

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 6<sup>TH</sup>, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 6<sup>th</sup>, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on January 5<sup>th</sup> for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Chris Elbersen, Secretary  
Rudy Morton  
Lea Desmarteau  
Bessie Smith  
Mauricio Roca

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Mgr.  
Markeya Daniel, Admin. Assistant  
Emily Trant, Executive Assistant  
Ben Mohler, Planner I  
Alice Correa, Land Use Coordinator  
James Djamba, Planner I  
Henry Bernstein, Caddo Parish Attorney's Office  
Kristina Douglas, City Attorney's Office

**Members Absent**

Laura Neubert  
Dale Colvin

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

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. JOSEPH, seconded by MS. DESMAREAU, to approve the minutes of the December 2nd, 2020 public hearing as submitted.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU, Nays: NONE. Absent: Messrs. COLVIN & ELBERSON and Meses. NEUBERT & SMITH**

**CONSENT AGENDA**

**CASE NO. 20-14-SC FINAL PLAT (MINOR)**

Applicant: EAGLE WATER, LLC  
Owner: Eagle Water, LLC  
Location: 6005 Youree Drive (Southeast corner of Youree Drive and Carroll Street)  
Existing Zoning: C-2  
Request: 3-Lot Subdivision  
Proposed Use: Commercial Uses

**There was no support or opposition present.**

*draft*

**A motion was made by MR. JOSEPH, seconded by MS. DESMARTEAU to approve this application.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU, Nays: NONE. Absent: Messrs. COLVIN & ELBERSON and Mses. NEUBERT & SMITH**

**CASE NO. 20-15-SC FINAL PLAT (MAJOR)**

Applicant: LAKESIDE RMA, LLC  
Owner: OK, LLC  
Location: 100 Blk of Creston Lane (West end of Newburn Lane)  
Existing Zoning: R-1-7  
Request: Final Plat  
Proposed Use: 54 Lot Subdivision

**There was no support or opposition present.**

**A motion was made by MR. JOSEPH, seconded by MS. DESMARTEAU to approve this application.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU, Nays: NONE. Absent: Messrs. COLVIN & ELBERSON and Mses. NEUBERT & SMITH**

**PUBLIC HEARING**

**CASE NO. 20-11-P ZONING REQUEST**

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Testament Real Estate, LLC  
Location: 7115 Greenwood Rd. (South side of Greenwood Road at Calderwood Dr.)  
Existing Zoning: R-A  
Request: R-A to C-1, C-3, & I-MU  
Proposed Use: Industrial and commercial subdivision

Stephen Jean presented this application to the Board.

**Representative &lor support:**

Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107  
Bart Little 5057 Dixie Garden, Shreveport, LA 71105

Mr. Craig explained that Mr. Little has been approached by equipment dealerships for the property that fronts the interstate. Mr. Little initially felt that I-1 zoning was the most appropriate but in consultation with the staff they found that I-MU would be best. After learning neighborhood concerns and advice of staff, they found that the I-MU zoning would not be best suited along Greenwood Road across from the neighborhoods, therefore he accepted the tiered zoning approach. Mr. Little was raised in this part of town and is not planning on doing anything that is detrimental to the neighborhoods.

Mr. Andrews asked about the existing equipment that is stored on site and what the plans are for it. Mr. Craig explained that part of the reason that Mr. Little wants to do this is to clean it up and move that back to the I-MU area.

Mr. Little explained his history in this area and stated he doesn't want to do anything to adversely affect this area. He stated that he could use deed restrictions. After meeting with the neighborhood, he knows they do not want any kind of liquor stores, half way houses, adult entertainment; he is willing to do a deed restriction to relieve their concerns. He has been approached by a major equipment dealership for the frontage of the interstate.

Ms. Smith stated that she understands he met with the neighborhood and they oppose the project; Mr. Little stated that he understands that and is glad to continue working with them to reduce opposition.

Mr. Clarke explicitly asked what the plan is for the existing equipment on Greenwood Road; Mr. Little stated that he can immediately move some of that equipment away from the Road. If this is approved the facility will be moved back and rebuilt to the I-MU area.

**There was no opposition present.**

Mr. Clarke noted that the property owners and neighborhood opposition submitted letters and a petition in opposition.

Ms. Desmarteau asked if the opposition came in before the neighborhood meeting and the alternate zoning proposal; Mr. Clarke stated that he does not feel that they were able to convey what was being proposed and that they got the negative opinion prior to the meeting. Once the rumors circulate it is difficult to come to a positive solution.

Mrs. Smith asked if Mr. Clarke attended the meeting; Mr. Clarke responded that he, Stephen Jean, Reginald Jordan, and Adam Bailey were in attendance to answer any questions, along with the applicant and engineer.

Mr. Joseph stated that there seems to be quite a few in opposition; Mr. Clarke stated that these situations are very difficult, he does not feel that the neighborhood is truly knowledgeable of what is being proposed. He explained that speculative zoning can be frightening to neighborhoods due to not being able to review and see what is coming, they worry of the negative things that could possibly happen. As Mr. Little stated, he is willing to do a deed restriction to prevent anything that is offensive. He also agreed to sit down with the neighborhood to collaborate on design along Greenwood Road. Mr. Clarke stated that he believes the neighborhoods mind was made up before the meeting.

**A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to recommend this application for denial.**

**The motion failed by the following 2-5 vote: Ayes: Messrs. JOSEPH and Meses. SMITH Nays: Messrs. ANDREWS, ELBERSON, MORTON, & ROCA and Meses. DESMARTEAU. Absent: Messrs. COLVIN and Meses. NEUBERT**

Mr. Elberson commented that even if this is approved, there is still a process to go through; the applicant will still have to return to the MPC for site plan approvals, which is where stipulations can be a part of the process.

**A motion was made by MS. DESMARTEAU, seconded by MR. ELBERSON to recommend the alternative zoning for approval.**

**The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, & ROCA and Meses. DESMARTEAU & SMITH. Nays: Messrs. JOSEPH. Absent: Messrs. COLVIN and Meses. NEUBERT**

**CASE NO. 20-14-P ZONING REQUEST**

Applicant: SHREVEPORT CADD0-MPC  
Owner: OK, LLC  
Location: 100 Blk.Creston Lane (West end of Newburn Lane)  
Existing Zoning: R-1-12  
Request: R-1-12 to R-1-7  
Proposed Use: Single Family Residential

**Representative &lor support:**

Shreveport-Caddo MPC 505 Travis Street, Suite 440, Shreveport, LA 71101  
Robert Aiello 300 Benton Road, Bossier City, LA 71111  
Larry Russo 8912 Creswell Road, Shreveport, LA 71106

The members of the support stated that they have worked with the HOA and residents that everyone agrees on; once the R-1-10 District is approved, they will come back to apply for this new zoning district. They explained that those who were in opposition before are no longer in opposition.

**There was no opposition present.**

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

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU, & SMITH Nays: NONE. Absent: Messrs. COLVIN & Meses. NEUBERT.**

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**CASE NO. 20-124-C SMALL PLANNED UNIT DEVELOPMENT (SPUD) & FINAL SITE PLAN**

Applicant: CAPTAIN SHREVE AUTO  
Owner: A&M Property Investment  
Location: 1343 Captain Shreve Dr. (NE corner of Captain Shreve Dr. and E Preston St.)  
Existing Zoning: C-2  
Request: C-2 to C-2 (PUD)  
Proposed Use: Vehicle Repair Minor & Vehicle Dealership

Alice Correa presented this application to the Board.

**Representative &lor support:**

Susanne Phillips 6133 Lovers Lane, Shreveport, LA 71105

Ms. Phillips explained that the nearby neighborhood associations and the applicant were able to come to an agreement on amenities that would serve the neighborhood and not be overly restrictive to the applicant.

**There was no opposition present.**

**A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to recommend this application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT**

**CASE NO. 20-151-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Yolanda F. Burnom  
Location: 1519 Creswell Ave. (East side of Creswell Ave. approx.240' south of Jordan St.)  
Existing Zoning: R-HU  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Office with Expanded parking

**Alice Correa explained that the applicant is requesting deferral until February.**

**There was no opposition or support present.**

**A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to defer and continue this application for 30 days.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT**

**CASE NO. 20-4-CAC CLOSURE & ABANDONMENT**

Applicant: CITY OF SHREVEPORT  
Owner: City of Shreveport  
Location: 9535 Mansfield Rd. (Sections of Coltrane Way located on the east side of Mansfield Rd. between Baird Rd. and Williamson Way)  
Existing Zoning: I-1, C-2, C-3  
Request: Closure and Abandonment  
Proposed Use: Two dedications

Emily Trant presented this application to the Board.

**There was no support or opposition present.**

*draft*

A motion was made by MR. JOSEPH, seconded by MR. ELBERSON to recommend this application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU, & SMITH Nays: NONE. Absent: Messrs. COLVIN and Mses. NEUBERT

**CASE NO. 20-142-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: TOBACCO DISCOUNT HOUSE  
Owner: Sandra Carson  
Location: 9464 Mansfield Rd. (West side of Mansfield Rd., at the intersection of Baird Rd.)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Bar

Alice Correa presented this application to the Board.

**Representative &/or support:**

Rebecca Walter 2063 Evergreen Drive, Shreveport, LA 71118

**Opposition:**

Connie Sanders 3025 Burson Drive, Shreveport, LA 71118

The opposition stated that she struggles to keep the fence in good repair and the yard cleaned up due to the businesses behind her property. There is loud music in the middle of the night and has discovered drug paraphernalia along the property line. Mr. Clarke stated that the applicant is proposing restricted hours of operation which may aid her concerns.

**Rebuttal:**

The applicant stated that she would like to reach out to the concern neighbor, there is no intention of loud music and would like to work with the community.

A motion was made by MR. ELBERSON, seconded by MR. JOSEPH to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Abstained: Messrs. ROCA Absent: Messrs. COLVIN and Mses. NEUBERT

**CASE NO. 20-158-C ZONING REQUEST**

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Jessie G. Singletary  
Location: 2812 Elm St. (West side of Elm St. approx. 120 ft. south of E Washington)  
Existing Zoning: R-2  
Request: R-2 to C-1  
Proposed Use: Nonprofit Office

Ben Mohler presented this application to the Board.

**Representative &/or support:**

Andy Craig 1324 N Hearne, Suite 301, Shreveport, LA 71107

Mr. Craig explained that Dr. Burnom would like to accommodate a non-profit intervention service.

**There was no opposition present.**

*draft*

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

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Mses. NEUBERT**

**CASE NO. 20-170-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: FAIRFIELD PLACE  
Owner: Fairfield Place  
Location: 2213 Fairfield Ave. (East side of Fairfield Ave. approx. 110 ft. south of College Street)  
Existing Zoning: R-HU  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Accessory Dwelling Unit

Ben Mohler presented this application to the Board.

**Representative &/or support:**

John Cariere 2221 Fairfield Avenue, Shreveport, LA 71104

**A motion was made by MS. DESMARTEAU, seconded by MR. ELBERSON to approve this application.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Mses. NEUBERT**

**CASE NO. 20-174-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: iARCHITECTURE  
Owner: Sara Med Properties, LLC  
Location: 3508 Youree Dr. (Southwest corner of Youree Dr. and Stratford Ave.)  
Existing Zoning: C-UC  
Request: C-UC to C-UC (SPUD)  
Proposed Use: Healthcare Institution

Alice Correa presented this application to the Board.

**Representative &/or support:**

Jeff Spikes 4740 Richmond Ave, Shreveport, LA 71106

**There was no opposition present.**

**A motion was made by MR. JOSEPH, seconded by MR. MORTON to recommend this application for approval with staff recommended stipulations.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Mses. NEUBERT**

**CASE NO. 20-173-C UDC AMENDMENTS**

Applicant: HOME BUILDERS ASSOCIATION OF NWLA  
Request: Amending the City of Shreveport Unified Development Code

Adam Bailey presented this application to the Board.

*draft*

**Representative &/or support:**

Dixie Robertson 2038 E 70th St, Shreveport, LA 71105

There was no opposition present.

A motion was made by MR. ELBERSON, seconded by MR. JOSEPH to recommend this application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT

**CASE NO. 20-177-C UDC AMENDMENTS**

Applicant: SHREVEPORT CADDO MPC

Request Amending the City of Shreveport and Caddo Parish Unified Development Code

Maryam Moradian presented this application to the Board.

There was no support or opposition present.

A motion was made by MR. MORTON, seconded by MR. JOSEPH to recommend this application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT

**CASE NO. 20-19-P UDC AMENDMENTS**

Applicant: SHREVEPORT CADDO MPC

Request Amending the City of Shreveport and Caddo Parish Unified Development Code

Maryam Moradian presented this application to the Board.

There was no support or opposition present.

A motion was made by MS. DESMARTEAU, seconded by MR. JOSEPH to recommend this application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT

**CASE NO. 20-118-C UDC AMENDMENTS**

Applicant: SHREVEPORT CADDO MPC

Request Amending the City of Shreveport Unified Development Code

Adam Bailey presented this application to the Board.

Mr. Bailey stated that this code text amendment was remanded from the City Council. It has been revised to address concerns of the council regarding the proximity of vehicle dealerships with outdoor displays to residential districts.

There was no support or opposition present.

A motion was made by MR. JOSEPH, seconded by MR. ROCA to recommend this application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Meses. DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. COLVIN and Meses. NEUBERT

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**MPC to pass a resolution to halt the acceptance of new annexation applications for a period of six (6) months**

**A motion was made by MR. JOSEPH, seconded by MR. ELBERSON to consider annexation applications on a case by case basis as opposed to a moratorium.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROCA and Mses. DESMARTEAU Nays: NONE. Absent: Messrs. COLVIN and Mses. NEUBERT & SMITH**

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

**Directors Report**

- Mr. Clarke reminded the Board to complete ethic training.
- Mr. Clarke asked the Board if there is interest in holding virtual hearings. A Commissioner believes that the public is denied the opportunity to address the Board. There was also a request to allow the public to address the Board via Zoom.
- Mr. Clarke stated that the new website process is kicking off.

**CHAIR/BOARD MEMBER'S COMMENTS**

Mr. Roca expressed his concerns of the MPC signs that are posted on property of applicants, he felt that it was misleading to what the applicant was requesting. Mr. Clarke responded that this has been a topic of discussion and they will look into another sign.

**ADJOURN 4:40 p.m.**

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**Winzer Andrews, Chair**

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**Chris Elberson, Secretary**