

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING December 2nd, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 2nd, 2020 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on December 1st for case manager presentations.

Members Present

Winzer Andrews, Chair
Nancy Cooper, Immediate Past Chair
Lea Desmarteau, Vice Chair
Curtis Joseph, Secretary
Chris Elberson
Laura Neubert
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
Henry Bernstein, Caddo Parish Attorney

Members Absent

Bessie Smith

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

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. DESMAREAU, to approve the minutes of the November 4th, 2020 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 20-10-SC FINAL PLAT (MINOR)

Applicant: FORTE AND TABLADA, INC
Owner: Ram-Mark, Inc.
Location: Unknown (Northwest corner of Southern Trace Parkway and Whispering Path Drive)
Existing Zoning: R-1-7 (PUD)
Request: 4-lot single family residential subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

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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 and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. SMITH

CASE NO. 20-11-SC FINAL PLAT (MINOR)

Applicant: PROVENANCE DEVELOPMENT COMPANY, LLC
Owner: Provenance Development Company, LLC
Location: Unknown (West end of Woodsong Lane)
Existing Zoning: R-2 (PUD)
Request: Two-lot residential subdivision with dedication
Proposed Use: Single- Family Residential

There was no support or opposition present.

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 and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. SMITH

CASE NO. 20-12-SC FINAL PLAT (MAJOR)

Applicant: PROVENANCE DEVELOPMENT COMPANY, LLC
Owner: Provenance Development Company, LLC
Location: Unknown (Approximately 125' south of Hollybrook Drive and Woodberry Avenue Intersection)
Existing Zoning: R-2 (PUD)
Request: 4-lot single family residential subdivision
Proposed Use: 14-lot subdivision Provenance Phase II-Unit

There was no support or opposition present.

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 and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. SMITH

CASE NO. 20-13-SC FINAL PLAT (MAJOR)

Applicant: MOHR AND ASSOCIATES, INC
Owner: Harper Homes, LLC
Location: TBD Jayce Michael Drive
Existing Zoning: R-1-7
Request: 47-Lot subdivision
Proposed Use: Single- Family Residential

There was no support or opposition present.

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 and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. SMITH

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 & C-1
Proposed Use: Industrial and commercial subdivision

There was no support or opposition present.

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

CASE NO. 20-124-C ZONING REQUEST

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

Representative &lor support:
Kay Camp 2025 E Kings Highway, Shreveport, LA 71105

There was no opposition present.

A motion was made by MR. ELBERSON, seconded by MS. DESMARTEAU to defer and continue this application to the next regularly scheduled public hearing.

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

CASE NO. 20-15-P ZONING REQUEST

Applicant: CHRIS FULTZ
Owner: Chris Riser
Location: 808 Stewart Drive (East corner of Ellerbe Road and Stewart Drive)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Medical Office (Physical Therapy)

Ben Mohler presented this application to the Board.

Representative &lor support:
Chris Fultz 10028 St. Bernard Drive, Shreveport, LA 71106
Bill Flemming 9402 Red Oak Lane, Shreveport, LA 71106
John Lorrick 10555 Ellerbe Road, Shreveport, LA 71106
Andrew Cordaro 8805 Line Avenue, Shreveport, LA 71106

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Mr. Fultz stated that he contacted the surrounding neighbors and they have not expressed any opposition. Mr. Flemming, who lives behind the subject site, stated that he is in support of this rezoning.

Mr. Elberson questioned if there are any residential houses on this portion of Ellerbe; Mr. Cordaro stated that there is one house, but he is not sure if anyone lives in it.

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, & NEUBERT Nays: NONE. Absent: Meses. SMITH

CASE NO. 20-12-P ZONING REQUEST

Applicant: WALKER-ALLEY & ASSOCIATES
Owner: Gator & Friends
Location: 5948 N Market St. (N side of N Market St. approx. 1,165 ft. NW of Roy Rd Ext.)
Existing Zoning: R-A
Request: R-A to C-1
Proposed Use: Medical Office

Jake Palant presented this application to the Board.

Representative &lor support:

Chris Stokes 425 N Market Street, Suite 1000 Shreveport, 71105

Mr. Stokes explained that the buyers would like to have an outpatient clinic in order to administer COVID-19 vaccines and to serve this rural area.

Opposition:

Janet Dorandorf 5947 N Market Street, Shreveport, LA

The opposition stated that she was not necessarily in opposition to the clinic but is concerned of the added traffic. Mr. Jean explained that the uses of the C-1 district do not generate high traffic volumes and the site plan will undergo review of traffic engineers.

A motion was made by MS. NEUBERT, 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, & NEUBERT Nays: NONE. Absent: Meses. SMITH

CASE NO. 20-16-P PUD & PRELIMINARY SITE PLAN

Applicant: ALL DOGS UNLEASHED
Owner: Troy Phillips
Location: 8595 Greenwood Springridge Rd. (West side of Greenwood Springridge Rd., approx.700 ft. north of Meadowview Creek Drive)
Existing Zoning: R-A
Request: R-A to R-A (PUD) and Final Site Plan
Proposed Use: Animal Care Facility and Residence

Alice Correa presented this application to the Board

Representative &lor support:

Troy Phillips 8595 Greenwood Springridge Road, Shreveport, LA 71129
Quinton Koury 4927 Long Street Place, Bossier City, LA 71112

draft

Mr. Phillips explained that he understands his neighbors' concerns about the fence, he plans to fix that but wanted to wait until he knows what all is needed for this project. He stated that dogs are not unattended, they close up shop at 5:00 and the dogs will not be out much past that. The previous owner was breeding dogs in the past. There will be no aggressive dogs here. Traffic will be limited as the employees typically pick up the dogs. Mr. Phillips explained that he is agreeing to any changes that need to be made in order to make this work and go through.

Mr. Koury, the applicant's realtor, explained that they spoke with the neighbor prior to buying the property and disclosed their intentions.

Mrs. Cooper asked if this is just obedience training for dogs, Mr. Koury replied that it is.

Opposition:

Jacqueline Woodson 8988 Meadow Creek Drive, Shreveport, LA 71129

Gilbert Hayes 8885 Shirley Francis Road, Shreveport, LA 71129

Ms. Woodson expressed concerns of barking dogs in a peaceful neighborhood, decreased property values, and dogs running up and down the fence while children play nearby She explained that none of the neighbors she spoke with are in favor of this application. Mr. Hayes stated that the neighborhood shouldn't have to suffer from the dog noise.

Rebuttal:

Mr. Phillips explained that he is going to plant more shrubs and a construct a tall fence to mitigate the facility. He stated that All Dogs Unleashed has about 13 facilities around the country and it is possible to run his business and be good neighbors.

Mrs. Cooper questioned what commercial district would allow this use by right; Mr. Clarke responded that it is a special use permit in C-1 and permitted in C-2.

Mr. Roca asked how many employees he will have; Mr. Phillips stated he would have 3, maybe 2.

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

The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, ELBERSON, & JOSEPH, and Meses. DESMARTEAU, & NEUBERT Nays: Messrs. ROCA and Meses. COOPER. Absent: Meses. SMITH

Mr. Colvin was not present in the chamber during this vote.

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

Jake Palant presented this application to the Board.

Mr. Clarke explained that this was an MPC initiated application to correct the zoning that was changed as a result of the UDC. The property was previously zoned R-1C which allowed for a minimum lot size of 9,000 sq ft. The UDC no longer has this designation and in order to allow the property owner to proceed, he needs the rezoning to R-1-7. He requested that the MPC Board defer and continue this application to the next regularly scheduled public hearing so that the staff could use a different approach to correct this issue instead of rezoning to R-1-7. Jake Palant presented this application to the Board.

Support:

Robert Aiello 300 Benton Road, Bossier City, LA 71111

Larry Russo 8912 Creswell Road, Shreveport, LA 71106

Mr. Aiello explained that there was initial confusion by the HOA; they thought the developers were trying to develop lots that were 7,000 sq. ft., there is no intention to develop lots to anything different than what was done in previous phases of the subdivision. He stated that the HOA was no longer in opposition to this rezoning. The land owner and developer will have a deed restriction that prevents the lots from being smaller than 10,400 sq. ft. If this is deferred then it would be delay development.

Mr. Clarke stated that there are concerns from citizens about the smaller lot sizes and they would like to do this correctly. A new zoning classification that would be for 10,000 sq. ft. would satisfy this.

Mr. Aiello stated that the deed restriction would be an easier process and also satisfy this. He later stated that if a individual bought a lot, they would be restricted by the conveyance that he enforces which limits the minimum house size and the deed restriction. The Parish attorney's opinion is that even with the deed restriction, someone could plat a smaller lot.

Mr. Russo explained that the HOA Board was in favor of the zoning change. There is concern that the alternative that Mr. Clarke presented will not be done quickly enough. He stated that time kills deals. He further stated that the HOA would have the authority to enforce the deed. He questioned why the MPC couldn't also file the application and approve this.

There was no opposition present.

Some Board members felt that the MPC is being given the opportunity to correct this issue. Others felt that deferring it is at the detriment of the developer and that the current residents would not be in jeopardy.

On the topic of an individual creating a smaller lot, Mr. Bernstein stated that the deed restriction is privately enforced. A lawsuit would have to be filed to enforce the deed restrictions. If there was a zoning amendment, it would have to go through government.

A motion was made by MR. JOSEPH, seconded by MR. ROCA to defer and continue this application.

The motion was adopted by the following 4-4 vote: Ayes: Messrs. ANDREWS, JOSEPH, & ROCA and Mses. DESMARTEAU Nays: Messrs. COLVIN & ELBERSON and Mses. COOPER & NEUBERT. Absent: Mses. SMITH

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

The motion failed by the following 3-5 vote: Ayes: Messrs. ELBERSON and Mses. COOPER & NEUBERT Nays: Messrs. ANDREWS, COLVIN, JOSEPH, & ROCA and Mses. DESMARTEAU. Absent: Mses. SMITH

CASE NO. 20-14-P ZONING REQUEST

Applicant: SHREVEPORT-CADDO MPC
Owner: OK, LLC
Location: Unknown (West end of Newburn Lane)
Existing Zoning: R-1-12
Request: R-1-12 to R-1-7
Proposed Use: Single-Family Residential

Jake Palant presented this application to the Board.

Support:

Robert Aiello 300 Benton Road, Bossier City, LA 71111
Larry Russo 8912 Creswell Road, Shreveport, LA 71106

Mr. Aiello stated that there was still time to do what he is trying to accomplish. This case is for what he is currently trying to development. He stated that all of the property is deed restricted. There is a provision that prevents anyone, including the developer, to resubdivide the lot. If this is approved, it would not delay any development. It would allow him to subdivide his lots to 10,400 sq. ft., he has no intention of going below that. He reiterated that time is of the essence. The people that were in

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opposition were misguided by an email that the HOA has corrected. Mr. Aiello stated that he would not be opposed if the zoning is changed at a later date.

Larry Russo stated that the deed restrictions would include attorney's fees which could be used to recover any fees used to enforce the deed restriction. Mr. Russo asked the Board to get a realistic estimate if they are making a decision based on timing.

Mr. Jean asked if the owner would sign the plat with lots that are less than 10,400 sq. ft. Mr. Russo stated they would not.

Mr. Elberson stated that the UDC was adopted for good reason, but there are issues with it and he hates to see as a business owner it to see someone else, a developer, trying to do something in the City getting hamstrung by the issues. There are consequences on both sides of a decisions to defer. If this is approved, then the MPC staff could still go through the procedure to amend it by the time it gets to City Council.

There was no opposition present:

A motion was made by MR. JOSEPH, seconded by MR. ROCA to defer and continue this application to the next regularly scheduled public hearing.

The motion was adopted by the following 5-3 vote: Ayes: Messrs. ANDREWS, COLVIN, JOSEPH, & ROCA and Meses. DESMARTEAU. Nays: Messrs. ELBERSON and Meses. COOPER & NEUBERT. Absent: Meses. SMITH.

CASE NO. 20-3-AXM ANNEXATION

Applicant: CITY OF SHREVEPORT
Owner: OK LLC
Location: West end of Newburn Lane (West end of Newburn Lane)
Existing Zoning: R-1-12
Request: Annexation
Proposed Use: Single Family Residential

Maryam Moradian presented this application to the Board.

Representative &/or support:

Larry Russo 8912 Creswell Road, Shreveport, LA 71106
Robert Aiello 300 Benton Road, Bossier City, LA 71111

Mr. Aiello stated the homes are valued above 400 thousand. It has all new infrastructure, drainage, etc. The main road is 28 ft wide.

There was no opposition present.

A motion was made by MRS. DESMARTEAU, seconded by MRS. COOPER to recommend this application for denial.

The motion was adopted by the following 5-3 vote: Ayes: Messrs. ANDREWS, COLVIN, & ROCA and Meses. COOPER & DESMARTEAU Nays: Messrs. ELBERSON & JOSEPH and Meses. NEUBERT. Absent: Meses. SMITH

CASE NO. 20-148-C ZONING REQUEST

Applicant: AARON LEWIS
Owner: Aaron Lewis
Location: 1703 Norton St. (Southeast corner of Peach Street and Norton Street)
Existing Zoning: R-1-5
Request: R-1-5 to R-3
Proposed Use: Dwelling two-family

Jake Palant presented this application to the Board.

There was no support or opposition present:

Aaron Lewis 754 Fir Wood Drive, Haughton, LA 71037

The applicant stated that he is wanting to give back to the community and would like to offer a different standard of housing. Mr. Clarke stated that the neighborhood and Councilwoman Taylor are still opposed to multi-family development in their single-family developments; she asked that the Board consider this for denial.

Mrs. Cooper ensured that this was no spot zoning; Mr. Clarke stated it is not, but it is not a trend that should occur in a single-family neighborhood. He reiterated the desires of the neighborhood associations.

Ms. Neubert asked if this would be single story; Mr. Clarke stated that it would be single story duplexes.

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

The motion was adopted by the following 6-2 vote: Ayes: Messrs. COLVIN, ELBERSON, JOSEPH, & ROCA and Meses. DESMARTEAU, & NEUBERT Nays: Messrs. ANDREWS and Meses. COOPER. Absent: Meses. SMITH

CASE NO. 20-151-C SPECIAL USE PERMIT & SITE PLAN

Applicant:	MOHR AND ASSOCIATES, INC
Owner	Yolanda F. Burnom
Location:	1519 Creswell Avenue (East side of Creswell Ave. approx.240 ft. south of Jordan St.)
Existing Zoning:	R-HU
Request	Special Use Permit & Site Plan Approval
Proposed Use:	Office with Expanded Parking

Alice Correa presented this application to the Board.

Representative &/or support:

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

Opposition:

Tom Arceneaux 333 Texas Street, Shreveport, LA 71101
Jason Russell 9621 Fern Cliff Road, Bethany, LA 71007
Teresa Edgerton Scott 549 Wilkinson Street, Shreveport, LA 71104

The opposition is concerned that this parking lot will alter the historic characteristics of this neighborhood. One member of the opposition stated that they disagree that denying this application wouldn't be business friendly; she feels that the Board disregards the substantial financial investment that she and other property owners have invested in this area. She further explained that Shreveport could benefit from heritage tourism.

Some Board members expressed concerns of a commercial type driveway in a residential neighborhood and appeared to be interested in an alternative site plan.

Rebuttal:

Mr. Craig explained that Dr. Burnom is willing to compromise and has requested a 30 day deferral to work something out with the neighbors.

A motion was made by MR. CURTIS, seconded by MS. DESMARTEAU to defer and continue this application to the next regularly scheduled public hearing.

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

CASE NO. 20-153-C ZONING REQUEST

Applicant: JOHN R.BOWMAN & ASSOCIATES
Owner Gary Wayne Shovan
Location: 8114 Mansfield Rd. (West of Mansfield Rd. approx. 680 ft. north of McCutcheon Avenue)
Existing Zoning: R-1-7
Request R-1-7 to C-4
Proposed Use: Outdoor Storage Yard

Ben Mohler presented this case to the Board.

Representative &/or support:

Lawrence Jones 8114 Mansfield Road, Shreveport, LA 71108

Mr. Jones stated that the Gary Shovan owns the two properties behind the subject site. He stated that he went to the other residential properties and no one expressed opposition, two people signed a petition in support. He explained that Allen's automotive has a contract with Caddo Parish School Board to store busses, these busses are stored on this back lot.

Mrs. Neubert asked if there is a fencing requirement, Mr. Jean stated there is. She questioned how long the applicant has been operating; Mr. Jones stated 15 years.

There was no opposition present.

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

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

CASE NO. 20-155-C ZONING REQUEST

Applicant: SHREVEPORT-CADDO MPC
Owner Various
Location: 8757 Business Park Dr. (Both sides of E. Bert Kouns Industrial Loop Expressway between Fern Avenue and Brookhollow Dr.)
Existing Zoning: C-3
Request C-3 to C-4
Proposed Use: Existing vehicle dealership and other auto oriented uses

Mr. Clarke asked that this case be withdrawn from the agenda.

There was no support or opposition present.

A motion was made by MR. ELBESON, seconded by MS. NEUBERT to withdraw this application.

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

CASE NO. 20-152-ZONING REQUEST

Applicant: MAVCO CAPITAL LLC
Owner Mavco Capital LLC.
Location: 1500 Marshall St. (South corner of Marshall St and 4th Street)
Existing Zoning: I-MU
Request: I-MU to C-3
Proposed Use: Residential Care Facility

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Alice Correa presented this application to the Board.

There was no support or opposition present.

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

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

CASE NO. 20-154-C ZONING REQUEST

Applicant: COMMUNITY BANK OF LOUISIANA
Owner: J T Dupree Properties, LLC
Location: 1725 Lakeshore Drive (South side of Lakeshore Dr., approx. 215 ft. west of Levy St.)
Existing Zoning: I-2
Request: I-2 to R-2
Proposed Use: Dwelling-Two Family

Ben Mohler presented this application to the Board.

Representative &/or support:

Rachel Bow 795 Brook Hollow Drive, Shreveport, LA 71105

Ms. Bow stated that her client is looking to become an owner and tenant of the property. She stated that these are affordable and quality houses.

There was no opposition present.

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

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

CASE NO. 20-119-C CODE TEXT AMENDMENT

Applicant: SHREVEPOR-CADDO METROPOLITAN PLANNING COMMISSION
Owner: Amending Various Sections of the City of Shreveport Unified Development Code

Adam Bailey presented this application to the Board.

Support:

Kay Camp 2025 E Kings Highway, Shreveport, LA 71105

These code text amendments are in relation to the Neighborhood Participation Plan and would make it a requirement for various applications.

Some board members expressed concerns that this would be perceived negatively by the developers as another hurdle to applications and felt that it should not be a requirement. Others felt that this could save time in the long run to prevent cases being deferred at the public hearings. They felt that it could be worth a shot and that it could be less rigid than the formal public hearing format.

There was no opposition present.

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

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

CASE NO. 20-163-C CODE TEXT AMENDMENT

Applicant: SHREVEPOR-CADDO METROPOLITAN PLANNING COMMISSION
Owner Amending Various Sections of the City of Shreveport Unified Development Code

Adam Bailey presented this application to the Board.

These code text amendments are in relation to special exception use process.

There was no opposition present.

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

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Research

Mr. Clarke stated that staff is working on a revised Caddo Parish ordinance that will go to the citizens and Long Range Planning Committee for review.

Proposed slate of officers for 2021

- Winzer Andrews to remain Chair
- Curtis Joseph as Vice Chair
- Chris Elbersen as Secretary

A motion was made by MR. COLVIN seconded by MS. NEUBERT to approve the slate of officers for 2021.

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

Mr. Clarke suggested that the Board wait a little longer to consider the moratorium on annexations.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

A motion was made by MRS. COOPER seconded by MS. DESMARTEAU to adjourn the hearing.

All members were in favor to adjourn.

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ADJOURN 7:45 p.m.

Winzer Andrews, Chair

Curtis Joseph, Secretary