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

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

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
Gernine Mailhes, City Attorney Office
Alice Correa, Land Use Coordinator
Ben Mohler, Planner

Members Absent

Bessie Smith
Mauricio Roca

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. Comments submitted by the public were read into record by members of the MPC Board. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. All 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 August 12th, 2020 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 20-2-SP FINAL PLAT (MINOR)

Applicant: STEPHEN LEROY LAND SURVEYING, INC.
Owner: Greg and Vicki Turner
Location: TBD Rice Road (Located on the west side of Rice Road, approx. 2,500 ft. north of Greenwood Road.)
Existing Zoning: R-A
Request: 1-Lot Subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

CASE NO. 20-3-SP FINAL PLAT (MINOR)

Applicant: STEPHEN LEROY LAND SURVEYING, INC
Owner: Hans Holton Hopkins
Location: TBD Rice Road (Located on the west side of Rice road, approx., 2,500 ft. north of Greenwood Road
Existing Zoning: R-A
Request: 1-Lot Subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

A motion was made by MS. DESMARTEAU, seconded by MR. JOSEPH, to approve the consent agenda items.

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

PUBLIC HEARING

CASE NO. 20-85-C ZONING REQUEST

Applicant: H & R INVESTMENTS
Owner: Weiss Simon Properties
Location: 300 blk. E. 71st Street (North side of E. 71st Street, approx.130ft. west of Fairfield Ave.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Vehicle Dealership with Outdoor Display

Ben Mohler presented this application to the Board.

Representative &/or support:

Jennifer Houghton 6101 Youree Drive, Shreveport, LA 71105
Roger Decay 333 Texas Street, Suite 1050, Shreveport, LA 71101

Ms. Houghton stated that there are seven churches in the vicinity and that she feels that the residential uses are falling by the wayside. Additionally, she stated that there are several supporting industries in the vicinity, such as a tire shop, transmission repair shop, a fast money outlet, and express DMV.

Mr. Decay explained that this property was a grocery store parking lot in the 50s and has never been anything else, but has not been used since. The property contains a thick slab of concrete which would cost thousands of dollars to pour. Additionally, it has all of the utilities. Mr. Decay explained that there has not been a serious interest in this property in years. He believes that the owner would be amenable to stipulations. He stated that this would be an opportunity to put the property back into commerce.

Opposition:

Aljay Wiggins 617 Hoover Drive, Shreveport, LA 71106

Mr. Wiggins stated that the location is highly residential. As far as its initial purpose, it may not be fulfilled which makes it difficult to accept it in the community. Further, he stated that if a car lot is necessary that there are other vacant locations along 70th Street that it can be located. He explained that there are a number of residents that would not like to see it in this location.

Mr. Andrews questioned if Mr. Wiggins has spoken to other residents that have a similar opinion; Mr. Wiggins stated that he has.

Rebuttal:

Jennifer Houghton 6101 Youree Drive, Shreveport, LA 71105

Ms. Houghton stated that she drove around the vicinity and that there are more vacant lots than there are houses. She counted about 20 houses in a 3 block wide and 3 block depth. Ms. Houghton does not believe it will impact growth.

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Lea Desmarteau questioned the MPC staff if there would be fencing required. Mr. Clarke stated that it is commercially zoned next to the property; however it is a residential structure. Additionally, she requested if there are residents living on the property to the left of the site, which Ben Mohler replied that there are.

Mr. Clarke stated that this would be unfair to the residents on 71st Street; he clarified that churches are a residential use.

Ms. Neubert questioned if this site was being used as overflow parking for some of the adjacent churches.

A motion was made by MS. DESMARTEAU, seconded by MRS. COOPER, to suspend the rules and allow the applicant to answer a question regarding the current parking uses.

Mr. Decay stated that the owner of the property has not given permissions to anyone to utilize the property. Occasionally Shreveport Water and Sewer or SWEPCO will use it as a place to get out of the way.

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

The motion was adopted by the following 4-3 vote: Ayes: Messrs. ANDREWS, COLVIN, & ELBERSON and Ms. NEUBERT Nays: Messrs. JOSEPH and Ms. COOPER & DESMARTEAU. Absent: Messrs. ROCA and Ms. SMITH

Mr. Andrews asked that the voting results be brought back up so that we can see where his vote was casted. Markeya Daniel stated that his vote was cast as a yes. Mr. Andrews stated that was not the way that he voted and that it shows him as Vice Chair and Ms. Desmarteau as Chair, which is possibly why it is thrown off.

Gernine Mailhes, Assistant City Attorney, stated that the Board could vote again.

Mr. Colvin questioned if the votes could change or if they have to stay the same. Ms. Mailhes stated that if someone is saying their vote is showing incorrectly, then you have to vote again.

The Board voted a second time.

The motion did not carry due to the following 3-4 vote: Ayes: Messrs. COLVIN, & ELBERSON and Ms. NEUBERT Nays: Messrs. ANDREWS & JOSEPH and Ms. COOPER & DESMARTEAU. Absent: Messrs. ROCA and Ms. SMITH

CASE NO. 20-5-P ZONING REQUEST

Applicant:	RICHARD NELSON
Owner	Richard Nelson
Location:	7763 S. Lakeshore Dr. (South of S. Lakeshore Dr. & 360' east of Jolly Napier Rd.)
Existing Zoning:	R-1-7
Request	R-1-7 to R-A
Proposed Use:	Single-Family Residential

Ben Mohler presented this application to the Board.

Representative &/or support:

Richard Nelson 7740 South Lakeshore Drive, Shreveport, LA 71119

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

CASE NO. 20-1-CAC CLOSURE & ABANDONMENT

Applicant: SWEPCO
Owner: Caddo Parish School Board
Location: 3460 Hutchinson St. (Westside of Hutchinson Street, approx. 1,200 ft. north of the Greenwood Rd. and Monkhouse Dr. Intersection)
Existing Zoning: R-1-7
Request: Closure and Abandonment
Proposed Use: Offices

Emily Trant presented this application to the Board.

Representative &/or support:

Michael Corbin (no address was given)

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 adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, ELBERSON & JOSEPH and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Abstained: Messrs. COLVIN. Absent: Messrs. ROCA and Meses. SMITH

Mr. Colvin explained that he has abstained from voting due to his affiliation with SWEPCO.

CASE NO. 20-2-CAC CLOSURE & ABANDONMENT

Applicant: BRENTWOOD ACQUISITION-SHREVEPORT INC.
Owner: Brentwood Acquisition-Shreveport INC.
Location: 504 Vine St. (West side of Highland Avenue, approx. 135' south of Vine Street)
Existing Zoning: C-UC
Request: Closure and Abandonment
Proposed Use: Parking Lot

Emily Trant presented this application to the Board.

Representative &/or support:

Donnie Baker 1324 N. Hearne Avenue, Shreveport, LA 71106

Opposition:

Luther Cox Jr. 512 Wall Street, Shreveport, LA 71101

Mr. Cox explained that he would not be able to access his rear driveway due to the mud; he was unsure how he would access it from Highland. Mr. Clarke explained to the Board that the alley has not been properly maintained, and if it is cleared out then Mr. Cox will have access to his rear driveway.

Rebuttal:

Donnie Baker stated that the oppositions concerns seem to be related to the maintenance of the alleyway and reiterated that the parking lot is very important to the hospital.

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

CASE NO. 20-3-CAC CLOSURE & ABANDONMENT

Applicant: CITY OF SHREVEPORT
Owner: City of Shreveport
Location: 6319 W 70th St. (South side of West 70th Street, approx. 670' west of Klug Pines Rd.)
Existing Zoning: R-1-7(PUD)
Request: Closure and Abandonment
Proposed Use: Residential Care Facility

Alice Correa presented the application to the Board in the absence of Jake Palant.

There was no support or opposition present.

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

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. 20-99-C ZONING MAP AMENDMENTS

Applicant: MARIA CARBAJAL MONRROY
Owner: Maria Carbajal Monrroy
Location: 2661 Waggoner Ave. (Southeast corner of Waggoner Ave. and Hearne Ave.)
Existing Zoning: C-1
Request: C-1 to R-1-7
Proposed Use: Single-Family Residential

Alice Correa presented this application to the Board in the absence of Jake Palant.

There was no support or opposition present.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Research

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Adam Bailey stated that Community Planning Division is continuing to look at the Master Plan progress report. The Master Plan Advisory Committee will meet on September 11th via Zoom. Annexation standards are continuously under review. A new website design is being explored in order to create a more streamline application process. Mr. Clarke added that this initiative was being encouraged by Commissioner Chavez; it will require Parish Commission approval.

Stephen Jean stated that there have been a number of applicants who have expressed concern with the ability to find property that allows vehicle dealership by right; C-4 is the only district that permits it by right. Land Use Planning is exploring the ability of opening the use up to other zoning districts; C-3, I-1, and I-MU

Reginald Jordan stated that businesses are continuing to transition to home based businesses due to COVID-19.

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Mr. Clarke stated that efforts are being made to allow Ms. Smith attend the meeting virtually due to her health conditions and the inability to be in a public place due to the COVID-19 pandemic.

Mr. Clarke informed the Board that the Neighborhood Participation Plan will possibly be presented to the Board again in the future for revision.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:20 p.m.

Winzer Andrews, Chair

Lea Desmarreau, Vice Chair