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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 3, 2022**

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

**Members Present**

Winzer Andrews, Chair  
Gabriel Balderas  
Chris Elberson  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Bill Robertson

**Staff Present**

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

**Members Absent**

Rachel Jackson  
Toni Thibeaux

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

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 MRS. WILSON MCCULLOCH, to approve the minutes of the July 6, 2022 public hearing as submitted.**

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

**CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. 22-141-C ZONING REQUEST**

Applicant: EmBeaux, LLC  
Owner: Parsons Carpet Service, Inc.  
Location: 668 Bert Kouns Industrial  
Existing Zoning: C-2  
Request: C-3  
Proposed Use: Contractor Office

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**Representative &/or support:**

Charles Bradford Brossette 810 Linwood Ave. Stonewall, La. 71078  
Mr. Brossette spoke of the proposed use of the property.

**Opposition: None**

**A motion was made by MR. MOSS, seconded by MR. ROBERTSON to recommend the application for approval.**

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

**CASE NO. 22-144-C ZONING REQUEST**

Applicant: **Raley and Associates, Inc.**  
Owner: **LSU Health Sciences Foundation**  
Location: 3200 Samford St.  
Existing Zoning: **R-2**  
Request: **I-C**  
Proposed Use: Parking Lot

**Representative &/or support:**

Reggie Lewis 4913 Shed Road Bossier City, La. 71111  
Mr. Lewis, representative of the applicant, spoke of the proposed use of the property.

**Opposition: None**

**A motion was made by MR. ROBERTSON, seconded by MR. MOSS to recommend the application for approval.**

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

**CASE NO. 22-145-C ZONING REQUEST**

Applicant: **Wimwal, LLC**  
Owner: **Wimwal, LLC**  
Location: 0 Wallace Lake (East side of Wallace Lake Rd., approx. 100' south of Tooke Dr.)  
Existing Zoning: **R-1-7**  
Request: **C-1**  
Proposed Use: Office

**Representative &/or support:**

Jeff Perrigo 601 Spring Street Shreveport, La. 71101  
Mr. Perrigo spoke of the proposed use of the property.

**Opposition: None**

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend the application for approval.**

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

**CASE NO. 22-147-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: **Mohr and Associates, Inc.**  
Owner: **Heather Lindsey Holland**  
Location: 2116 Southern Avenue (2116 Southern Ave; Approx. 130 ft +/- Hoadley Street)  
Existing Zoning: **C-2**  
Request: **C-2 (PUD)**  
Proposed Use: **Chicken Coop**

**Representative &/or support:**

Andy Craig 1324 N. Hearne Ste 301 Shreveport, La. 71107  
Mr. Craig spoke to the owner's proposed use of the property.

**Opposition: None**

**A motion was made by MR. SATER, seconded by MR. ELBERSON to recommend the application for approval.**

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

**CASE NO. 22-1-CAC CLOSURE & ABANDONMENT**

Applicant: **City of Shreveport Property Management Section**  
Owner: **City of Shreveport Property Management Section**  
Location: **Unnamed Alley (alley lying between Samford Street and William Avenue and lying between Jennings Street and Woodrow Street.)**  
Existing Zoning:  
Request: **Closure and Abandonment**  
Proposed Use: **IC and R-2**

**Representative &/or support: None**

**Opposition: None**

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend the application for approval.**

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

**CASE NO. 22-8-CTAC CODE TEXT AMENDMENT**

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

**Representative &/or support: None**

**Opposition: None**

**A motion was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend the application for approval.**

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

**MR. CLARK brought to the boards attention a case that was left from the agenda.**

**A motion was made by MR. ROBERTSON, seconded by MR. MOSS to hear the case.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS,**

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**ROBERTSON, & SATER and Mses. WILSON MCCULLOCH Nays: NONE. Absent: JACKSON & THIBEAUX**

**CASE NO. 22-118-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: Durham Transport Academy  
Owner: Durham Transport Academy  
Location: 7312 TRAMMEL DR  
Existing Zoning: I-1  
Request: Special Use Permit  
Proposed Use: Educational Facility—Vocational School

**Representative &/or support:**

**LaTonya Durham 543 Honey Gold Drive Shreveport, La. 71115**

Ms. Durham explained the proposed use of the property.

**Opposition: None**

**A motion was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend the application for approval.**

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**A motion was made by MRS. MCCULLOCH, seconded by MR. ROBERTSON to draw lots.**

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

**Board member lots were drawn as follows: Balderas - 5 years, Elberson – 5 years, & Moss - 4 years; all effective as of today.**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:13 p.m.**

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**Winzer Andrews, Chair**

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**Secretary**