

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 7, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 7, 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
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Ben Koby, Planner
Shari Culbert, Executive Assistant
Alexis DeJohn, Planner
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON**. 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 MRS. WILSON MCCULLOCH, seconded by MR. MOSS, to approve the minutes of the August 3, 2022 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CONSENT AGENDA

PUBLIC HEARING

CASE NO. 22-146-C ZONING REQUEST

Applicant: Mohr and Associates, Inc.
Owner: PHD Global Enterprises, LLC
Location: TBD North Market (North side of Pine Hill Rd., approx. 570' east of Devereaux Rd.)
Existing Zoning: R-1-5
Request: R-1-5 to R-3
Proposed Use: Dwellings-Multi-family

Representative &/or support:

Terrell Hall 3030 Duncan Dr. Shreveport, La. 71119

Mr. Hall with PhD Enterprises spoke in support of the application.

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Justin Palmer – no address given

Mr. Palmer with PhD Enterprises spoke in support of the application.

Opposition: None

A motion was made by MR. MOSS, seconded by MS. JACKSON to recommend approval of the application.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CASE NO. 22-150-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: Vintage Design Group
Owner: Provenance Lot 2, LLC
Location: 1031 PROVENANCE PLACE BLVD (SE corner of Provenance Place Blvd and Chestnut Park Ln.)
Existing Zoning: R-2 (PUD)
Request: R-2(PUD) to R-2(PUD)
Proposed Use: Bar

Representative &/or support:

Joe Salpetra- no address

Opposition: None

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CASE NO. 22-162-C ZONING REQUEST

Applicant: Rhodes Realty
Owner: Bossier Village Lane Properties LLC
Location: 0 Pierremont Road (East side of Lexington Ave; approx. 110' south of Pierremont Rd.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Office Space and Above the Ground Floor Dwelling

Representative &/or support:

Carlos Hartwell 6116 Wincanton Dr. Shreveport, La. 71129

Mr. Hartwell with Rhodes Realty spoke in favor of the application.

Jaqueline Scott 401 Hamilton Rd. Ste. 10 Bossier City, La. 71111

Ms. Scott spoke in support of the application. She explained the proposed use of the property.

Opposition: None

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

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CASE NO. 22-163-C SPECIAL USE PERMIT & SITE PLAN

Applicant: EmBeaux LLC
Owner: Parsons Carpet Service Inc
Location: 668 BERT KOUNS INDUSTRIAL LOOP (North side of Bert Kouns Industrial Loop, approx. 1,700' east of Kingston Rd.)
Existing Zoning: C-2
Request: Special Use Permit & Site Plan Approval
Proposed Use: Contractor Office

Representative &/or support:
Mike Landry 286 Stonehaven Dr. Frierson, La. 71027
Mr. Landry spoke in favor of the application.

Thomas Carmody 440 Albert Ave. S'port, La. 71105
Mr. Carmody spoke in favor of the application.

Opposition: None

A motion was made by MR. ELBERSON, seconded by MS. JACKSON to approve the application.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CASE NO. 22-122-C ZONING REQUEST

Applicant: Cross Development
Owner: Feist Properties, LLC
Location: 7000 Block of E Kings HWY (SE corner of E Kings Hwy and E 70th St)
Existing Zoning: R-A
Request: R-A to C-4
Proposed Use: Vehicle Repair - Major **REMANDED BY CITY COUNCIL**

Representative &/or support:
Ryan Estess 4913 Shed Rd. Bossier City, La. 71111
Mr. Estess w/ Raley Associates spoke in favor of the application.

Opposition: None

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CASE NO. 22-9-CTAC CODE TEXT AMENDMENT

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

Representative &/or support: None

Opposition: None

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

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END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

A motion was made by MR. ROBERTSON, seconded by MRS. WILSON MCCULLOCH to allow the nominating committee report.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

Committee spokesperson MR. SATER listed the following positions: Bill Robertson – Vice Chair, Rose Wilson McCulloch – Secretary. These positions will be held until December 2022.

A motion was made by MR. ELBERSON, seconded by MRS. WILSON MCCULLOCH to accept the positions.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

A report regarding the request to investigate possible fundamental conflicts will be presented soon.

MR. JORDAN gave a report on the Certificates of Occupancies to date.

Public Comments were made regarding concerns with a home on Rice Road by the following:
Constance Green 4475 Rice Road Shreveport, La. 71119
Richard Friday 4645 Rice Road Shreveport, La. 71119

CHAIR/BOARD MEMBER'S COMMENTS

None

ADJOURN 3:56 p.m.

Winzer Andrews, Chair

Secretary