

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH**  
**SUMMARY MINUTES OF THE PUBLIC HEARING**  
**January 8<sup>th</sup>, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 8<sup>th</sup>, 2020 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

**Members Present**

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

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Mgr.  
Markeya Daniel, Admin. Assistant  
Ben Mohler, Planner 1

**Members Absent**

Mauricio Roca  
Ronnie Remedies

The hearing was opened with prayer by **MR. CLARKE**. The Pledge of Allegiance was led by **MRS. 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.

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 MRS. SMITH, to approve the minutes of the December 4<sup>th</sup>, 2019 public hearing as submitted.**

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

**CONSENT AGENDA**

There were no items on the consent agenda.

**PUBLIC HEARING**

**CASE NO. 19-303-SP FINAL PLAT MINOR**

Applicant: RALEY AND ASSOCIATES, INC  
Owner: Wendell Collins  
Location: 9715 Greenwood-Springridge Rd (Located 450' south of Beavers Nest Dr, and on the east side of Greenwood-Springridge Rd)  
Existing Zoning: R-A  
Request: Divide 1 lot into 3 lots  
Proposed Use: Single-Family Residential

**Representative &/or support:**

Travis Studivant 4913 Shed Rd Bossier City, LA 71111

The representative stated the intent of this application is to subdivide a 15 acre tract.

**There was no opposition present.**

**A motion was made by MRS. DESMARTEAU, seconded by MR. CURTIS, to approve this application.**

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

**CASE NO. 19-313-C REZONING**

Applicant: LIFESHARE BLOOD CENTER  
Owner: LifeShare Blood Center  
Location: 8910 Linwood Ave (Northwest corner of Linwood Ave & Inner Loop Expressway, extending  
Approximately 134 ft west of Ponderosa Trail and 145 ft north of Sugarleaf Trail)  
Existing Zoning: R-1-7, C-3  
Request: R-1-7 and C-3 to OR  
Proposed Use: Supply Storage

**Representative &/or support:**

Jessica Harris 10106 Village Green Drive, Shreveport, LA 71115  
Nobert Crafts 8910 Linwood Avenue, Shreveport, LA 71106  
Desi Sprawls 1920 Pierremont Rd, Suite 520, Shreveport, LA 71106  
L Harvard Scott III 1049 Southfield Road, Shreveport, LA 71106

Ms. Harris stated that the applicants would like to add a warehouse, bus barn and research facility. She stated that most of the buildings should be one story. The applicants intend to have a landscape buffer along the edge where there are residents. The applicants believe it will create more jobs and better serve the community. The applicant stated that additional parking will encourage potential donators to stop in.

Mr. Sprawls addressed a concern from residents at the previous hearing related to the closure and abandonment of Sugarleaf Trail. The site will have to be in compliance to the Storm Water and Detention Ordinance, which will help reduce the amount of water draining into their development. The attorney for the LifeShare Blood Center stated that the CEO attempted to meet with the City Council Member of this district to discuss any concerns of the nearby residents; however they did not receive a returned response.

**There was no opposition present.**

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

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

**CASE NO. 19-453-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: STRANGE BREW  
Owner: Patrick Cordaro  
Location: 235 Wall St (Southside of Wall Street, approximately 147 feet west of intersection with Market Street)  
Existing Zoning: C-3  
Request: Modification to Special Use Permit  
Proposed Use: Addition to partially enclosed patio area for smoking and alcohol consumption to an existing bar

**Representative &/or support:**

Joseph Trey Carter 6202 Kathy Lane Shreveport, LA 71105  
Chase Bodem 6467 Linden Street, Shreveport, LA 71104  
Colton Johnson 172 Carrolton Avenue, Shreveport, LA 71105

The applicant stated that they would like to construct a patio for outdoor smoking and consumption of liquor to create non-smoking inside.

**There was no opposition present.**

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

**The motion was approved by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, COLVIN, JOSEPH, Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. ELBERSON & ROCA.**

**CASE NO. 19-458-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: SHAWN GUILBAULT  
Owner: Shawn Guilbault  
Location: 3640 Greenway Place (West side of Greenway Place, approximately 190' north of Ardmore Ave intersection)  
Existing Zoning: R-1-7  
Request: Special Use Permit and Site Plan Approval  
Proposed Use: Approval for accessory dwelling unit (ADU)

**Representative &/or support:**

Shawn Guilbault 3640 Greenway Place, Shreveport, LA 71105

The property owner stated that bought the house under the impression that it was zoned to be a multi-family property. Upon rehab of the property he discovered the non-conformity and is working to bring their property into compliance. Mr. Joseph confirmed that the applicant was aware of the staff stipulations, for which the applicant is aware and that he will be meeting with the Zoning Board of Appeals for the variance.

**There was no opposition present.**

**A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to approve this application with the stipulation that the applicant receives approval for a variance to setback requirements for an accessory dwelling unit, as addressed in Section 6.1-M of the UDC. The accessory dwelling unit shall be maintained in substantial accord to the approved site plan.**

**The motion was approved by the following 7-0 vote: Ayes: Messrs. ANDREWS, REMEDIES, COLVIN, JOSEPH, Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. ELBERSON & ROCA.**

**CASE NO. 19-467-C ZONING REQUEST**

Applicant: WB DEVELOPMENT  
Owner: Querbes Land Company LLC  
Location: 6900 Blk Fern Circle (Fern Circle, approximately 360 feet east of Fern Loop)  
Existing Zoning: C-1  
Request: C-1 to C-2  
Proposed Use: Rehabilitation Hospital

**Representative &/or support:**

Alex Bennett 4441 West Airport Freeway, Suite 330, Urban, TX 75062  
JoAnne Wheelis 333 Texas Street, Suite 1050, Shreveport, LA 71101

The representative stated that they intend to construct a 40 bed rehab hospital that will be the transition from the hospital to patients going home, such as stroke patients. This will not be for mentally ill patients. The project may bring 75 to 100 full time positions. Ms. Wheelis stated that several community leaders were in support of this project.

**Opposition:**

Matthew Linn 627 Rutherford Street, Shreveport, LA 71104

The opposition stated that several citizens and the majority of the Pierremont Place Board of Directors are against the project due to the drainage concerns and the impact on nearby residences. There are also concerns with the noise from the dumpsters at early morning hours.

The representative stated that the site will be in accordance with City Ordinances. The dumpster will be located against the Bayou to mitigate disturbances to the surrounding neighbors. Stephen Jean stated that the applicants have been through a Pre-Application Conference in which the Engineering department addressed any issues with storm water and drainage. Any calculations will be examined during the permitting phase. The applicant stated that they intend to purchase the detention pond and will utilize it as a buffer.

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

**The motion was approved by the following 6-1 vote: Ayes: Messrs. ANDREWS, COLVIN, JOSEPH, Mses. COOPER, DESMARTEAU & SMITH Nays: Messrs. ELBERSON. Absent: Messrs. REMEDIES & ROCA.**

**CASE NO. 19-425-C ZONING REQUEST**

Applicant: OLANZA SANDERS  
Owner: Olanza Sanders  
Location: 1019 Pickett St (Northwest side of Pickett Street, approximately 170 feet southeast of Fairfield Avenue)  
Existing Zoning: R-UC  
Request: Remanded to the MPC by City Council  
Proposed Use: Vehicle Dealership with Outdoor Display

**Representative &/or support:**

There was no one present to represent or support this case.

Mr. Clarke explained that this case was remanded from City Council for the MPC to consider an alternative zoning change. The MPC staff recommends rezoning to C-UV, Urban Village Commercial District. Stephen Jean explained that there are very few differences with the permitted uses between C-UV and C-3 Districts. There are more mixed uses in the C-UV District compared to C-3, which would allow for more vibrancy and a desired mixed-used character. Mr. Colvin questioned what would have changed from the last time the case was before the MPC Board. Mr. Clarke explained that the City Council desired the case to be studied further before they made a decision.

**There was no opposition present.**

**A motion was made by MS. DESMARTEAU seconded by MRS. COOPER, to recommend approval of rezoning the property to C-UV.**

**The motion was approved by the following 5-2 vote: Ayes: Messrs. ANDREWS, ELBERSON & Mses. COOPER, DESMARTEAU, & SMITH Nays: Messrs. COLVIN & JOSEPH. Absent: Messrs. REMEDIES & ROCA.**

**CASE NO. 19-306-AXM ANNEXATION**

Applicant: CAPITOL ONE INVESTMENTS LLC  
Owner: Capitol One Investments, LLC  
Location: (Approximately 5'300 feet east of Roy Rd and 5,500 feet north of Martin Luther King Jr Drive)  
Existing Zoning: R-A  
Request: Annexation  
Proposed Use: Mixed Use Development

**Representative &/or support:**

Michael Woods 697 South Asher Drive, Camp Verde, Arizona 86322

The applicant stated that he has 122 acre that he would like to be annexed. Mr. Woods stated that the area is in need of revitalization and he has a lot of ideas to improve the area with something he believes the neighbors would be proud of. He stated he would like to bring single family affordable homes, apartment complexes, restaurants, and retail shopping. There are several developers interested in this project; however the lack of City services puts a stall on their interest.

Lea Desmarteau questioned if the reason for annexation was specifically due to the infrastructure cost, and asked the applicant to elaborate. Mr. Woods responded that his development was approved in 2007, but he was told to bring in water and sewer that's necessary which is a great expense that the developers would like to ensure is available to them. Mr. Woods stated that the financing would be on hold until the property was annexed.

**Opposition:**

Jayne Tappe 4380 Acorn Circle, Shreveport, LA 71107  
John Harrell 4029 Shepherd Road, Shreveport, LA 71107  
Bruce Deville 403 Irving Bluff Road, Shreveport, LA 71107

Ms. Tappe questioned whether or not the MPC planning limits boundary would expand as a result of this annexation. Mr. Clarke explained that the Caddo Parish Commission would have to extend the planning limits. Mr. Jean explained that the enabling legislation Mr. Jean explained that, while the potential jurisdiction could be changed by the annexation, the actual planning limits would not be extended without specific action by the commission. The opposition stated that this neighborhood has seen similar proposals and nothing ever happens. Another member of the opposition stated that Shreveport has a crumbling infrastructure and adding more infrastructures to maintain would not be in the best interest of Shreveport.

Nancy Cooper stated that the staff is recommending approval on the basis that it is in an area in need of revitalization as identified in the Master Plan. She stated that the anticipatory threat of the boundary extending further into the Parish should not be considered in the Board's recommendation. Ms. Desmarteau said that the cost to the City is an appropriate discussion and that her personal opinion tends to discourage annexations. Mr. Clarke stated that the City Councilman of this District is in support of the annexation. The Board members shared the same concern of not having enough of a cost benefit analysis to know whether the annexation would be appropriate or not as they are not equipped with enough knowledge to weigh the pros and cons. They all agree that the potential for development in this area is necessary. Mrs. Smith does not feel that the problems in the City are taken care of.

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

**The motion was approved by the following 4-3 vote: Ayes: Messrs. ANDREWS & JOSEPH, Meses. COOPER & DESMARTEAU Nays: Messrs. COLVIN & ELBERSON and Meses. SMITH. Absent: Messrs. REMEDIES & ROCA.**

**CASE NO. 19-476-C UDC AMENDMENTS**

Applicant: MPC

Request: Amending various sections of the City of Shreveport UDC

Adam Bailey presented the amendments, stating that they are only for the City of Shreveport UDC.

**A motion was made by MRS.SMITH, seconded by MR. ELBERSON, to recommend approval of the amendments.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS & JOSEPH, and Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES & ROCA. Messrs. COLVIN was absent from the Chamber during this portion of the hearing.**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

Mr. Clarke stated that after listening to the citizens and meeting with the Parish Commissioners in the rural areas of the Parish, the MPC will embark on developing a Unified Development Code that is specifically for the Parish that would be different from the current Code to better serve the citizens.

Mr. Clarke stated that staff is getting very few applications from citizens whose property was downzoned as a result of the UDC. At the Boards request, this extension could end as of today. Mr. Andrews stated that this policy has been open for almost three years.

**Public Comments:**

The members of the public feel that they were not properly notified of the zoning changes; in some cases they only discovered the change after trying to sell property or change a use.

Mr. Joseph stated that the UDC implementation was not hidden, and it would be unreasonable to abandon what has been started.

**A motion was made by Mr. Joseph, seconded by Ms. Desmarteau to end the extension policy as it relates to the downzoned properties.**

Several citizens in the audience stood up out of turn to speak in opposition. They strongly believe that the planning and notification efforts were not effective or far reach enough. The citizens wanted a chance to speak at the podium; however Mr. Clarke stated that they needed the appropriate forum to do this. Mr. Clarke stated that the MPC is in the process of creating a forum that will allow citizens to voice their concerns.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**Director's Report:**

Mr. Clarke reminded the Board members about the event on Friday

**CHAIR/BOARD MEMBER'S COMMENTS**

The Board members were all in favor to adjourn the meeting.

**ADJOURN 5:11 p.m.**

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**Winzer Andrews, Chair**

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**Lea Desmarteau, Secretary**