

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING July 7, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 7, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on July 6, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson
Harold Sator

Staff Present

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

Members Absent

Curtis Joseph, Vice Chair
Chris Elberson, Secretary

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 MS. NEUBERT, seconded by MR. ROBERTSON, to approve the minutes of the June 2, 2021, public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 21-1-C DEDICATION

Applicant:	Provenance Development Company
Owner	Provenance Development Company
Location:	0 Chestnut Park Lane (west side of the Chestnut Park Lane and Provenance Place intersection, approx. 480' north of Southern Loop)
Existing Zoning:	R-2 (PUD)
Request	Dedication
Proposed Use:	Dedication

There was no support or representative present.

There was no opposition present.

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

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

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

Applicant: **Mohr And Associates, Inc**
Owner: WTP, Inc.
Location: 9875 Mansfield Road (East side of Mansfield Road, approx. 1,000ft south of Williamson Way)
Existing Zoning: **C-3**
Request: 2 Lot Subdivision
Proposed Use: Pipes Subdivision Unit 2

There was no support or representative present.

There was no opposition present.

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

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

PUBLIC HEARING

CASE NO. 21-13-P SMALL PLANNED UNIT DEVELOPMENT & 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: Residence, Tractor Trailer Storage, and Workshop

Representative &/or support:

Elizabeth 7300 block Flournoy Lucas Road, Shreveport, LA 71129

The applicant stated that she believes all of the concerns that were raised at the last meeting have been resolved. They have hired an engineer for the detention concerns. They will not be driving trucks on Winderweedle Road and will not work on vehicles at the site. All liquids or chemicals will be stored.

Ms. Neubert questioned why the driveway had already been cleared, the applicant stated that it was a misunderstanding. Ms. Neubert questioned staff about the 6 month planting period; Stephen Jean explained that it's to allow for suitable planting conditions.

Opposition:

Carol Price 7390 Winderweedle Road, Shreveport, LA 71129
Claude Price 7390 Winderweedle Road, Shreveport, LA 71129

The opposition expressed concerns about the noise that would come from the trucks, difficulties that they may face when they try to sell their property, and the runoff that would come from the pond not holding.

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Rebuttal:

Robert Jackson – no address provided

Mr. Jackson explained that the trucks will not be idling and they deferred to experts for the concerns of storm water and chemical runoff.

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

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

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-1-7**
Request: 27 lot single family residential subdivision
Proposed Use: Single Family Residential

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Shreveport, LA 71107

Mr. Craig requested that the application be deferred and continued until the Council has decided on the rezoning matter.

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MS. JACKSON 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, BALDERAS, MORTON, ROBERTSON, & SATOR and Mses. NEUBERT & JACKSON Nays: NONE. Absent: Messrs. JOSEPH, & ELBERSON

CASE NO. 21-11-C SPECIAL USE PERMIT & SITE PLAN

Applicant: **Mohr and Associates, Inc.**
Owner: H&R Investments, LLC
Location: 2919 VALLEY VIEW DR (SW corner of Valley View Dr. and Mansfield Rd.)
Existing Zoning: **C-3**
Request: Special Use Permit & Site Plan Approval
Proposed Use: Vehicle Dealership w/ Outdoor Display

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Shreveport, LA 71107

Mr. Craig explained that this site was the old Valley View cinema which has been torn down. The owners will renovate the existing building.

There was no opposition present.

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

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

CASE NO. 21-54-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: **James and Joc Trucking, LLC**
Owner James and Joc Trucking, LLC
Location: 9402 Kingston Road (SW corner of Francais Road and Kingston Road)
Existing Zoning: **C-2**
Request C-2 to C-2 (SPUD)
Proposed Use: Overnight Truck Parking

Representative &/or support:

Joc Clark 9402 Kingston Road, Shreveport, LA 71118
James Bradford 9402 Kingston Road, Shreveport, LA 71118

The representative presented several details concerning the site plan and intended uses.

Mr. Robertson questioned what is happening in the industry that causes the need to park trucks in this type of location; the applicant, Joc Clark, explained that given the times that we are in, there is a high demand for trucking to stock grocery stores and everyday essentials. Mr. Robertson questioned if these types of applications may be a more common occurrence. The applicant stated that the opposition from the previous trucking application had given misleading information about fumes. He explained that the fumes should not be a concern because DOT regulates it and he hasn't had complaints with noise in his other location. Mr. Clarke stated that the staff is aware of a new trend in truck parking locations. Mr. Robertson expressed concern that this may set a precedence for future applications; Mr. Clarke stated that they are reviewed on a case-by-case basis.

Mr. Sator expressed concerns about the conditions of the property, citing that there are tires and that it is not desirable for the neighborhood. Mr. Bradford explained that tires must be disposed in a certain way because it is illegal to dump them, but they are going to have someone to come pick them up. They have a system on the trucks that clean the fumes. They may have noise when they crank them up in the morning but will only be for about three minutes.

Mr. Clarke stated that there are 8 letters of support to this application.

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 5-2 vote: Ayes: Messrs. ANDREWS, MORTON, & ROBERTSON and Meses. NEUBERT & JACKSON Nays Messrs. BALDERAS & SATOR. Absent: Messrs. JOSEPH, & ELBERSON

CASE NO. 21-55-C SPECIAL USE PERMIT & SITE PLAN

Applicant: **Brewhouse Wine, Spirts, & More**
Owner McGoldrick Oil Company
Location: 9438 Mansfield Road (West side of Mansfield Rd, approx. 120' north of Burson Drive)
Existing Zoning: **C-3**
Request Special Use Permit & Site Plan Approval
Proposed Use: Drive-Through Retail Sales of Alcohol- Liquor

Representative &/or support:

Henry Gravner 345 Southfield Road, Shreveport, LA 71105

Mr. Gravner explained that this would be a drive through liquor, beer, and wine store; it will be a new build from the ground up.

Mr. Robertson questioned what type of sign would be used; Mr. Gravner stated it would be a typical digital sign. Mr. Robertson

questioned the size; Mr. Granver stated it would be in compliance with codes. Mr. Robertson questioned staff as to how large it can be; Mr. Jordan stated it is a C-3 property and they are allowed a pole sign that is 40 feet in height and 80 square feet in area. The applicant stated they wouldn't be going to 40 feet. Mr. Robertson stated that he would like to see the sign at 10 feet; Mr. Granver was agreeable to a smaller sign size. He explained that he would be advertising on social media as well so on site advertisement isn't the only way.

Ms. Neubert questioned if there is a sign height minimum; Mr. Jordan stated there is not.

Mr. Morton questioned what the average sign height is for other businesses in the area, he expressed concerns that 10 feet is not very high. Mr. Clarke stated there are some pretty tall signs up and down Mansfield Road, approximately 60 to 100 feet. Mr. Jordan stated that the average monument sign is 8 feet tall.

Mr. Sator expressed concerns about taking away from the businesses that are trying to come to Southern Hills. Mr. Robertson agreed; but was moved by the applicant's statement of being able to advertise in other ways.

Mr. Robertson stated he'd be willing to go up to 15 feet.

There was no opposition present.

A substitute motion was made by MR. ROBERTSON, seconded by MS. JACKSON to limit the free standing pole sign to 15 feet, this does not cover the signs that the applicant chooses to put on the building itself.

Ms. Neubert stated that out of fairness, they need to be consistent. She expressed concerns about putting a stipulation on this case, but not on future cases.

The motion did not pass by the following 3-4 vote: Ayes: Messrs. BALDERAS, ROBERTSON, & SATOR. Nays Messrs. ANDREWS, & MORTON and Meses. NEUBERT & JACKSON. Absent: Messrs. JOSEPH, & ELBERSON

A motion was made by MS. NEUBERT, seconded by MS. JACKSON to approve the application as submitted.

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

CASE NO. 21-14-P ZONING REQUEST

Applicant:	Sealy Real Estate
Owner	Safe Haven Holdings, LLC
Location:	tbd Overton Brooks Rd (North of Overton Brooks Road, approx. 1600' west of Norris Ferry Road)
Existing Zoning:	R-A
Request	R-A to R-E
Proposed Use:	Dwelling – Single-Family

Representative &/or support:

Joe Fleming 333 Texas Street, Suite 1050, Shreveport, LA 71101

The applicant explained several details of the proposed development which includes 120 lots that are at least one acre in size. He stated that the development will be outside of the city limits and the concept will be a rural feeling. They will be on private water and sewer. The development will be different from others because they are not trying to pack in a lot of lots.

There was no opposition present.

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

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

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SATOR and Mses. NEUBERT & JACKSON Nays: NONE. Absent: Messrs. JOSEPH, & ELBERSON

CASE NO. 21-62-C ZONING REQUEST

Applicant: **Sealy Real Estate**
Owner: Safe Haven Holdings, LLC
Location: tbd Overton Brooks Rd (North side of Overton Brooks Rd, approx. 1600' west of Norris Ferry Rd)
Existing Zoning: **R-1-7**
Request: R-1-7 to R-E
Proposed Use: Single-Family Residential

Representative &/or support:

Joe Fleming 333 Texas Street, Suite 1050, Shreveport, LA 71101

The applicant explained that they have been in contact with the City of Shreveport Engineering Department concerning the de-annexation request for this parcel. He stated that this parcel would not be affected until phase 3 of the development.

There was no opposition present.

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

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

CASE NO. 21-2-SP PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: **Sealy Real Estate**
Owner: Safe Haven Holdings, LLC
Location: tbd Overton Brooks Rd (North side of Overton Brooks Road, approx. 1,440' west of Norris Ferry Road.)
Existing Zoning: **R-A, R-1-7, R-E**
Request: Preliminary and Final Plat Approval of Unit 1
Proposed Use: 50 lot single family residential subdivision

Representative &/or support:

Joe Fleming 333 Texas Street, Suite 1050, Shreveport, LA 71101

Mr. Fleming stated that the overall idea is to provide an alternative to the much denser developments.

Mr. Robertson questioned where the water is coming from; Mr. Fleming stated that each lot will have private water and sewer.

There was no opposition present.

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

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

CASE NO. 21-63-C ZONING REQUEST

Applicant: **Mohr and Associates, Inc.**
Owner: Muslim Community of Shreveport
Location: 9204 YOUREE DR (NW corner of Youree Dr. and King Place)

Existing Zoning: I-2
Request I-2 to C-3
Proposed Use: Funeral Home

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Suite 301, hreveport, LA 71107
Dr. Abro 9204 Youree Drive, Shreveport, LA 71115

The applicant stated that there are no designated funeral homes for the Muslim Community, which became apparent when individuals began passing due to COVID-19; this rezoning would allow the Muslim Community to have a proper burial ceremony.

There was no opposition present.

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

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

CASE NO. 21-22-P ZONING REQUEST

Applicant: Casey Ho
Owner Casey Ho
Location: 11731 MANSFIELD RD (East side of Mansfield Rd., approx. 650' south of Stage Coach Rd.)
Existing Zoning: I-2
Request I-2 to C-2
Proposed Use: Personal Services, Retail, Restaurant

Representative &/or support:

Payton Chiles 103 Justin Avenue, Shreveport, LA 71105
Casey Ho 11731 Mansfield Road, Shreveport, LA 71047

Ms. Neubert questioned what businesses surround the property; Mr. Ho responded that industrial properties and a gas station are in the area.

Mr. Robertson questioned if the applicant knew the zoning before he built it; Mr. Ho stated he did not.

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 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MORTON, ROBERTSON, & SATOR and Mses. NEUBERT & JACKSON Nays: NONE. Absent: Messrs. JOSEPH, & ELBERSON

CASE NO. 21-2-CAP CLOSURE & ABANDONMENT

Applicant: Caddo Parish Public Works
Owner Caddo Parish Public Works
Location: Unnamed Dedication (west side of General Bradley Avenue, approx. 650' south of Mayo Road.)
Existing Zoning: R-1-7
Request Closure and abandonment
Proposed Use: Single Family Residential

Representative &/or support:

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

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Dominique Tumino 1413 Edgemont Circle, Bossier City, LA 71111

Mr. Tumino explained that they wish to abandon this dedication so they can built a driveway for the neighboring property.

There was no opposition present.

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

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

CASE NO. 21-3-CAP CLOSURE & ABANDONMENT

Applicant:	Caddo Parish Public Works
Owner	Caddo Parish Public Works
Location:	Unnamed Dedication (north side Shepherd Rd., approx. 100' east of Roy Rd.)
Existing Zoning:	NA
Request	Closure and abandonment
Proposed Use:	Rural Agriculture

Representative &/or support:

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

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, MORTON, ROBERTSON, & SATOR and Ms. NEUBERT & JACKSON Nays: NONE. Absent: Messrs. JOSEPH, & ELBERSON

CASE NO. 21-85-C CODE TEXT AMENDMENT

Applicant:	Shreveport Caddo Metropolitan Planning Commission
Owner	Code Text (Ordinance) Amendments to the City of Shreveport Unified Development Code

Adam Bailey presented this application to the Board. He explained that this amendment is in relation to payday loans; the amendment would require payday loans to acquire a special use permit and would stipulate spacing requirements to other specific uses, set hours of operations, and other design standards.

Mr. Robertson questioned how many payday loans were in Shreveport; Mr. Bailey stated about 47. Mr. Robertson questioned if any were drive through; Mr. Bailey stated that Thrifty was a drive through payday loan. Mr. Robertson questioned if staff consulted with the industry; Mr. Bailey stated they did not. Mr. Clarke explained that this amendment came at the request from Council.

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

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

This matter was revisited because an opportunity was not provided for others speaking in favor or against the application.

There was no support or opposition present.

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

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

CASE NO. 21-94-C CODE TEXT AMENDMENT

Applicant: **Shreveport Caddo Metropolitan Planning Commission**
Owner Code Text (Ordinance) Amendments to the City of Shreveport Unified Development Code

Adam Bailey presented this amendment to the Board. This amendment is related to portable reader board signs. He explained how the signs were prohibited when the UDC was implemented in May 2017, but then became an allowable temporary sign in November 2019. This amendment would allow the reader boards as a permanent sign, but the signs would have a sunset date of June 30th 2022.

A hand out was given to the Board; Ms. Neubert questioned if any of the signs on the handout are in compliance. Mr. Jordan stated that he would have to research that, but there are 85 not in compliance, and 34 that have acquired a permit. Ms. Neubert questioned what the vision of the use of these signs are. Mr. Clarke stated that it was initially to assist small businesses and give them an opportunity to advertise and give them a way to let the public know they were back open after covid.

Ms. Neubert questioned what standards are reviewed during the permit process for these signs such as tie downs, safety, roadway hazards. Mr. Clarke stated that those are things that have to be developed. Ms. Neubert questioned how this came down through the City Council; Mr. Clarke responded that Councilman Flurry informed him that small businesses were needing the signs to drive in customers.

Support:

Jason Einess 5856 South Lakeshore Drive, Shreveport, LA 71119
John Gehl 6121 Fern Avenue, Shreveport LA 71105
John Easom 3520 Jewella Avenue, Shreveport, LA 71109

Those that spoke in support of the code text amendment are from this industry. They explained the need for small businesses to have these signs. They have double from March to December of 2020. They explained that the smaller businesses have to fight to compete with the larger businesses and these signs help. One of the owners stated that regulations and structure would be beneficial.

Ms. Neubert raised concerns about the signs being unsightly but understands how they are helpful to the small business community.

Mr. Robertson shared that he lived in states that had restrictions on signs and the quality of life was greater. His experience at the Public Service Commission brought his attention to the value of a sign ordinance. He believes that Shreveport should aspire to the same standards as other cities sign ordinances. He stated that he wanted to see the signs phase out by December 31, 2021. As seen with a previous application, there are other ways to advertise and market business to customers. By supporting this amendment, the Board can send a message to the Council that they want a better Shreveport.

A motion was made by MR. ROBERTSON, seconded by MR. SATOR to recommend this application for approval with an amendment to phase out the signs by December 31st, 2021.

The motion did not pass by the following 3-4 vote: Ayes: Messrs. BALDERAS, ROBERTSON, & SATOR. Nays Messrs. ANDREWS, & MORTON and Meses. NEUBERT & JACKSON. Absent: Messrs. JOSEPH, & ELBERSON

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

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

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END OF PUBLIC HEARING

OLD BUSINESS

Mr. Andrews introduced Gabriel Balderas as a new Board Member.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary