicant: Undda Dog Apparel Company
Owner: SANTANA F. THRASYBULE
Location: 7206 WALLACE AVE (SW corner of Wallace Ave and W 72nd St)
Existing Zoning: R-1-7
Request: R-1-7 to R-UC
Proposed Use: Dwelling - Multi-Family

Mr. Chen presented information from the case file for this case.

Representative &/or support:

Santana Thrasybule 235 W. Van Buran St. Chicago, Il. 60607

Mr. Thrasybule the owner of the property. He is a native of the area and would like to construct duplex homes. Mr. Moss asked if this would be his first project, Mr. Thrasybule confirmed that it would.

Opposition:

There was no opposition present.

A motion was made by MR. MOSS, seconded by MS. JACKSON to APPROVE.

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

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CASE NO. 22-67-C Zoning Request

Applicant: Alliance Tank Lines, LLC
Owner: WINNER'S CIRCLE INTERNATIONAL INC.
Location: 50610 NONE (North side of W 70th St., approx. 760' east of Dinkins Dr)
Existing Zoning: C-4
Request: C-4 to I-1
Proposed Use: Truck Repair

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Chad Moran 150 Industrial Ave. Natchitoches, La. 71457

Mr. Moran stated that he has an existing truck repair shop in Natchitoches. He has a growing cliental in Shreveport and is proposing to open a second location here.

Opposition:

There was no opposition present.

A motion was made by MR. ELBERSON, seconded by MS. JACKSON to APPROVE.

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

CASE NO. 22-68-C Special Use Permit & Site Plan

Applicant: HHR Services, LLC dba Redline Rentals
Owner: TIMOTHY WAYNE GIVENS
Location: 9724 MANSFIELD RD (N.W. of the cross of New moon Dr & Mansfield Rd)
Existing Zoning: C-3
Request: Special Use Permit
Proposed Use: Heavy Retail, Rental, and Service

Mr. Chen presented information from the case file for this case.

Representative &/or support:

David Zachary 131 Felix Moore Rd. Natchitoches, La. 71457

Mr. Zachary gave a brief explanation as to why he is proposing this rental service. It will be his third location, the others being in Natchitoches and Many. This equipment rental business will cater to homeowners and small businesses.

MR. SATER spoke of his knowledge of the equipment rental business and his familiarity with the family and their Natchitoches location.

Opposition:

There was no opposition present.

A motion was made by MS. JACKSON, seconded by MR. SATER to APPROVE.

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

CASE NO. 22-73-C PRELIMINARY SITE PLAN FOR PLANNED UNIT DEVELOPMENT

Applicant: FW Property, LLC
Owner: FW Property, LLC
Location: 7020 Klug Pines (West side of Klug Pines Rd., approx. 670' south of W 70th St.)
Existing Zoning: R-1-7 (PUD)
Request: Preliminary Site Plan Approval
Proposed Use: Residential Care Facility

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Brian Hollins 8900 Rosedown Pl. Shreveport, La. 71118

Mr. Hollins, manager of FW Property and part owner, gave information on the additional 3 cabins and multipurpose building that he is proposing for the existing rehab facility.

MR. ANDREWS asked Mr. Hollins how long he has been associated with FW Property, Mr. Hollins stated since 2020. Mr. Slater stated that he was impressed with the facility.

Opposition:

There was no opposition present.

A motion was made by MR. MOSS, seconded by MS. JACKSON to APPROVE.

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

CASE NO. 22-2-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC

Mr. Clarke explained that this code amendment refers to art and murals. A deferment is proposed to allow for further development.

A motion was made by MR. MOSS, seconded by MR. ROBERTSON to DEFER AND CONTINUE.

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

CASE NO. 22-5-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC

Mr. Clarke explained that they are “clean-up” amendments pertaining to classification and use standards of data centers, use standards for portable beverage stands, spacing requirements for cul-de-sacs, and short-term rental spacing requirements.

A motion was made by MR. ROBERTSON, seconded by MR. MOSS to APPROVE.

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

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END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Mr. Clarke spoke on the MPC's work on their recommendation to the CPSB on repurposing abandoned area schools. A report from the MPC staff will be presented to Mr. Robertson, where he had special interest in the matter.

Mr. Jean introduced new MPC planner, Ben Kolby, to the board.

Mr. Jordan presented a zoning report.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary