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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 4, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 4, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

Members Present

Bill Robertson, Chair
Winzer Andrews
Gabriel Balderas
Chris Elbersen
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Harold Sater
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Shari Culbert, Executive Assistant
Manushka Desgagne, City Attorney's Office
Benjamin Koby, Planner
Emily Trant

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON** . The Pledge of Allegiance was led by **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. 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. ANDREWS, seconded by MR. MOSS, to approve the minutes of the December 14, 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

CASE NO. 22-14-SC FINAL PLAT (MAJOR)

Applicant: Mohr
Owner: PHD Global Enterprises, LLC
Location: TBD Pine Hill Road and Dessalines Street (n side of Pine Hill Rd., approx. 630' east of Devereaux Rd)
Existing Zoning: R-1-5
Request: 32-lot single-family residential subdivision
Proposed Use: Single-family Residential

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Representative &/or support:
Andy Craig 1324 N. Hearne Ste 301 Shreveport, La. 71107
Mr. Craig spoke of the proposed subdivision.

The case was listed as a final plat in error. The application is for a preliminary plat.

Opposition: None

A motion was made by MR. ANDREWS, seconded by MR. MOSS to recommend approval of the preliminary plat.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. JACKSON & THIBEAUX Nays: Meses. WILSON MCCULLOCH. Absent: NONE.

PUBLIC HEARING

CASE NO. 22-236-C ZONING REQUEST

Applicant: Leonel Padron
Owner Leonel Padron
Location: 0 Merrick St
Existing Zoning: R-1-5
Request R-1-5 to C-2
Proposed Use: Office Space

Representative &/or support: None

Opposition: None

A letter was read by Mr. Clarke to ask that the case be deferred to the February 1st Public Hearing.

A motion was made by MR. SATER, seconded by MRS. WILSON MCCULLOCH to defer and continue to the February 1st Public Hearing.

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. 22-244-C ZONING REQUEST

Applicant: Jones Legacy Holdings, LLC
Owner Jones Legacy Holdings, LLC
Location: 126 N MARKET ST
Existing Zoning: I-2
Request I-2 to C-3
Proposed Use: Reception Facility & Outdoor Dining

Representative &/or support: None

Opposition: None

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A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS To...

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. 22-215-C ZONING REQUEST

Applicant: Beechwood Residential
Owner: The Notre Dame Development Site, LLC
Location: 2932 Murphy Street (North side of Murphy St, contained by: Arkansas Ave, Ashton St, and Alabama Ave.)
Existing Zoning: R-1-5
Request: Rezoning from R-1-5 to R-3
Proposed Use: Multi-Family Residential
DEFERRED FROM DECEMBER 14TH HEARING

Representative &/or support:

Wendy Daniels 1637 East Lakeshore Dr. Shreveport, La. 70808

Mrs. Daniels explained the proposed use of the property and presented a slideshow.

Opposition:

Earl Lynch 2735 Metal Street Shreveport, La 71103

Mr. Lynch voiced his opposition for the site being used for anything other than a school.

Marilyn Bartlett 2827 Ashton St. Shreveport, La. 71103

Ms. Bartlett voiced her opposition for the proposed project, stating safety concerns.

Eura Coleman 3111 Looney St. Shreveport, La. 71103

Mrs. Coleman spoke of her opposition, stating concerns for the building concept and income base.

Lois Davis 3114 Metal St. Shreveport, La. 71103

Ms. Davis stated that she was not initially sure of her position for the project. Once she was able to hear what Mrs. Daniel's presentation, she began to support the project.

Sharon Brim 2900 Ashton St. Shreveport, La 71103

Ms. Brim spoke of her opposition for the proposition of the units being multi-family dwellings.

Cheynita Woodson-Jones 2737 Ashton Street Shreveport, La 71103

Mrs. Woodson-Jones opposes to the project, she feels it will not last.

Alexandria Bartlett 2827 Ashton St. Shreveport, La. 71103

Ms. Bartlett spoke of her opposition, stating safety concerns.

Doris Mosley 5643 Tall Pines Way Shreveport, La. 71129

Ms. Mosley spoke of her opposition to a new structure in the neighborhood when there are existing homes in need to repair to combat the blight in the area.

Reverend Greg Smith 2931 Murphy Street Shreveport, La 71111

Rev. Smith spoke in favor of the developer and the neighbors meeting to discuss the proposed project. He offered to host the meeting at his church.

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Shalana Moore 121 A.W. Drive Stonewall, La. 71078

Ms. Moore spoke of her opposition. She would prefer preservation of the school.

Jeremiah Coleman 3111 Looney St. Shreveport, La. 71103

Mr. Coleman spoke of his opposition. He spoke of the poor conditions of the neighborhood.

Rebuttal:

Ms. Daniels spoke of the proposed meeting that Rev. Smith suggested, to meet with the community to address their concerns and get their feedback, and agreed have ongoing conversations with the community. Ms. Daniels spoke of time restraints for funding.

A motion was made by MR. BALDERAS, seconded by MRS. WILSON MCCULLOCH to defer and continue until the February 1st public hearing.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. ANDREWS. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Public Comment:

Marvin Muhammad 1116 Prospect St. Shreveport, La. 71104

Mr. Muhammad spoke of the poor conditions of rental properties in his neighborhood.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:31 p.m.

Bill Robertson, Chair

Rose Wilson McCulloch, Secretary