

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING  
March 4<sup>th</sup>, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, March 4th, 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  
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  
Ben Mohler, Planner 1

**Members Absent**

Ronnie Remedies

The hearing was opened with prayer by **MR. CLARKE**. 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.

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 February 5th, 2020 public hearing as submitted.**

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

**CONSENT AGENDA**

There were no items on the consent agenda.

**PUBLIC HEARING**

**CASE NO. 20-1-SC PRELIMINARY & FINAL PLAT (MAJOR)**

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Riverbrooke, LLC  
Location: 5500 Block of Bert Kouns Industrial Loop (North side of Bert Kouns Industrial Loop)  
Existing Zoning: R-1-7 PUD  
Request: Preliminary & Final Plat  
Proposed Use: Single-Family Residential

**Representative &/or support:**

Andy Craig 1324 N. Hearne Ste. 301 Shreveport, LA 71107

**DRAFT**

There was no opposition present.

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

The motion was approved by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, ROCA & Meses. COOPER, DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. REMEDIES.  
Mr. Joseph was not present in the Chamber during this vote.

**CASE NO. 20-8-C ZONING REQUEST**

Applicant: LINTON ROAD COMPANY, LLC  
Owner: Linton Road Company, LLC  
Location: 7500 Blk Condor St (Located on the South side of Shirley Francis Rd. approx. 1,600 ft. east of Oak Trail)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-MHS  
Proposed Use: Manufactured Home

**Representative &/or support:**

Robert Aiello 300 Benton Road, Bossier City, LA 71111

Mr. Aiello explained that the Audubon Meadows subdivision is a restricted double wide mobile home subdivision, which is outlined in a covenant from 1986.

**Opposition:**

Jimmy Sitter 9522 Tesway Dive, Shreveport, LA 71118  
Ryan Cookson 7829 Audubon Meadow Dr. Shreveport, LA 71129

Mr. Sitter stated that the plat is inaccurate. He stated that the lots shown on the left side of Bittern Street do not exist. Additionally, he explained that there is a manufactured home on one of the lots that is up for rezoning consideration. The home does not have a permit and appears to not meet the setback requirements. Mr. Sitter explained that the home is sitting on top of natural grass and dirt and has not been degraded. He stated that the home is not meeting any of the necessary codes.

**A motion was made by MR. JOSEPH, seconded by MRS. SMITH to allow Mr. Sitter to extend the time for Mr. Sitter to present. All members were in favor to approve.**

Mr. Roca asked Mr. Clarke if any future homes would have to get the appropriate permits before they can move onsite. Mr. Jordan explained that they were aware of the violation of the unapproved mobile home; that is the reason for the application today. Any new homes will have to get a mobile home. Mr. Sitter expressed his concerns that the existing mobile home is not in compliance. Mr. Clarke explained that it will not be eligible for any city services until it receives the appropriate permits and meets all the requirements.

Mr. Cookson shared with the Board members some of the restrictions of the covenant. He does not want the zoning to change to allow single wide mobile homes.

Mr. Aiello explained that the mobile homes that will be moved onsite will be restricted to the covenant. He acknowledged that the mobile home was moved in incorrectly and stated that it would require all the necessary permits. Mr. Aiello explained that Bittern Road and the lots appearing on the plat exists, but have not been built yet.

Mrs. Cooper asked the MPC staff if this is an example of a back zoning request. Mr. Clarke explained that the properties were zoned R-1D, he further explained that manufactured homes used to be a use by right in all residential districts. It is not down zoning as a result of the UDC; R-1D is the equivalent of R-1-7. Mr. Aiello stated that in discussion with the Directors, they would have rezoned this subdivision to a manufactured home subdivision when the UDC was established; however it was difficult to look at every location of the City.

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

The Board members did not feel that there was any further concern towards this rezoning as the homes will be restricted to be a double wide and the existing violations will be corrected. Mr. Clarke explained that any future mobile home will have to abide by the same permitting process in order to move onsite and receive all services.

The motion was approved by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, ROCA & Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES.

**CASE NO. 20-9-C ZONING REQUEST**

Applicant: iARCHITECTURE  
Owner: Wise Venture Capital, LLC  
Location: 0 Hilry Huckaby III Ave (Approx 120' northwest of the Interstate 220 overpass at Hilry Huckaby III Ave  
Existing Zoning: NA  
Request: NA to I-2  
Proposed Use: Truck Stop

**Representative &/or support:**

Jeff Spikes 4740 Richmond Ave. Shreveport, LA 71106  
John James 2270 North Cross Dr. Shreveport, LA 71107

Jeff Spikes (the applicant) explained that the rezoning to I-2 would be for a travel center that will serve as a convenient store, truck stop, and small retail space. It will have 4 diesel pumps on one side and 6 gas pumps on the other. Mr. Spikes stated that he has spoken with DOTD regarding site access. There are wetland areas surrounding the site, however they plan to mitigate this concern in their site plan.

Mr. James stated that he owns the property across the street from the site and is excited for the development and thinks it is time for growth to the north side of town. Mr. Clarke stated this is a great opportunity for the MLK area because most truck stops bring in retail and food chains and this area doesn't have that. This development could possibly encourage positive investment of Hilry Huckaby going toward the MLK area because this area has been neglected to long.

**There was no opposition present.**

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

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

**CASE NO. 20-10-C ZONING MAP AMENDMENTS**

Applicant: MOHR AND ASSOCIATES, INC  
Owner: William Gregg Orr  
Location: East Kings Hwy (North side of East Kings Hwy, approx.950' northwest of East Bert Kouns Industrial Lp)  
Existing Zoning: R-A, OS  
Request: R-A and OS to C-4  
Proposed Use: Automobile Dealership

**Representative &/or support:**

Andy Craig 1324 N. Hearne Ste. 301 Shreveport, LA 71107

Mr. Craig explained that there was a similar application a little over a year ago that was approved; this is a continuation and expansion of this dealership.

**There was no opposition present.**

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

The motion was approved by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, ROCA & Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES.

**CASE NO. 20-12-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: MAKERS DESIGN  
Owner: David Pratt  
Location: 240 Winterwood Dr. (East side of Winterwood Dr., approx.455 feet north of Hidden Hollow Dr.)  
Existing Zoning R-1-7  
Request Special Use Permit & Site Plan Approval  
Proposed Use: Accessory Dwelling Unit

**Representative &/or support:**  
Ward Bryant 957 Ratcliff St. Shreveport, LA 71104

Mr. Bryant explained that permit is for Accessory Dwelling Unit on the backside of an existing single-family lot, which will be around 30 square feet. The owner's mother is coming to live with the family, there is no room inside the existing house and this provides her with her independence.

**There was no opposition present.**

**A motion was made by MRS. COOPER, seconded by MR. ROCA, to approve this application with the staff recommended stipulations:**

**Final site plan approval is pending Zoning Board of Appeals (ZBA) approval of the variance request. If the ZBA imposes site plan modifications or denies the variance, a revised site plan must be submitted to the Executive Director for approval.**

Mrs. Cooper questioned if the applicant is aware of the stipulation that requires the Zoning Board of Appeals approval, the applicant stated that he is completely aware.

**The motion was approved by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, ROCA & Mses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES.**

**CASE NO. 20-29-C SPECIAL USE PERMIT AND SITE PLAN**

Applicant: EQUIPMENT SHARE.COM INC  
Owner: Equipment Share.com Inc  
Location: 5620 N Industry Rd (North side of North Industry Road and Tolmak Road Intersection)  
Existing Zoning I-2  
Request Special Use Permit  
Proposed Use: Heavy Retail, Rental, and Services

**Representative &/or support:**  
Gary Johnson 16341 Hunters Trail, Montgomery, TX 77356

Mr. Johnson explained that they are requesting a special use permit for an existing building so that they can expand their company and be a part of the community here. The facility will require a minimum of 40 people in various professions.

**There was no opposition present.**

**A motion was made by MS. DESMARTEAU seconded by MRS. SMITH, to approve this application.**

**The motion was approved by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, ROCA, & Mses. COOPER, DESMARTEAU, & SMITH Nays: None. Absent: Messrs. REMEDIES.**

**DRAFT**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

Adam Bailey stated that the Master Plan Advisory Committee will meet Friday, March 6<sup>th</sup>, 2020 at 11:45.

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**Public Comments:**

Bruce Deville 403 Urban Bluff Road, Shreveport, LA 71107

Mr. Deville stated his concern over the news coming from the Shreveport Airport Authority. His skepticism is not in favor of public authority; however he is keeping an open mind. Mr. Clarke thanked him for attending the public hearings.

**The Board was all in favor to adjourn.**

**ADJOURN 4:06 p.m.**

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**Winzer Andrews, Chair**

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**Lea Desmarteau, Secretary**