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

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

Members Present

Winzer Andrews, Chair
Laura Neubert
Lea Desmarteau, Vice Chair
Curtis Joseph, Secretary
Chris Elberson
Dale Colvin
Rudy Morton

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Alice Correa, Land Use Coordinator
Emily Trant, Executive Assistant
Manushka Desgage, City Attorney Office
Henry Bernstein, Parish Attorney Office

Members Absent

Mauricio Roca
Bessie Smith

The hearing was opened with prayer by **MR. ELBERSON**. 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 MR. MORTON, to approve the minutes of the February 3rd, 2021 public hearing as submitted.

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

A motion was made by MR. MORTON, seconded by MS. NEUBERT, to approve the minutes of the March 3rd, 2021 public hearing as submitted.

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

PUBLIC HEARING

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

Applicant: MOHR AND ASSOCIATES, INC
Owner: Jabez Family Enterprises, LLC

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Location: 3414 Curtis Lane (SE corner of the Curtis Lane and Revere Avenue Intersection)
Existing Zoning: R-1-7
Request: 34 lot single family residential subdivision
Proposed Use: Single Family Residential

Support &/or representative:

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

Mr. Craig explained that they are going to hold a neighborhood meeting and requested deferral.

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

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

CASE NO. 20-146-C ZONING REQUEST

Applicant: SHREVEPORT-CADDO MPC
Owner: Various
Location: 302 Newburn Lane (Intersection of Raeville and Newburn Lane)
Existing Zoning: R-1-12
Request: R-1-12 to R-1-7
Proposed Use: Single-Family Residential

Representative &/or support:

Shreveport-Caddo MPC

Mr. Clarke explained that this case was originally recommended for denial due to the neighborhood concern of the smaller lot sizes. The MPC adopted an ordinance for a new zoning district known as R-1-10 that would allow for a 10,000 square foot minimum lot size. MPC staff recommends the R-1-10 rezoning.

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 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH & MORTON and Mses. DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. COLVIN & ROCA and Mses. SMITH

CASE NO. 20-185-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC
Owner: MKLTM, LLC
Location: 3164 N Market St. (East side of N Market St. approx. 240' north of Deer Park Rd.
Existing Zoning: C-2
Request: C-2 to C-2 (PUD)
Proposed Use: Liquor Store

Representative &/or support:

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

Mr. Craig stated that the owner is wanting to replace the existing buildings onsite to construct a new liquor store. There was no opposition at NPP meeting. The new building will have a drive thru which will help with traffic congestion.

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Mr. Elberson questioned how the meeting with the neighbors went, Mr. Craig stated that it went well and there were only basic questions asked.

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

The motion was adopted by the following 5-1 vote: Ayes: Messrs. ANDREWS, ELBERSON, & MORTON and Meses. DESMARTEAU, & NEUBERT Nays: Messrs. JOSEPH. Absent: Messrs. COLVIN & ROCA and Meses. SMITH

CASE NO. 21-2-C TEMPORARY USE PERMIT

Applicant: 2R CONSTRUCTION, LLC
Owner: Dillard Farms, LLC
Location: 2444 Midway Ave. (NW corner of Midway Ave. and Mansfield Rd.)
Existing Zoning: I-2
Request: Temporary Use Permit
Proposed Use: Rock Crushing Facility

Representative &/or support:

Romano Dillard 2444 Midway Avenue, Shreveport, LA 71108

The applicant stated that he continued to comply with regulations under the previous approvals. He explained that he did not want to be subject to the additional screening that was recommended in the staff report because it won't be effective as the stock pile will not be located at this side. He explained that in the last three years, he has only crushed two times, which are 14 day periods for each time. Mr. Dillard explained that he has an upcoming City project, but after this he won't have to crush for a couple years. He stated that he is asking for the three year term because he has been compliant to all of the previous approvals.

Ms. Neubert questioned the additional screening recommendation; Mr. Dillard explained that the existing structure is open storage and that the concrete would not be located on this side. Ms. Neubert questioned what the purpose of the screening would be; MPC case manager, Alice Correa, explained that it would be to prevent dust. Mr. Clarke stated that he is not convinced this would actually mitigate dust and is more of an aesthetic suggestion.

Speaking in reference to the application:

Wes Wyche City Engineer Office 8915 Beau Chase, Shreveport, LA 71115
Ben Juno DEQ 5746 Marina Bay Drive, Shreveport, LA 71119

Mr. Juno stated they have been approved for the air permit which looks at particulate matter. Through the DEQ, they are able to operate. Mr. Joseph questioned if that means they are operating according to DEQ standards; Mr. Juno stated they are requesting air monitoring equipment that can be used when they operate which might help out. Mr. Joseph reiterated the question if they issued the approval with the qualification; Mr. Juno stated yes. Mr. Joseph questioned if he has a position on the staff recommended screening; Mr. Juno stated no.

Ms. Neubert questioned exactly what the equipment is measuring; Mr. Juno stated particulate matter and different organic compounds. Mr. Neubert questioned if this is evaluated by DEQ and if it is something they come back to look at; Mr. Juno responded yes.

Mr. Wyche stated that the City Engineers office is involved with this site from a noise standpoint. He explained that they are considered a significant noise generator under the City Ordinances. A noise mitigation plan was submitted and has satisfy this requirement.

Opposition:

Magdalena Circu 2433 Midway Avenue, Shreveport, LA 71108
Cynthia Circu 10479 Jersey Gold Road, Keithville, LA 71047
Rolando Robledo 2421 Midway, Shreveport, LA 71108

Magdalena Circu explained that this business is a health hazard for the community. She stated that the EPA has a citation which states that no person should cause or allow any particulate matter from any process including handling or storing material. Ms. Circu explained that this particulate matter from 2R Construction is dangerous because it can be held by human beings and there is no mechanism to defend against them. It can cause eye nose throat and other upper respiratory concerns. The silica can cause lung cancer and heart problems. She explained that the EPA found that there is a direct relation between short and long term exposure to this particulate matter. She explained that according to AP 42, there are several activities that can cause particulate matter; crushing, stockpiles, conveyor line, and traffic. The EPA states that watering of the surface is important but it only a temporary slight effect. She explained that even chemicals cannot totally stop dust emission. The fence was requested as a wind barrier. She stated that Mr. Dillard does not water the stockpile. She explained that particulate matter can travel six miles with an 8mph wind, therefore all of the neighborhood is affected. Ms. Circu concluded that she feels that her rights as a taxpaying citizen are violated by 2R Construction.

Cynthia Circu explained that her asthmatic children and grandchildren live directly behind this facility. Ms. Circu quoted the UDC, which states that this facility should be 600 feet from the closest resident, which this is not. Ms. Circu explained that Councilman Green requested bamboo as a screening mechanism; Mr. Clarke stated that the recommendation of bamboo was not appropriate as it had many disadvantages.

Mr. Robledo stated that he lives 45' from the site. He explained that it is causing strain on his voice and gets worse every day. Mr. Robledo explained that the machine is placed right in front of his driveway when operating.

Rebuttal:

Mr. Dillard explained that he does water the stockpile. He stated that he has tried to cover the stockpile with tarps but it was not effective. Mr. Dillard stated that if this particular matter is traveling 6 miles, then everyone is in trouble because there are about 5 concrete crushing facilities in a 6 mile area. Additionally, there are two rail road tracks that haul crushed material and coal. Mr. Dillard stated they are welcome to hire whoever they would like to come take samples.

Mr. Joseph questioned if the applicant was here last year and how many times he has operated since then. Mr. Dillard stated he was, and he has not crushed since then.

Ms. Neubert questioned how long the crushed concrete stays on site; Mr. Dillard stated usually three months. She questioned how often he waters; He responded that he waters through crushing but once you water really well one time it creates a crust over it.

Ms. Neubert questioned if it required neighborhood participation. Mr. Clarke explained that it did and there was positive support from some of the neighbors.

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

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

CASE NO. 21-5-P ZONING REQUEST

Applicant:	HARTZ CHICKEN BUFFET
Owner	LY Brothers LLC
Location:	5904 N Market St. (N Market St. approx. 260' east of Roy Road. Extension)
Existing Zoning:	C-1
Request	C-1 to C-3
Proposed Use:	Restaurant

Representative &/or support:

Dwayne Hall 1615 Barton Drive, Shreveport, LA 71111

The applicant stated that he was unsure why the rezoning was necessary. His client wants to utilize the existing pole sign. He

explained that there are other signs in the vicinity that have the same type of sign.

Mr. Clarke stated that the pole signs are not allowed in the C-1 District, which is an effort by the UDC to replace pole signs with monument signs to help with the visual aesthetics of Shreveport. He explained that the other signs in this vicinity are non-conforming. The pole sign will still not be allowed in the C-2 District.

Ms. Neubert questioned what the main difference would be from C-1 to C-3. Mr. Clarke explained that difference of use intensity. She asked if C-3 would give the applicant everything he needs; he stated it would.

Mr. Elberson questioned the variance and why it was not looked at as an option. Mr. Clarke stated that there needs to be a hardship to comply to the ordinances; it would be difficult to identify a hardship in this case.

Mr. Colvin asked if the applicant can get a sign in the C-2 District; Mr. Clarke stated he would need a variance in the C-2 District.

Ms. Neubert asked if the staff can get together to work out a solution; Mr. Clarke stated that they could refund the money for the rezoning since this is a restoration zoning, and they could process a ZBA application and he will not be out of any additional funds. The C-2 zoning would allow for the drive thru.

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to recommend C-2 for approval.

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

CASE NO. 21-6-P ZONING REQUEST

Applicant: JANET DOUGLAS
Owner Janet Douglas
Location: 3627 W. Dr. Martin Luther King Jr. Dr. (South of Dr. Martin Luther King Jr. Dr. approx. 215 east of Thompson Rd.
Existing Zoning: R-1-5
Request R-1-5 to R-A
Proposed Use: Manufactured Home

Representative &/or support:

Janet Douglas 3627 W. Dr. Martin Luther King. Jr. Dr., Shreveport, LA 71107

The applicant stated that she would like to rezone the property so that she can move a single wide manufactured home on the property. Ms. Douglas stated that the existing double wide manufactured home is 30 years old and needs repairs, however she would like to move on the single wide home that won't need repairs. When questioned what would happen to the existing home, Ms. Douglas stated that it would be used for storage but will not have any utilities.

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

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

CASE NO. 21-21-C ZONING REQUEST

Applicant: MARGARET H ROSBOTTOM, TRUSTEE
Owner Margaret Rosbottom
Location: 731 Pierremont Rd. (South side of Pierremont Road, approx. 315' east of Line Ave.)

Existing Zoning: R-1-7
Request R-1-7 to C-UC
Proposed Use: Light Commercial/Residential

Representative &lor support:

Margaret Rosbottom 731 Pierremont Road, Shreveport, LA 71106
Nancy McQuiddy 731 Pierremont Road, Shreveport, LA 71106
William Truax 10192 La Mesa Drive, Frisco, TX 75033

The applicant stated that she agrees with the staff assessment and hopes that the Board will too. Ms. Rosbottom explained that the neighborhood has changed a lot since her family moved there in the 50s; the city changed the two lane road to a four lanes and began to allow 18 wheelers to use Pierremont to access Youree Drive, and the new commercial uses that came to the area. She showed great concern that nobody called her to explain the violation regarding her wisteria bushes and instead sent a certified letter. She explained that she is okay with the commercial uses that have established on this corridor and agrees with the 2030 Master Plan.

Mr. Elberson questioned what the future plans were for the property. Ms. Rosbottom responded that she did not know but her sister would have this information.

Ms. McQuiddy described the other commercial zoning district and uses in this area and believes that it would be fair to also have the C-UC zoning. She stated that Pierremont Mall extends approximately the same depth as Dillingham and abuts residential, so this is not different.

Ms. Neubert questioned if anyone is living in this home; Ms. McQuiddy responded that she goes back and forth living here.

Mr. Colvin questioned what the future uses would be; Ms. McQuiddy stated that they do not have anything planned at this time, but they have discussed a doctors or lawyers office and rear parking off of Mitchell Lane. During the NPP meeting, she stated that a neighbor said they don't want anything that they want to do. They want it to be something nice that their children and grandchildren will like.

Mr. Truax explained that they want to keep the property in the family and want to do something nice with it. Mr. Truax stated that he was told in the NPP meeting that the neighbors won't support anything that they are for. He explained that they presented the idea of leaving the homes intact and using a rear entrance on Mitchell Lane, but this was unacceptable by the neighbors. Mr. Truax explained that this block has 9 lots, 6 of them being commercial or in favor of commercial. Mr. Truax said that the property is surrounded on three sides by commercial, and the fourth side is his property; there is no opposition by the properties circulating the subject property.

Opposition:

Scott Hughes 604 Pierremont Road, Shreveport, LA 71106
Charlie Kingery 703 Pierremont Road, Shreveport, LA 71106
Jennifer Kingery 703 Pierremont Road, Shreveport, LA 71106
Steve Raymond 5918 Dillingham Avenue, Shreveport, LA 71106
Trey Gibson 700 Pierremont Road, Shreveport, LA 71106
Kim Winter 520 Pierremont Circle, Shreveport, LA 71106
Joe Hackler 701 Pierremont Road, Shreveport, LA 71106
Marcy More 548 Pierremont Road, Shreveport, LA 71106
L Havard Scott III 1049 Southfield Road, Shreveport, LA 71106
Lloyd Guevara 2846 Long Lake Drive, Shreveport, LA 71106

The opposition expressed concerns with this property being rezoned to commercial. They agreed that they have invested a great deal of time and money into their homes and did not purchase their properties with the future of a commercial district in this block. The opposition did not feel that there was a need for the City to rezone the property and explained that there are many vacant commercial properties throughout the city. Furthermore, the opposition was concerned that the "commercial creep" would negatively impact the character of the neighborhood. They explained that they were all in opposition to the Circle K when they

were expanding and there were successful when the business kept the store front facing Line Avenue to protect the residential character on Pierremont. Some members of the opposition expressed concerns of the characterization of their opinions during the NPP meeting. They continued to express concerns how the property maintenance is not being kept up. Finally, there was concern that the applicants are from out of town and want to convert their property to commercial for a profit.

Rebuttal:

Ms. Rosbottom reiterated that the master plan intends for the commercial district to stop at Dillingham. She stated that it was already deemed commercial when the city place a four lane road in front of her house, and she believes it is a good plan. She explained that the property would be better kept if it were a commercial property than a rental property.

Mr. Elberson questioned whether or not the application was submitted correctly because it did not include the proposed use. Mr. Jean explained that this does not need to be filled out because it can be speculative zoning.

Ms. Neubert questioned if there was anyone in favor that communicated with staff; Mr. Clarke stated not to his knowledge.

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

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

CASE NO. 21-20-C ZONING REQUEST

Applicant: KATHRYN MARIE TRUAX SPECIAL NEEDS TRUST 2
Owner: William and Heather Truax
Location: 705 Pierremont Rd. (South side of Pierremont Road, approx. 390' east of Line Ave.)
Existing Zoning: R-1-7
Request: R-1-7 to C-UC
Proposed Use: Light Commercial/Residential

There was no support or opposition present.

Mr. Clarke stated that the applicant submitted a request to withdraw this application.

A motion was made by MR. COLVIN, seconded by MS. NEUBERT to accept the applicants request to withdraw.

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

CASE NO. 21-25-C SPECIAL USE PERMIT & SITE PLAN

Applicant: JOHN JAMES
Owner: Greenhead Gun Club, LLC
Location: 4004 Hilry Huckaby (North side of Hilry Huckaby Ave. approx. 1900' west of I-220)
Existing Zoning: R-A
Request: Special Use Permit & Site Plan Approval
Proposed Use: Temporary Seasonal Sales

Support &/or representative:

John James 2270 N Cross Drive, Shreveport, LA 71107

Mr. James explained that he needs the temporary zoning permit so that he can boil and sell crawfish on his property. He stated that the neighborhood meeting went well; elected officials and roughly 5 neighbors were there. The only real concerns that they talked about was the traffic on Hilry Huckaby. To remedy heavy traffic, he has proposed to erect a sign that asks drivers to turn right.

Ms. Neubert asked if this is temporary; he stated that he would have to come back next year for the permit but would not need to meet in front of the Board again.

Mr. James requested if the Board or Chair could waive the 10 day waiting period.

Ms. Neubert asked Mr. James to explain to the Board how he maintains the natural portion of this property. Mr. James explained that there is approx. 200 acres of shallow wetland which is conducive to growing crawfish. He catches the crawfish to sell.

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

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

CASE NO. 21-30-C UDC AMENDMENTS

Applicant: SHREVEPORT- CADD0 MPC
Request: To amend the City of Shreveport Unified Development Code

Adam Bailey presented the amendments to the Board. The amendments are related to graffiti, litter, and trash; draining and maintenance for parking lots and loading areas; NPP affidavit of compliance; and extending approval period on PUDs.

Mr. Jean explained that the reason for the expiration is to ensure that approved aspects are still appropriate with the trend of development. Allowing three years and the ability for the administrate extension will assist with attracting large manufacturers.

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

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Research

Mr. Jordan provided an update to the number of Certificate of Occupancies and how many inspections that zoning enforcement processes. Mr. Elberson questioned if the inspectors are what caused the uproar in the past; Mr. Jordan explained that the uproar was because they were being proactive instead of reactive.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Andrews raised a concern for a future discuss regarding the staff attending the NPP meetings and working overtime.

Mr. Clarke commented on Mr. Elberson's question, he stated that there will be pushback when you enforce the codes. If we want to be the City we want to be then we have to enforce the codes.

Ms. Desmarteau explained that you have to encourage the communities to take care of their neighborhoods as well.

Mr. Elberson shared his thoughts on this topic; when the UDC was adopted it had the ability to enforce but when it's done proactively, it breaks up the structure of the MPC. The commissions get the result of the UDC and then back out. He questioned why these ordinances are not enforced in city owned properties as well; he provided the example on the amount of trash on 49 and 20. He stated that there should be a balance between those who make and enforce the law.

The Board continued the discussion with encouraging DOTD to clean up the interstates.

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CHAIR/BOARD MEMBER'S COMMENTS

A motion was made by MR. COLVIN, seconded by MS. DESMARTEAU to add the consideration of changing the meeting start time on the next agenda.

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

ADJOURN 6:03 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary