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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING June 2, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 2, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 1, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elberson, Secretary
Laura Neubert
Rudy Morton
Rachel Jackson
Bill Robertson
Vacant

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Emily Trant, Executive Assistant
Manushka Desgagne, City Attorney's Office
Henry Bernstein, Parish Attorney's Office
Lenetta English, Zoning & Compliance Coordinator

Members Absent

Gabriel Balderas

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. NEUBERT, to approve the minutes of the May 5, 2021 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROBERTSON and Mses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS

PUBLIC HEARING

CASE NO. 21-1-CAP CLOSURE & ABANDONMENT

Applicant: Caddo Parish Public Works
Owner: Caddo Parish Public Works
Location: Redrick Drive (North side of Ellerbe Rd, approx. 750 feet west of E Flournoy Lucas Rd)
Existing Zoning: N/A
Request: Closure and Abandonment
Proposed Use: Light Commercial Uses

Representative &/or support:

Jimmy Whittington 505 Travis Street, Suite 820, Shreveport, LA 71101

There was no opposition present.

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

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The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROBERTSON and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS. Messrs. ROBERTSON'S vote was not recorded however he intended to vote yes.

CASE NO. 20-2-AXM ANNEXATION

Applicant: City of Shreveport
Owner: Theodore John and Maria Denos Casten
Location: 1124 Gatewood Circle (West end of Gatewood Circle, approximately 650' east of Long Lake Drive.)
Existing Zoning: R-1-12
Request: Annexation
Proposed Use: Single Family Residential

Representative &lor support:

Travis Sturdivant 4913 Shed Road, Bossier City, LA 71111

The representative explained that the property owner purchased about 1.5 acres of land behind his existing lot and wants to combine this portion into his lot.

There was no opposition present.

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

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

CASE NO. 21-13-P SMALL PLANNED UNIT DEVELOPMENT (SPUD) & FINAL SITE PLAN

Applicant: ABC Skateboarders, LLC
Owner: ABC Skateboarders, LLC
Location: 0 FLOURNOY LUCAS (North side of Flournoy Lucas Rd., approx. 515' west of Winderweedle Rd.)
Existing Zoning: R-A
Request: R-A to R-A (PUD) for a Residence, Tractor Trailer Storage and Workshop
Proposed Use: Vehicle Repair Minor & Vehicle Dealership

Representative &lor support:

Elizabeth 7300 block Flournoy Lucas Road, Shreveport, LA 71129

The applicant stated that they would not have any freight moving in or out, it is only for parking. They would like to have a shop to work on the vehicles. Their residence will be in the back of the property.

Opposition:

Carol Price 7390 Winderweedle Road, Shreveport, LA 71129
Claude Price 7390 Winderweedle Road, Shreveport, LA 71129
Melinda Schneider 7397 Winderweedle Road, Shreveport, LA 71129
Peggy Poole Williams 7307 & 7305 Winderweedle Road, Shreveport, LA 71129
Jerry Williams 7307 & 7305 Winderweedle Road, Shreveport, LA 71129
Pamela Poole 7280 Winderweedle Road, Shreveport, LA 71129

The opposition expressed concerns about the potential for hazardous chemicals contaminating their well water supply, increased traffic, flooding and drainage, and property values.

Rebuttal:

The applicant stated that they were not wanting to bring pollution or problems. She stated that as far as the oil and diesel concerns, there is a train track across the street and a big trucking company on Winderweedle Road. They will only have three

trucks and they are only parking and then going home. She explained that she will put in drainage and fencing and keep things clean. There will not be a disturbance and eyesore.

Ms. Neubert questioned what time the trucks would leave; the applicant stated between 5 and 8 am and they return around 7 or 8 am. Ms. Neubert asked Mr. Clarke if this SPUD will have parameters on the hours of operation; Mr. Clarke stated that the Board can restrict that. Ms. Neubert questioned if a traffic impact study was warranted; Mr. Clarke indicated that it was not.

Mr. Robertson questioned if this would only be for the company vehicles; the applicant stated that this was true. He asked the applicant to clarify the concern of the property being cleared already, despite the need for the 50' buffer. The applicant stated it has only been cleared in the center and was measured out.

Mr. Morton asked if someone will actually be living on the property; the applicant stated they would. He continued to ask if they ever foresee having chemical items; she stated they wouldn't.

Ms. Jackson questioned if they would ever want to have more truck parking; the applicant stated that not right now but if they wanted to in the future then they would have to go before the Board again.

A motion was made by MR. JOSEPH, seconded by MS. NEUBERT to defer and continue this application to the next regularly scheduled public hearing.

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

CASE NO. 21-39-C ZONING REQUEST

Applicant: Royalty Pre-Owned Cars
Owner: Shannon Cropprue
Location: 8004 St. Vincent Ave. (SW corner of W. 80th St. and St. Vincent Ave.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Vehicle Dealership with Outdoor Display

Representative &/or support:

Shannon Cropprue 1846 Earl Street, Shreveport, LA 71108

Ms. Cropprue stated that they are trying to revitalize the area and bring something to the neighborhood. They are planning to have about 10 vehicles at a time. She stated that people were using the property as a dump site and they have spent a lot of money to clean it up.

Ms. Neubert asked Mr. Clarke to elaborate on the staff recommendation for denial. Mr. Clarke explained that the recommendation is based on the fact that there is a predominately residential presence and the commercial use is of a heavy nature and not compatible with neighborhood uses.

Ms. Neubert questioned if there was a neighborhood meeting; the applicant stated that about 5 people showed up and they all came into an agreement that it was an improvement. She expressed concerns about the surrounding properties and does not want this property to experience similar issues.

Ms. Neubert questioned if there were any other zoning district aside from C-3 that would allow this; Mr. Jean stated that there is not, given the adjacencies to the residential district.

Opposition:

Jeanette Gaston 227 Naomi Street, Shreveport, LA 71106
Gloria Easton
Marvin T. Williams 223 Naomi Street, Shreveport, LA 71106
Lucy Smith 622 Hendricks Place, Shreveport, LA 71106

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Ora Hart 6911 Bethany Street, Shreveport, LA 71106
Ronald Cowthorne 7720 Babylon Circle, Shreveport, LA 71106

The opposition expressed concerns regarding the upkeep of this property and fears about the other land uses that could come in a result in a negative impact. They questioned what benefits the rezoning would bring to Cedar Grove.

Rebuttal:

Ms. Cropprue reiterated that she has been spending money to clean the property up and they intend to put up a fence to keep the property clean. She stated that the neighborhood has to be open minded to bring new opportunities and growth. There is a high level of crime, but maybe something new in the community will change that and provide jobs for the area.

Mr. Robertson asked that staff list off the other uses that would be allowed in the current zoning district so that the applicant knows the other possibilities.

A motion was made by MS. NEUBERT, seconded by MR. MORTON, to recommend this application for denial.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROBERTSON and Mses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS

CASE NO. 21-53-C ZONING REQUEST

Applicant: Loyd Design Group
Owner: Loyd Design Group
Location: 6028 E. 61 Street (North side of E. 61 St., approx. 140' West of Fairfield Ave.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Workshop

Representative &/or support:

Jeff Raley 4913 Shred Road, Bossier City, LA 71111
Kyle Loyd 6028 E 61st Street, Shreveport, LA 71106

Mr. Loyd stated that they are wanting to construct a three-car garage on this portion of the property.

Opposition:

Marlena Whitely Lewis

Ms. Lewis was concerned of how the rezoning would affect her taxes. She questioned what contributions this would bring to the neighborhood and how it would align with the Cedar Grove master plan.

Rebuttal:

Mr. Raley stated that they are only trying to bring the remainder of his property in line with the zoning of the other property.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, & ROBERTSON and Mses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS. Messrs. Joseph was away from the Chambers at the time of this vote.

CASE NO. 21-59-C ZONING REQUEST

Applicant: MBT Investments, LLC.
Owner: MBT Investments, LLC
Location: 213 Topeka ST (South side of Topeka St., approx. 170' west of Centenary Blvd.)
Existing Zoning: C-2

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Request C-2 to R-3
Proposed Use: Multi-Family Residential

Representative&/or support:
Kevin May 752 Dalzell Shreveport, LA 71104

Mr. May stated that they are planning to build duplexes and replace the existing structure that is not salvageable.

There was no opposition present.

A motion was made by MS. JACKSON, seconded by MS. NEUBERT to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, & ROBERTSON and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS. Messrs. Joseph was away from the Chambers at the time of this vote.

CASE NO. 21-60-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Xpress Car Wash
Owner Industrial Development Board of the City of Shreveport
Location: 9400 blk Ellerbe Road (South side of Ellerbe Rd, approx.1314' west of E Flournoy Lucas Rd)
Existing Zoning: C-2 (PUD)
Request Special Use Permit & Site Plan Approval for a Car Wash
Proposed Use: Car Wash

Representative&/or support:
Nial Whatley 722 North Ashely Ridge Loop, Shreveport, LA 71106

The representative stated this is a high end successful car wash. He stated that there was no opposition at the NPP meeting.

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MR. MORTON to approve this application.

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

CASE NO. 21-64-C ZONING REQUEST

Applicant: Shreveport Caddo MPC
Owner Jabez Family Enterprises, LLC
Location: 3414 Curtis Ln. (SW corner of Curtis Ln. and Revers Ave.)
Existing Zoning: R-1-7
Request R-1-7 to R-1-10
Proposed Use: Single Family Residential

Representative &/or support:
Shreveport-Caddo MPC 505 Travis Street, Suite 440, Shreveport, LA 71101

Mr. Clarke explained why the MPC brought the R-1-10 zoning district back to the UDC as it was previously omitted when development the code. He stated that the lots in this vicinity are one to two acres, but a minimum of 15 to 25 thousand square feet. He stated that this is sometimes the imperfection of developing zoning codes; sometimes it is not right the first time and you have to make adjustments to what is out there on the ground. If the consultants of this area had looked at this location, they could have designated a different zoning district. Once the site was reviewed, the staff recommended a zoning change to reflect the vicinity.

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Mr. Elberson questioned what the zoning designation was prior to the existing zoning; Mr. Clarke stated it was R-1D which required 7,000 sq ft. Mr. Clarke reiterated that if the consultants had studied the vicinity, they wouldn't have rubber stamped the R-1-7 district and determined that R-1D and R-1-7 was inappropriate.

Opposition:

Carolyn Fitzgerald 4412 S Fairway Drive, Shreveport, LA 71109

A motion was made by MS. NEUBERT, seconded by MS. JACKSON to extend the time for the next speaker.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROBERTSON and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS. Messrs. ELBERSON was away from the Chambers at the time of this vote.

Donnie Barker 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

Fay Cunningham 3030 Independence Avenue, Shreveport, L A 71109

JC Frazier 6938 Oak Hill Circle, Shreveport, LA 71106

Debra Lindsey 333 Texas Street, Suite 1340, Shreveport, LA 71101

Deborah Bradford Young 3021 Independence Avenue, Shreveport, LA 71109

Members that were in opposition to the development raised concerns of the smaller size of the lots and the homes in comparison to the existing houses and lots. Additionally, they were concerned about increased traffic and how the development would impact their property values.

Mr. Barker explained that he is opposed to the rezoning because the 10,000 sq. ft. layout is not economically feasible for the owner to be able to move forward. He further stated that approval of this rezoning is denial of the next application as the current subdivision is for 8,700 sq. ft. Ms. Neubert confirmed if the homes would be in the 1,600 of 1,700 sq. ft. range; Mr. Barker said that it would be in the range. She continued to ask what is currently in the neighborhood now; Mr. Barker stated that he only has the lot sizes but the homes are significantly bigger, around 2,500 sq. ft. Ms. Jackson questioned if it would decrease the existing homes value; Mr. Barker stated that he did not have that information. Ms. Neubert asked what size the homes are proposed at if the lots are 8,700 sq. ft.; Mr. Barker replied they would be 1,700 sq. ft. range for 240-245,000.

Mr. Frazier, the property owner, explained that he purchased the property with the vision of subdividing the land and build homes for first time home buyers or people wanting to downsize. He explained that he has already reduced the number of lots and increased their size after the first neighborhood meeting; they came up from 7,000 sq. ft. but can't do 10,000 sq. ft. He expressed his hopes that the Board will look at this as a growing community and understand that he has already and adjusted the plan as requested by the City.

Mr. Elberson questioned if the applicant purchased the property with the intent to development and because it was zoned for that size; Mr. Frazier said he did. Mr. Elberson asked how many lots he would get with the 10,000 sq. ft. lots; Mr. Frazier responded approximately 21.

Mr. Robertson asked if there was a scenario where the homes could be built with a zero lot line to preserve the woods on the outside of the property. Mr. Frazier stated that this issue came up early on and he is not building a low income housing of multi-family development. Mr. Robertson stated that he was not considering those type of homes. Mr. Elberson stated that it seems the applicant is wanting to maximize the number of lots and that may not apply here. Mr. Robertson continued to try to explain the zero lot line concept. Mr. Clarke informed the Board that they were deliberating and needed to continue directing questions to the speakers.

Ms. Lindsey, Better Homes and Gardens Broker, explained the values of homes in this area and stated that the 7,000 to 10,000 sq. ft. is not that great of a difference and these houses will not be that stacked on top of each other.

The Board members discussed the difficulty with this case as they see and understand both sides of the argument.

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

The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROBERTSON and Meses. JACKSON Nays: Messrs. ELBERSON and Meses. NEUBERT. Absent: Messrs. BALDERAS.

CASE NO. 20-7-SC PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: Mohr and Associates, Inc.
Owner Jabez Family Enterprises, LLC
Location: 3414 Curtis LN (SW corner of Curtis Ln. and Revere Ave.)
Existing Zoning: R-1-7
Request 27 Lot Single Family Residential
Proposed Use: Single Family Residential

Representative &/or support:

Donald Barker 1324 N Hearne Avenue, Suite 301 Shreveport, LA 71107

Mr. Barker requested that this application be deferred and continued due to the recommendation for approval of the rezoning case, as the proposed lot sizes would not meet the R-1-10 District requirements.

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MR. MORTON to defer and continue this application to the next regularly scheduled public hearing.

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

CASE NO. 21-6-C UDC AMENDMENTS

Applicant: Shreveport Caddo Metropolitan Planning Commission
Request To amend the City of Shreveport Unified Development Code

Adam Bailey stated that this ordinance is in reference to Short Term Rentals and explained the different permit types and process to obtain them. Ms. Neubert questions if there would be any kind of inspection that occurs as part of this process; Mr. Bailey stated that a site plan inspection is proposed to ensure that parking is appropriate, which is similar to a home-based certificate of occupancy inspection however, they will not be going inside the home.

There was no opposition present.

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

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

CASE NO. 21-47-C UDC AMENDMENTS

Applicant: Shreveport Caddo Metropolitan Planning Commission
Request To amend the City of Shreveport Unified Development Code

Mr. Clarke explained that these amendments were deferred from the previous hearing; he explained that the parties agree and that he will be meeting weekly with the others to discuss the UDC.

There was no opposition present.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, &

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ROBERTSON and Mses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 6:20 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary