

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 4TH, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 4th, 2020 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on November 3rd for case manager presentations.

Members Present

Winzer Andrews, Chair
Nancy Cooper, Immediate Past Chair
Lea Desmarteau, Vice Chair
Curtis Joseph, Secretary
Chris Elberson
Bessie Smith
Dale Colvin
Mauricio Roca

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Emily Trant, Executive Assistant
Kristina Douglas, City Attorney Office
Alice Correa, Land Use Coordinator
James Djamba, Planner I
Jake Palant, Planner

Members Absent

Laura Neubert

The hearing was opened with prayer by **MR. ELBERSON**. The Pledge of Allegiance was led by **MR. COLVIN**.

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. COLVIN, seconded by MR. JOSEPH, to approve the minutes of the October 7th, 2020 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 20-5-SP FINAL PLAT (MINOR)

Applicant: MOHR AND ASSOCIATES, INC
Owner: Carolyn H. & Forest Dean Griffen et al
Location: 4668 & 4669 Dixie Garden Loop (Located on the north side of Dixie Gardens Loop, approx. 3,650' east of East Kings Hwy.
Existing Zoning: R-E
Request: 4-Lot Subdivision
Proposed Use: Single- Family Residential

There was no support or opposition present.

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

draft

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

PUBLIC HEARING

CASE NO. 20-11-P ZONING REQUEST

Applicant: MOHR AND ASSOCIATES, INC
Owner: Testament Real Estate, LLC
Location: 7115 Greenwood Rd. (South side of Greenwood Road at Calderwood Dr.)
Existing Zoning: R-A
Request: R-A to I-1
Proposed Use: Industrial

There was no support or opposition present:

Speaking concerning the application:

Gloria Freeman 7137 Greenwood Road, Shreveport, LA 71119
Tony Cash 7025 Greenwood Road, Shreveport, LA 71119

The citizens that spoke concerning the application were not necessarily in support or opposition. They had questions regarding the proposed use and landscaping requirements.

Mr. Clarke stated that the applicant is requesting a 30 day defer and continuum to allow time to meet with the neighborhood associations and address concerns.

A motion was made by MR. JOSEPH, seconded by MRS. COOPER 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, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, & SMITH Nays: NONE. Absent: Meses. DESMARTEAU & NEUBERT

CASE NO. 20-124-C ZONING REQUEST

Applicant: CAPTAIN SHREVE AUTO
Owner: A & M Property Investments, LLC
Location: 1343 Captain Shreve Dr. (NE corner of Captain Shreve Dr. and E. Preston St.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Minor Vehicle Repair & Vehicle Dealership with Outdoor Display

There was no support or opposition present.

Mr. Jean explained that the applicant has requested to defer and continue to the next public hearing. The applicants would like to explore the possibility of a Small Planned Unit Development, which would allow for special conditions and to maintain the C-2 zoning.

A motion was made by MRS. COOPER, seconded by MR. JOSEPH, 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, COLVIN, ELBERSON, & JOSEPH and Meses. COOPER, & SMITH Nays: Messrs. ROCA. Absent: Meses. DESMARTEAU & NEUBERT

draft

CASE NO. 20-125-C SPECIAL USE PERMIT & SITE PLAN

Applicant: CAPTAIN SHREVE AUTO
Owner: A & M Property Investments, LLC
Location: 1343 Captain Shreve Dr. (NE corner of Captain Shreve Dr. and E Preston St.)
Existing Zoning: C-2
Request: Special Use Permit and Site Plan Approval
Proposed Use: Vehicle Dealership with Outdoor Display

There was no support or opposition present:

Mr. Jean explained that this application has been requested for deferral and may not be brought back to the next agenda, as it will be a part of the Small Planned Unit Development.

A motion was made by MR. JOSPEH, seconded by MRS. COOPER, 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, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, & SMITH Nays: NONE. Absent: Meses. DESMARTEAU & NEUBERT

CASE NO. 20-128-C ZONING REQUEST

Applicant: CITY OF SHREVEPORT
Owner: City of Shreveport
Location: 7401 Jewella Ave. East side of Jewella Ave. approx. 790ft south of Valley View Dr.)
Existing Zoning: OS
Request: OS to I-MU
Proposed Use: Industrial Light

Alice Correa presented this application to the Board.

Representative&lor support:

Rachel Lawler 505 Travis Street, Shreveport, LA 71101

Ms. Lawler stated that she is working with Mayor Perkins to identify properties that the City owns and explore higher and better uses. They have been contacted by numerous companies and prospective manufacturers who are looking for opportunities in this region. This property would provide this opportunity and it falls in a federal Opportunity Zone which would be more attractive to manufacturers. Ms. Lawler explained that there is not a company lined up yet, however they would like to have this property prepared for the opportunity.

There was no opposition present.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-8-SC FINAL PLAT (MAJOR)

Applicant: PROVENANCE DEVELOPMENT COMPANY, LLC
Owner: Provenance development company, LLC
Location: NONE (North side of the Cooper Lily L. and Bridgewater Ave. Intersection in the Provenance Subdivision)
Existing Zoning: R-2 (PUD)
Request: 12-Lot subdivision Provenance Phase III-Unit C
Proposed Use: Single Family Residential

draft

Emily Trant presented this application to the Board.

Justin Sevier 1922 Chestnut Park Lane, Shreveport, LA 71106

A motion was made by MRS. COOPER, seconded by MR. ELBERSON to approve this application.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-141-C ZONING REQUEST

Applicant: BONNIE SUMMERS
Owner: Lorraine Summers 1/3 Mull
Location: 2629 S Lakeshore Dr. (NE corner of S Lakeshore Dr. and Lakeshore Dr.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Light commercial

Emily Trant presented this application to the Board.

Representative &lor support:

Joanne Wheelis 333 Texas Street, Suite 1050, Shreveport, LA 71101

Ms. Wheelis stated that the zoning was intentionally established by the original developer upon the creation of the vicinity. She explained that the previous opposition by the neighbors was mainly due to the concern of alcohol sales, however she understands that it would not be appropriate here. C-1 does not provide for alcohol sales and therefor it is not the intent of the request. Her experience has shown that people in West Shreveport are wanting more development but remaining as R-1-7 would not provide that. This corner lot would not be ideal for a residence.

Mr. Clarke stated upon further understanding, staff does not have opposition to the case.

Mr. Colvin questioned the use of alcohol at the site. Mr. Clarke stated it would not be allowed at this site under this zoning designation.

Mr. Jean stated that alcohol sale could not be used in a C-2 district either because it abuts a residential district.

Mr. Roca questioned if a restaurant would be allowed with alcohol sales. Mr. Clarke responded that a restaurant could but with no liquor sales due to the proximity of the residential structures.

A motion was made by MR. COLVIN, seconded by MRS. COOPER to recommend this application for approval with the stipulation that the future owner goes to staff for site plan approval.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, COLVIN, & ELBERSON and Meses. COOPER, DESMARTEAU, & SMITH Nays: Messrs. JOSEPH. Absent: Meses. NEUBERT

CASE NO. 20-7-P SPECIAL USE PERMIT & SITE PLAN)

Applicant: RILEY CO
Owner: Joyce O'Neal Haynes
Location: 0 L.Q. Buckley Comm Station Rd. (East side of L.Q. Buckley Comp Station Rd. approx.1,600' north of Furrh Rd.
Existing Zoning: R-A
Request: Special Use Permit & Site Plan Approval
Proposed Use: Wireless Telecommunication Tower

draft

Alice Correa presented this application to the Board.

Representative &/or support:

Jason Lillo 809 Hodge Watson, Calvin, LA 71225

There was no opposition present.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-127-C SPECIAL USE PERMIT & SITE PLAN

Applicant: SHEPARDS FLOCC LLC DBA CONNECTED BOTTLE SHOP
Owner: Reda Bey
Location: 8982 Mansfield Rd. (SW corner of Mansfield Rd. and Southside Dr.)
Existing Zoning: C-UC
Request: Special Use Permit and Site Plan
Proposed Use: Retail Sales of Alcohol-Liquor

Alice Correa presented this application to the Board.

Representative & /or support:

Corey Shepard 3611 Judson Street, Shreveport, LA 71109
Anthony Hall P.O. Box 52853

Mr. Shepard explained that his store will provide top of line security and will not be like other liquor stores that allow loitering.

There was no opposition present.

A motion was made by MRS. COOPER, seconded by MR. ROCA to approve this application.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-129-C ZONING REQUEST

Applicant: BOSS LIVE 2 LOUNGE & EVENT CENTER
Owner: Cheeriton LLC
Location: 3151 N Market St. (west side of N Market St. approx. 1000 ft. North of Ravendale Dr.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Reception Hall

Jake Palant presented this application to the Board.

Representative &/or support:

Joanne Roberson 5956 Manitoba Lane, Shreveport, LA 71107

There was no opposition present.

Mr. Andrews questioned what the situation would be for alcoholic sales. Mr. Jean stated that would be tied to Chapter 10 guidelines.

draft

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-130-C SPECIAL USE PERMIT & SITE PLAN

Applicant: ROBYN STEWART
Owner: Beau Stewart
Location: 3890 Fairfield Ave. (NW corner of Fairfield Dr. and Ockley Dr.)
Existing Zoning: R-1-7
Request: Special Use Permit and Site Plan
Proposed Use: Home-based Beauty Salon

Jake Palant presented this application to the Board.

Representative &/or support:

Robyn Stewart, 3890 Fairfield Avenue, Shreveport, LA 71106

Mr. Elberson asked the applicant if she spoke with her neighbors regarding the proposed use; she stated she spoke with her neighbors on either side and there were okay with it. The property behind her belongs to her mother. Mr. Colvin questioned if she would have anyone else working there; she stated that it would only be here.

There was no opposition present.

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

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

CASE NO. 20-131-C SPECIAL USE PERMIT & SITE PLAN

Applicant: VERNELL MILLER
Owner: Vernell Miller
Location: 1409 Cross Lake Cir. (West side of Cross Lake Circle, approx. 160'southwest of Cross Lake Blvd.)
Existing Zoning: R-1-7
Request: Special Use Permit and Site Plan
Proposed Use: Home-based Beauty Salon

Jake Palant presented this application to the Board.

Representative &/or support:

Vernell Miller Alexander 1409 Cross Lake Circle, Shreveport, LA 71109

The applicant stated that only one neighbor has complained. She only has one client at a time and has a standard of clientele. Some traffic that she attracts may not be related to her business; she has a large family and many visitors.

Opposition:

Milton Ray Gipson 1405 Cross Lake Circle, Shreveport, LA 71109

Mr. Gipson read from the letter of opposition that he submitted which was saved into the case file records.

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

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

draft

CASE NO. 20-132-C ZONING REQUEST

Applicant: DOROTHY FARNELL
Owner: Heartland Ministries
Location: 657 Jordan St. (South side of Jordan St. approx. 250 ft. east of Irving Place)
Existing Zoning: R-HU
Request: R-HU to C-UC
Proposed Use: Community Center

Alice Correa presented this application to the Board.

Representative &/or support:

Jerome Cox 2138 Highland Avenue, Shreveport, LA 71106

Mr. Cox explained that this facility would teach citizens how to eat better for health; it would also educate seniors on overall health and computer technologies.

There was no opposition present.

A motion was made by MR. ELBERSON, 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, and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT
Mr. Joseph was not in the chamber during this agenda item number.**

CASE NO. 20-134-C SPECIAL USE PERMIT & SITE PLAN

Applicant: VINTAGE DESIGN GROUP
Owner: Fulco-Woodson, LLC
Location: 6109 Greenwood Rd. (South side of Greenwood rd. approx. 565 ft. west of Danny R Wimberly Drive)
Existing Zoning: C-3
Request: Special Use Permit & Site Plan Approval
Proposed Use: Heavy retail, rental, and service

Jake Palant presented this application to the Board.

Representative &/or support:

Marcus Hobbs 417 Lake Street, Shreveport, LA 71101

There was no support or opposition present:

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. COOPER, DESMARTEAU, & SMITH Nays: NONE. Absent: Meses. NEUBERT

CASE NO. 20-9-SC PRELIMINARY PLAT

Applicant: MOHR AND ASSOCIATES, INC
Owner: Harper Homes, LLC
Location: 0 NONE (north end of Jayce Michael Drive, approx.. 750ft north of Pine Hill Rd.)
Existing Zoning: R-1-7
Request: 46- lot subdivision
Proposed Use: Single- Family Residential

Jake Palant presented this application to the Board.

Representative &/or support:

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

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

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

CASE NO. 20-2-AXM ANNEXATION

Applicant: CITY OF SHREVEPORT
Owner: Aramco Inc.
Location: 10400 blk. Norris Ferry Road (NW corner of Norris Ferry Road and Southern Loop)
Existing Zoning: R-E
Request: Annexation
Proposed Use: Retail grocery Store

Maryam Moradian presented this application to the Board.

Representative &/or support:

Chase Hoffpauir 1064 Gabriels Turn, Shreveport, LA 71106
Michelle Sauls 330 Marshall Street, Shreveport, LA 71101

There was no opposition present.

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

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

CASE NO. 20-19-C CODE TEXT AMENDMENT

Applicant: MPC
Request: Amending the City of Shreveport Unified Development Code

There was no support or opposition present.

Mr. Jean explained that this will be deferred and continued to the next regularly scheduled public hearing.

A motion was made by MS. DESMARTEAU, seconded by MRS. COOPER, 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, COLVIN, ELBERSON, JOSEPH, & ROCA and Mses. COOPER, & DESMARTEAU Nays: NONE. Absent: Mses. NEUBERT & SMITH

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

The nominating has determined the proposed slate of officers for 2021 to be:
Chair: Mr. Andrews
Vice Chair: Mr. Joseph
Secretary: Mr. Elberson
The vote will be in December.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Andrews recognized Dale Colvin as the Chairman of the 2021 Master Plan Advisory Committee.

Mr. Clarke stated that COVID has not slowed down development in the City of Shreveport; the number of Pre-Application cases from this year compared to last year is consistent. Mr. Jordan informed the Board of the new Certificate of Occupancies issued for areas inside and out of the City limits.

The next Master Planning Committee Meeting will be on Friday the 6th via zoom.

Mr. Clarke would like to explore mid-month meetings with the Board again. The third Thursday of each month was proposed.

Mr. Clarke explained how the MPC will be involved with the neighborhood meetings for both cases that were deferred. He stated that the Neighborhood Participation Plan would have been a useful tool for both cases. Mr. Elberson questioned what would trigger a neighborhood meeting. Mr. Clarke responded that it would be for rezoning, special use permits, administrative special use permits, and subdivisions; site plan review is still be worked out. Mr. Elberson asked if this would add any extra time to the application process, Mr. Clarke stated that it would not extend the timeline. A meeting with the development community is being set up to gather their opinions.

Mr. Bailey stated that the Master Plan update is being re-evaluated and Community Planning is hoping to update in early 2021.

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Colvin questioned where the MPC stands regarding the Parish involvement. Mr. Clarke stated that the Parish has not made a decision yet. The MPC will begin making proposals in 2021.

Mr. Colvin commented on the length of time the planners are taking to present each case and would like to hear the pro's and con's in a condensed form.

ADJOURN 5:45 p.m.

Winzer Andrews, Chair

Curtis Joseph, Secretary