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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 4, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 4, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on August 3rd for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Manushka Desgage, City Attorney's Office
Emily Trant, Executive Assistant

Members Absent

Chris Elbersen, Secretary
Bill Robertson

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. JOSEPH, seconded by MS. NEUBERT, to approve the minutes of the July 7, 2021 public hearing as submitted.

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

CONSENT AGENDA

PUBLIC HEARING

CASE NO. 21-75-C ZONING REQUEST

Applicant: **Mohr and Associates, Inc.**
Owner: San Jose Rental, LLC.
Location: 3316 Beverly Pl (West side of Beverly Pl, approx. 90' north of Broadmoor Blvd)
Existing Zoning: **R-2**
Request: R-2 to C-2
Proposed Use: Restaurant

Representative &/or support:

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

Ms. Neubert questioned the outcome of the NPP meeting. Mr. Craig stated that only two people showed up, but they were not residents of the neighborhood.

Opposition:

Johnathan Taylor 3320 Beverly Place, Shreveport, LA 71105

Elaine Nagel 551 Broadmoor Blvd., Shreveport, LA 71105

The opposition expressed concerns about the commercial zoning encroaching into the neighborhood. Mr. Taylor explained that he lives right next to the lot that is proposed for rezoning and would like to see a site plan. Ms. Nagel stated that she has concerns about how this can impact traffic on the neighborhood roads. She stated that was not notified about the NPP meeting. She raised concerns about other commercial uses that could be located there.

Ms. Neubert questioned if the NPP notice was deficient. Mr. Clarke stated that it would have to be investigated.

Mr. Clarke encouraged the Board to defer and continue this application to allow the applicants an opportunity to meet with the residents again.

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 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, MORTON, & SATER and Meses. NEUBERT, Nays: Meses. JACKSON. Absent: Messrs. ELBERSON & ROBERTSON

CASE NO. 21-76-C ZONING REQUEST

Applicant: **Belcher Enterprise Construction and Remodeling LLC**
Owner: Belcher Enterprise Construction and Remodeling, LLC
Location: 2901 Milam St (SW corner of Milam St. and Arkansas Ave.)
Existing Zoning: **C-1**
Request: C-1 to C-3
Proposed Use: Convenience Store with Liquor Sales

Representative &/or support:

Kevin Belcher 2901 Milam Street, Shreveport, LA 71103

The applicant stated that he is requesting approval to rezone the property to sell liquor. He stated that it is a convenience store with beer, and high-volume wine. He stated that he purchased the property in March 2021. Mr. Andrews questioned if he held an NPP meeting; Mr. Belcher stated that he did and about 12 to 17 people attended in favor and there was no opposition at the meeting.

Opposition:

Deloris Dennis 3318 Westheimer Street, Shreveport, LA 71103

Betty Williams 2834 Looney Street, Shreveport, LA 71103

Oneta Turner 2856 Looney Street, Shreveport, LA 71103

Sherron Grim 2900 Ashton Street, Shreveport, LA 71103

A six to eight page petition of opposition was submitted.

The opposition expressed concerns about the disturbance that was at this corner under a previous owner, additionally they believe that there are already enough liquor stores in the vicinity. It was stated that they have other issues to deal with and were concerned with the extended hours.

Mr. Andrews asked for the everyone that was in attendance to speak in opposition to stand up so that staff could get a head count; there was a total of 10 people in opposition.

Rebuttal:

The applicant stated that the opposition is comparing his business to what was there before and has invested a lot of money. He explained that he has does not have loitering and the police have not had to come there. Mr. Morton questioned what his hours of operation were; Mr. Belcher stated they are open from 8-10.

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

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, & MORTON, and Meses. JACKSON & NEUBERT, Nays: Messrs. SATER. Absent: Messrs. ELBERSON & ROBERTSON

CASE NO. 21-101-C SPECIAL USE PERMIT & SITE PLAN

Applicant: **Belcher Enterprise Construction and Remodeling LLC**
Owner: Belcher Enterprise Construction and Remodeling, LLC
Location: 2901 Milam St (SW corner of Milam St and Arkansas Ave.)
Existing Zoning: **C-1**
Request: Special Use Permit and Site Plan Review for Convenience Store with Liquor Sales
Proposed Use: Convenience Store with Liquor Sales

Representative &/or support:

Kevin Belcher asked if he could appeal the decision to City Council; Mr. Andrews confirmed that it can be appealed. He questioned whether he needed to speak for this application since the other application was denied; Mr. Andrews responded if he chooses not to it was fine.

The opposition did not speak.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to deny the application.

Mr. Belcher asked if the Board could defer the application. Mr. Andrews stated that there was a motion to deny, they will have to vote and then can have a chance to come back to his request.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, & MORTON and Meses. NEUBERT, Nays: Messrs. SATER. Absent: Messrs. ELBERSON & ROBERTSON. Ms. Jackson was not in the chamber during the time of this vote.

CASE NO. 21-79-C SPECIAL USE PERMIT & SITE PLAN

Applicant: **GB License LLC**
Owner: Sunray Investments, LLC.
Location: 304 W. 70th Street (NW corner of W. 70th St & Dowdell Ave)
Existing Zoning: **C-3**
Request: Special Use Permit and Site Plan Review for Retail Sales-Liquor
Proposed Use: Retail Sales- Liquor

Representative &/or support:

Katie Goodson 451 Florida Street Suite 800, Baton Rouge, LA 70821
John Settle 4 Tealwood, Shreveport, LA 71104
Shamika Parker 255 W 76th Street, Shreveport, LA 71106
Robert Minor 367 72nd Street, Shreveport, LA 71106
Charles Chaniyaras 7340 Capistrano Drive, Shreveport, LA 71106

The representative explained that GoPuff is a national business that offers delivery service for everyday products, like a Walgreens or Rite Aid but with more to offer. This is already operating in Suite A. They would like to use Suite B for the liquor sales aspect. She explained that this store does not want foot traffic and will not use signage to attract it. Ms. Goodson expressed her belief that this use is compatible with the area.

Ms. Neubert questioned the delivery aspect of this business plan; Ms. Goodson stated that delivery is the based business model. She explained that the delivery of alcohol is still pending with the State. Ms. Neubert questioned why the building is so generic with no signage; Ms. Goodson explained that the business model is delivery so they don't need to attract customers.

Ms. Goodson explained that they would like to receive the approval today in anticipation that they State would approve the liquor sale delivery. In the interim, customers can purchase in store.

Mr. Joseph questioned what their response is to the staff's statement of oversaturation. Ms. Goodson stated that sometimes the term of oversaturation is used, or the determination is that it is a compatible fit. Mr. Joseph expressed concerns of more liquor sales here. Ms. Goodson stated they would implement security measures to prevent all concerns the neighborhood has.

Other members that were in support of the business explained that this is an innovative business model that prevents foot traffic and loitering. The delivery option provides benefits for individuals with various needs.

Opposition:

Timothy Jones 8200 St. Vincent Avenue, Shreveport, LA 71106

Belinda Rose 1017 Babylon Road, Shreveport, LA 71106

Lucy Smith 622 Hendrix Place, Shreveport, LA 71106

Ora Hart 6911 Bethany Street, Shreveport, LA 71106

Linda Jones 302 W 68th Street, Shreveport, LA 71106

Kenny Gordon 630 Hendrix Place, Shreveport, LA 71106

Kimberlay Jones 252 E 71st Street, Shreveport, LA 71106

June Melendez 804 Regmar Drive, Shreveport, LA 71107

The members of the opposition unanimously expressed strong concerns about another liquor store locating in Cedar Grove, which is already saturated with liquor stores and crime. They were not in opposition to the existing business model, but just the liquor aspect of it.

Rebuttal:

Ms. Goodson stated that their client shares the same concerns. She explained that a petition with 100 signatures was submitted. The business has a plan to locate in 32 places in Louisiana and Shreveport is one of those opportunities.

Ms. Neubert questioned what the delivery radius would be. The store manager stated 20 to 30 minutes; Ms. Neubert commented that this is pretty much all of Shreveport. She continued to question how many people the manager employs; the store manager stated about 65 people without liquor sales. Ms. Neubert questioned how many would be employed with liquor sales; the manager stated that she does not have this information, but from previous meetings she is aware that the liquor sales make up about 8% of sales. Ms. Neubert asked if this business would make it without the liquor sales; the manager stated yes. Ms. Neubert continued to question Ms. Goodson whether there would be additional locations for Shreveport; Ms. Goodson responded that the one of the first location in Metairie is possibly going to get second location in the Fall based on the business success. She stated the company uses an enormous amount of analysis to determine which locations to pursue. Ms. Neubert commented that she understands that the location is low cost and near a interstate, however she understands the concerns from the Cedar Grove neighborhood. Ms. Jackson asked if they have looked at other places in Shreveport; Ms. Goodson was not sure but there are several factors that go into looking for a location. Mr. Morton asked if they sell beer and wine, Ms. Goodson says they do not currently but are allowed by right and plan to apply for that permit.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to deny this application.

**The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, MORTON, & SATER Nays. JACKSON & NEUBERT Absent: Messrs. ELBERSON & ROBERTSON
Ms. Jackson stated for the record that she intended to vote for denial of this application, therefore the vote should reflect 6-1.**

CASE NO. 21-100-C ZONING REQUEST

Applicant: **Vintage Design Group**
Owner: WPS Holdings, LLC
Location: 0 Willard Ave (SE corner of Pierremont Rd & Willard Ave)
Existing Zoning: **R-1-7**
Request: R-1-7 to C-1
Proposed Use: Light commercial retail

Representative &/or support:

Marcus Hobbs – Vintage Design Group

The representative explained general information about this application. He stated that the owner wants to serve the needs of the community in a positive way. Ms. Neubert questioned if it was a vacant lot; Mr. Hobbs stated that it was.

There was no opposition present.

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

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

CASE NO. 21-103-C ZONING REQUEST

Applicant: **Ambience**
Owner: A Queen's Nails
Location: 3004 W. 70th St. (North side of W. 70th St., approx. 179' east of Suntan St.)
Existing Zoning: **C-2**
Request: C-2 to C-3
Proposed Use: Reception facility, Retail

Representative &/or support:

CJ Johnson 3004 W 70th Street, Shreveport, LA 71108

The applicant stated that he has invested in a party rental equipment business for baby showers and weddings. He explained that he owns the building next door as well and would like to have that space for baby showers and weddings. He has asked around in the neighborhood, sent emails, and posted on social media but has not received opposition.

Mr. Sater raised concerns about the limited parking. The applicant stated the events would be on a small scale, they also have room in the back. He can only fit so many people inside the building and they wouldn't be large parties like wedding receptions.

There was no opposition present.

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

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

CASE NO. 21-5-SC FINAL PLAT (MAJOR)

Applicant: **Sealy & Company**
Owner: Sealy Bossier Towne Center LLC
Location: 9600 St. Vincent Avenue (NE corner of St. Vincent Ave. and Benton Kelly Dr.)
Existing Zoning: **I-2, C-4**
Request: 7-Lot Subdivision
Proposed Use: Commercial

There was no support or opposition present.

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

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

CASE NO. 21-27-P ZONING REQUEST

Applicant: Joseph S Partain Architect LLC
Owner: Riordan Properties, LLC
Location: 9471 Ellerbe Road (North side of Ellerbe Rd. at the end of Redrick Dr.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Office/Retail

Representative &/or support:

Michael Riordan – no address provided

The applicant explained that he intends on developing a community and retail shopping center; he provided several details of the project which include a green space with preserved trees, a private deck for events, and a farmhouse boutique style duplexes. He stated that they may request annexation in the future. He explained that one neighbor had concerns of the project but he is purchasing her property and will make sure she is able to move to a new place that she is excited about.

There was no opposition present.

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

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

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 the Curtis Lane and Revere Avenue)
Existing Zoning: R-1-10
Request: 21 lot single family residential subdivision
Proposed Use: Single-Family Residential

Representative &/or support:

JC Frazier 6938 Oak Hill Circle, Shreveport, LA 71106

Mr. Frazier explained that they have done everything that the city has asked, and the lots are now a minimum of 10,000 sq. ft.

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 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MORTON, & SATER and Meses. JACKSON & NEUBERT, Nays: NONE. Absent: Messrs. ELBERSON & ROBERTSON

CASE NO. 21-78-C ZONING REQUEST

Applicant: **Johnathan Smith**
Owner: Johnathan Smith
Location: 0 Buncombe Road (North side of Buncombe Road, approx. 440' east of Pines Road.)
Existing Zoning: **C-2**
Request: C-2 to C-3
Proposed Use: Dwelling – Multi-Family

WITHDRAWN BY APPLICANT

Opposition:

Reginald Davis 7615 Red Fox Trail, Shreveport, LA 71129
Ophelia Boyd 7511 Red Fox Trail, Shreveport, LA 71129
Rev. Willie Boyd Jr. 7511 Red Fox Trail, Shreveport, LA 71129

The opposition expressed concerns about another apartment complex in this area and do not believe it is needed as the existing complexes are not completely rented out as is. They would like to see more opportunities for ownership; therefore, townhomes or condos would be more desired.

A motion was made by MS. NEUBERT, seconded by MS. JACKSON to accept the request to withdraw the application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MORTON, & SATER and Meses. JACKSON & NEUBERT, Nays: NONE. Absent: Messrs. ELBERSON & ROBERTSON

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Consideration of the proposed 2022 MPC Budget.

Stephen Jean presented the proposed budget to the Board. Ms. Neubert asked for Mr. Jean to go over the City and Parish funding percentages again. Mr. Jean stated that 17% is by the Parish of Caddo, 61% by the City of Shreveport, and 22% are user fees. He explained that the city allows the MPC to keep the user fees so it is really 83% from the City and the user fees from the Parish are returned.

Mr. Clarke explained that the Parish funding incorporated in to the 2022 Budget because they did not request the MPC to do otherwise. If the Parish funding is cut in the future, then other arrangements will have to be made.

A motion was made by MR. ANDREWS, seconded by MS. NEUBERT to approve the proposed budget.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, MORTON, & SATER and Meses. JACKSON & NEUBERT, Nays: NONE. Absent: Messrs. ELBERSON & ROBERTSON

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Clarke informed the Board that Maryam Moradian has submitted her resignation and that she is moving to Pittsburgh to be a City Planner.

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Andrews informed the Board member that a progress report was at their computers and he advised them to take that with them to review the status of projects that have been before the Board.

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ADJOURN 5:30 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary