

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 1, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 1, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on August 31 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbersen, Secretary
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson
Harold Sater

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 Desgage, City Attorney's Office

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

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 August 4, 2021 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

CONSENT AGENDA

CASE NO. 21-7-SP FINAL PLAT (MINOR)

Applicant: Polaris Services, LLC
Owner: Frank Miller & Phyllis Miller
Location: 5595 Pine Hill Road (South side of Pine Hill Road, approx. 150' east of Singleton Rd.)
Existing Zoning: R-A
Request: 3 Lot Subdivision
Proposed Use: Miller's Estates – Single-Family Residential

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

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CASE NO. 21-6-SC FINAL PLAT (MINOR)

Applicant: Mohr and Associates, Inc.
Owner: Belle Maison Subdivision, LLC
Location: TBD Grand Rue, Mousse Ruelle and Frenchman Lane (West side of Linwood Avenue, at the end of Grand Rue and Mousse Ruelle)
Existing Zoning: R-E
Request: 39 Lot Subdivision
Proposed Use: Belle Maison Unit No. 5 – Single-Family Residential

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

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
Hemma Zuniga 509 Market Street, Apt. 706, Shreveport, LA 71101
Candice Higgenbotham 255 Gladstone Blvd. Shreveport, LA 71104

Mr. Craig stated that another NPP meeting was held, however no one attended. He explained that the applicant is wanting to keep the existing restaurant open while the new one is being constructed. Mr. Robertson questioned if there was a site plan; Mr. Craig stated that it is not a requirement so one was not created. Mr. Craig stated explained that they do not recommend applicants to proceed with a site plan until they know the zoning is approved due to the expense and amount of work that goes into a site plan. Mr. Robertson expressed concern of the encroachment of commercial establishments into residential neighborhoods, he felt the site plan could help ease concerns.

Mr. Clarke explained that the Board is only looking at whether the zoning district is applicable here; the site plan approval is a different process, which will review the site plan to ensure compliance and will include several different departments.

Opposition:

There was no opposition present.

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 20-118-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Singh 2, LLC
Owner: PRR Properties LLC
Location: 1608 N Market St (East side of N Market St., approx. 650' north of N Hearne Ave.)
Existing Zoning: I-MU
Request: Special Use Permit & Site Plan Approval
Proposed Use: Retail Sales of Alcohol-Liquor with Drive-Through

Representative &/or support:

Trilogan Singh 2000 Old Minden Road, Apt 214, Bossier City, LA 71111
Roger Decade 1069 Bauxhall Drive, Shreveport, LA 71106
Jonathan Creedmack 206 Wellington Drive, Bossier City, LA 71111
Chris Stokes 401 Market Street, Shreveport, LA 71101
Rick Holland 330 North Wickford Circle, Shreveport, LA 71115

Mr. Singh stated that he and his wife were seeking a special use permit to operate a pull through liquor store and a drive through at 1608 N Market Street, Shreveport, LA 71108. Believing it to be an excellent location to help bring in more job opportunities for the community. The location is not surrounded by a direct neighborhood, being in a business commercial area. Mr. Singh shared he has several years of experience with operating liquor stores and is a responsible business owner.

Ms. Neubert inquired about Mr. Singh's ownership of another business.

Mr. Singh stated he is operating two other liquor stores in Shreveport currently, called Pull Liquor located on Hearne Avenue. One being located at 5619 Hearne Avenue and the other being located at 3809 Hearne Avenue. Mr. Singh stated he has been running both businesses without any violations for five years, making to check IDs and proper documents. He reassured Ms. Neubert of having cameras up and running at his existing locations and the new location if opened.

Those in support acknowledged Mr. Singh's work ethic and his responsible manner in operating a business. Mr. Singh pays his bills on time and helps in the community when needed.

Opposition:

Evelyn Wheatson Phillips 1126 Greystone Drive, Shreveport, LA 71107
Pastor Timothy R Thomas 7169 Kimberly Road, Greenwood, LA 71033
Calvin Lester 3907 Eddy Place, Shreveport, LA 71107
Steven Jackson 505 Travis Street, Shreveport, LA 71101
Tabitha Taylor 331 Milam Street, Suite 200, Shreveport, LA 71101
Stephanie George, 1141 Finley Drive, Shreveport, LA 71105

Those in opposition felt there was no need to open another liquor store on North Market. Many felt it would be a problem if set up in the community, in relations to the increase of violence. Those in opposition also felt there was a need for more businesses where people from the community can come in and sit with their family.

Rebuttal:

Mr. Singh reiterated since the start of Covid many restaurants have been close which makes it hard to open a successful business with having little to no experience with food. Mr. Singh expressed the difficulty in finding a good cook. Mr. Singh also stated his expertise lies with operating liquor stores and reassures the board if given the chance he would have no complaints.

Ms. Neubert inquired about the type of businesses located previously at the address in question.

Mr. Clarke shared if the vicinity map is reviewed, it be shown how in the past it has been a trying task to determine where liquor store locations are applicable. He then stated that there were different types of remedies explored for this option. He stated liquor districts were created and at one point there were special exception use approvals reviewed before the ZBA members.

Mr. Jean stated there has been approval at this site for truck stop, vehicle dealerships, and multiple exception use permits for

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restaurants serving alcohol and a lounge.

Ms. Neubert requested records that reflected the last time this location was in use for liquor sales. Mr. Jean replied the most recent case was in the year of 2006.

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

The motion was adopted by the following 7-2 vote: Ayes: Messrs. BALDERAS, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: Messrs. ANDREWS & ELBERSON Absent: NONE.

CASE NO. 21-119-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Dempsey Sumlin
Owner: Ronny Davis
Location: 1303 Shreveport Barksdale Hwy (South side of Shreveport Barksdale Hwy, approx. 215' east of Dee St.)
Existing Zoning: C-2
Request: Special Use Permit and Site Plan Approval
Proposed Use: Bar

Representative &/or support:

Alan Jackson 1303 Shreveport Barksdale Hwy, Shreveport, LA 71105

Opposition:

There was no opposition present.

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE.

CASE NO. 21-7-SC PRELIMINARY & FINAL PLAT

Applicant: Mohr and Associates, Inc.
Owner: Latsos, Richard Craig, Etal
Location: TBD proposed Ardenwood Street (East side of Kingston RD., approx. 155' north of Melba Dr.)
Existing Zoning: R-1-7
Request: 42 Lot Subdivision
Proposed Use: Ardenwood Subdivision Single-Family Residential

Representative &/or support:

David Strange 725 Avignon, Ridgeland, MS 39157
Pastor Timothy R Thomas 7169 Kimberly Road, Greenwood, LA 71033
Mario Chavez 9021 Blom Boulevard, Shreveport, LA 71118
Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107
Gerard Davis Jr. 8410 Roosevelt Drive, Shreveport, LA 71129
Pastor Roosevelt C Berry 9941 Crossroad Circle, Shreveport, LA 71118
Mark Sealy 623 Lake Forbing Drive, Shreveport, LA 71106
Rev Larry R Turner 3515 Hudson Boulevard, Alexandria, LA 71302
Pastor Charles Gardner 1009 Stonehaven Drive, Bossier City, LA 71111
Pastor Willie Dobbins 3738 Lakeshore Drive, Shreveport, LA 71109
Pastor Ryan Holden 8213 Greenwood Road, Greenwood, LA 71033

Mr. Strange shared with the board an excerpt from the staff report including the recommendation of the subject plat meets all the minimum requirements of the UDC and approval is warranted of the preliminary plat. He exhibited a presentation of the subdivision, Ardenwood, forty-two single-family homes. Each home would contain a three- and four-bedroom style house. An

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average construction cost per unit would be 250,000 dollars. Upon completion all of the homes will be lead certified for energy conservation, meaning that green building products will be utilized. All energy star appliances, curb and gutter, underground utilities, street lighting, and restrictive covenants will be in place upon completion. Mr. Strange stated subject site is zoned R-7, Single-Family Residential, reassuring the board there is not a request for variances; simply presenting it as an administrative subdivision approval based upon compliance with the local subdivision ordinances. Mr. Strange considered this to be a use by right.

Ms. Neubert inquired about the possibility in the future of any occupants being able to purchase the homes and who will be the onsite manager. Mr. Strange responded no. He stated these homes will remain as a rental property and he will be the onsite manager for this property for 45 years. Mr. Elberson inquired about Mr. Strange building this product in another community or in Mississippi. Mr. Robertson inquired about plans to screen the residential area from the commercial areas.

Mr. Strange stated the development will be fenced and the lawns will be landscaped. There will be natural landscaped screening between the two areas.

Mr. Andrews reminded the board members if the request is approved, it will have to come back to the MPC board for final plat approval. He then stated that it would possibly be incorporated as a stipulation if this request is approved. Ms. Neubert inquired about the drainage issue. Mr. Strange reassured Ms. Neubert that there will be retention areas and there are calculations that support the onsite retention of drainage that will be provided to the staff along with staff engineers sign off on those calculations.

Mr. Clarke explained he believed the next speaker could go into more depth regarding the drainage issues that were presented by the city engineer.

Pastor Timothy R. Thomas reassured the board the project was met within every guideline requested. He asked for the administrative approval to allow the City of Shreveport to grow, give people the opportunity to move around freely and enjoy different ambiance of community, bringing everyone together, rather separate.

Mr. Chavez spoke in support of this application but requested the board to delay the decision until next meeting due to others who had not yet had a chance to speak, allowing them to be in attendance next time. He spoke on behalf Southern Hills Animal Hospital not receiving a notification and expressing fear this development could potentially harm the hospital. He stated they would like to ensure the state of Louisiana's CC Arc 656 and CC Arc 655 are considered and addressed with presentation before movement with this project. He asked the board to delay until the next meeting, giving time to the Southern Hills Business Association to gather the inside of the neighborhoods and the citizens that own the businesses that have rainwater drain runoff issues.

Mr. Chavez spoke on behalf of Councilman Flurry and a citizen that owns a business in the area. He asked if the meeting could be delayed for one meeting due to the level of public interest and lack of adequate community insight. To also allow the Southern Hills Business Association to gather the inside of the neighborhoods and to address the citizens that own the businesses that have the rainwater drainage runoff issue.

Ms. Neubert inquired about information read from the letter of the veterinarian. Mr. Chavez answered he was unaware as he just received the letter that morning due to unseen circumstances on behalf of the business owner.

Mr. Clarke reiterated that if the process is continued, he is sure that the engineer present could further answer any questions pertaining to the area of development.

Mr. Robertson inquired about the map showing the areas of notification given by the staff and its concluding of businesses on Bert Kouns. He asked Mr. Chavez of any other business who states that have not received any form of notification pertaining to the development. Mr. Chavez responded he believe none of the businesses in the area received a notification.

Mr. Craig reassured the board that the applicant is only asking for approval of the preliminary plat which is not the final product. He continues that in the one month they will return with answers concerning the drainage issues. He also includes that if the developer chooses another neighborhood meeting could happen.

Those in support recognized this would be a good development to help improve life for the young citizens of the community.

Opposition:

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Debbie Ristig 4971 Old Oak Drive, Benton, LA 71006
Joyce Allen 863 Belden Drive, Shreveport, LA 71118
Rolanda Jackson 356 Grand Rue, Shreveport, LA 71106
Daniel Grappe 1049 Edgefield Drive, Shreveport, LA 71118
Shaundra Hall 884 Melba Drive, Shreveport, LA 71118
Rance Jackson 2105 Chase Oaks Street, Shreveport, LA 71118
Jim Lee 877 Melba Drive, Shreveport, LA 71118
Michelle Williams 7094 Flournoy Lucas Road, Shreveport, LA 71118
Lawrence Thomas 860 Melba Drive, Shreveport, LA 71118
Stephanie Moore Miles 9804 South Chase Circle, Shreveport, LA 71118

Those who spoke in opposition all state that no communication was had between the applicant and any of the business owners in the neighborhood. The citizens feel they do not have enough information to speak for the project or against the project. Although, they were not prepared to speak, the community wants to be included in any new development decision being made.

Rebuttal:

Mr. Strange reassured the Board notifications were sent out and an NPP meeting was held which Mr. Chavez participated in and asked questions prior to the MPC hearing. He stated that he was not given a list of who was notified. Mr. Strange shared he scheduled a meeting with Councilman Flurry, and he was not present for the meeting due to a scheduling conflict. Mr. Strange reiterated that in regards with the preliminary plat submission they are compliant with the ordinance and meet the requirements within the R-1-7 District. Mr. Strange concludes that he is more than happy to meet with the community again to go over the project and answer any questions they might have.

Mr. Jean explained that due to the drainage issue, the recommendation was to get the approval of the preliminary plat first and come back in a month to receive approval of the final plat which gives the applicant time to work with the city engineer to get the sign off on any drainage issues.

A motion was made by MR. ROBERTSON, seconded by MR. SATER to approve this application with stipulations.

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

CASE NO. 21-28-P SPECIAL USE PERMIT & SITE PLAN

Applicant: Rex Shamburger
Owner: Rex Shamburger
Location: 440 Pueblo Ln (SE corner of Pueblo Lane and Lariat Lane)
Existing Zoning: R-1-7
Request: 42 Lot Subdivision
Proposed Use: Ardenwood Subdivision Single-Family Residential

Representative &/or support:

Rex Shamburger 440 Pueblo Lane, Shreveport, LA 71106

Mr. Shamburger requested to build a barn dominium on the old existing house site, using the tools that are already there. He plans to make the pool house and house look one in the same, turning the pool house back into its intended use as a pool house.

Opposition:

There was no opposition present.

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH,

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MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

CASE NO. 21-134-C CODE TEXT AMENDMENT

Applicant: Shreveport Caddo Metropolitan Planning Commission
Owner To amend various Articles of the City of Shreveport Unified Development Code

Adam Bailey presented to the code text amendments to the Board. Mr. Bailey explained that the 22 Code text amendments brought before the Board were cleanup amendments that covers a wide range of cleanups.

Mr. Robertson inquired about clarification regarding amendment number seven. Mr. Bailey explained amendment number seven was a campground and recreation due to economic hardships due to the current pandemic. He also stated the provision needs to be removed. This provision described that a person cannot live full time at a campground.

Mr. Clarke stated for clarification purposes, this amendment allowed medical personnel to live in the camp units and not go into the homes and spread COVID to their families. Mr. Bailey stated there is a correlation. He stated a past amendment within parking of a recreational vehicles, which is also within campgrounds and RV parks, and they did not coincide influencing the removal of this provision.

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Clarke informed the Board that if affordable housing is available regardless of how it is presented toward the Board it will only be seen as affordable housing and not as subdivisions. He mentioned being informed by the lawyers that the MPC cannot address or violate the Federal Fair Housing Act in designating the housing that is going into a particular subdivision. If it meets all the requirements the Board is required to approve it. If prohibition has passed, a thorough evaluation is needed in which the committee reviews liquor stores.

Mr. Clarke shared that the meeting is the only time the applicant gets to have an impartial, unprejudiced, and unbiased review.

Mr. Jordan addressed the Board about the number of new businesses that were started from August 1st to September 1st.

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Andrews informed the Board that for the first time in a long time all nine board members to be present at the same time. He mentioned his appreciation to all board members on being present. He enlisted the Board's help on making future meetings run smoother moving forward.

Mr. Andrews acknowledged the staff's hard work and asks the Board to work with and listen to the staff's recommendations.

Ms. Neubert issued a recommendation on using the "request to speak" button so that it can better help the attention of the chairman. She reassured the staff that she was not questioning the staff's ability to do their job on notices, more of a concern of the delivery that happens outside their ability.

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ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary