

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
October 7th, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 7th, 2020 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on October 6th, for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Secretary
Chris Elberson
Mauricio Roca
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
Gernine Mailhes, City Attorney's Office
Emily Trant, Executive Assistant
Alice Correa, Land Use Coordinator
Jake Palant, Planner
Ben Mohler, Planner

Members Absent

Bessie Smith
Nancy Cooper, Immediate Past Chair
Lea Desmarteau, Vice Chair

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

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 September 2nd, 2020 public hearing as submitted.

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

CONSENT AGENDA

CASE NO. 20-6-SC FINAL PLAT (MAJOR)

Applicant: FORTE AND TABLADA
Owner: Ramsey Hoffpaur St. Development, LLC
Location: 0 Forest Trail (100' west of Forest Trail and Whispering Path Drive)
Existing Zoning: R-1-7 (PUD)
Request: Final Plat
Proposed Use: Single-Family Residential

There was no support or opposition present.

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

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

PUBLIC HEARING

CASE NO. 20-6-P ZONING REQUEST

Applicant: TU HOA TRAN
Owner: Tu Hoa Tran
Location: 266 E Flournoy Lucas Rd. (Southeast side of Flournoy Lucas Rd, approx. 530' northeast of 1st Street)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Personal Service Establishment (Hair Salon) and Retail

Jake Palant presented this application to the Board

There was no opposition or support present.

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

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

CASE NO. 20-10-P ZONING REQUEST

Applicant: CORDARO YOUREE, LLC
Owner: Cordaro Youree, LLC
Location: 9245 Youree Dr. (Northeast corner of Flournoy Lucas Rd. and Youree Dr.)
Existing Zoning: R-A
Request: R-A to I-MU
Proposed Use: Office/Warehouse/Light Retail

Jake Palant presented this application to the Board.

Mr. Colvin questioned whether or not the applicant is required to disclose the specific proposed use; Mr. Jean replied that it is not a requirement and when analyzing the proposed district, all potential uses are taken into consideration.

Representative &/or support:

Andrew Cordaro 8805 Line Avenue, Shreveport, LA 71106

There was no opposition present.

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

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

CASE NO. 20-4-SP PRELIMINARY PLAT

Applicant: LAKESIDE RMA, LLC
Owner: OK, LLC
Location: 100 Creston Lane (West end of Newburn Lane)
Existing Zoning: R-1-12
Request: 54 Lot Subdivision

Proposed Use: Single-Family Residential

Jake Palant presented this application to the Board.

Representative &/or Support:

Michan Holbrooke 3925 Benton Road, Bossier City, LA 71111

There was no opposition present.

John Fertitta, 152 Waters Edge Drive, Shreveport, LA 71106 : Mr. Fertitta was not in support or opposition. He questioned how they would access the subdivision; Stephen Jean responded that they would continue through.

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

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

CASE NO. 20-108-C SPECIAL USE PERMIT & SITE PLAN

Applicant: THE AC AND HEAT DOCTOR
Owner: Louisiana Liberty, LLC
Location: 315 W 70th St. (South side of W 70th St., approx. 300 ft. east of Linwood Ave.)
Existing Zoning: C-3
Request: Special Use Permit and Site Plan Approval
Proposed Use: Contractor Office (with inside storage)

Alice Correa presented this application to the Board.

There was no support or opposition present.

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

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

CASE NO. 20-8-P ZONING REQUEST

Applicant: ROBBIE MAYBERRY
Owner: Robbie Mayberry
Location: 12398 Mansfield Rd. (SW corner of Mansfield Rd. and Keithville-Kingston Rd.)
Existing Zoning: R-A
Request: R-A to C-3
Proposed Use: Commercial

Alice Correa presented this application to the Board.

Mrs. Neubert questioned how the staff landed on C-3 zoning for this property; Mr. Jean explained that this is what was requested by the applicant. Mrs. Neubert asked if there was another zoning district that would better suit the property without going all the way to C-3; Mr. Jean explained that this property is completely surrounded by industrial zoning, the applicant could ask for I-1 and it would still be compatible with the vicinity. She questioned what uses are allowed in the C-3 District that would not be allowed in C-2; Mr. Jean explained that there are quite a lot and that the C-2 district is primarily office type uses. He continued to explain that it is compatible with the adjacent zoning, emerging trends, and the Master Plan.

Mr. Roca questioned if C-3 would permit a liquor store; Mr. Jean replied that it is not permitted by right.

Mrs. Neubert asked if wine and beer would be allowed; Mr. Jean replied that wine and beer would be allowed in the C-3 and C-2 districts.

Representative &/or support

Robbie Mayberry 5910 Keithville-Springridge Road, Keithville, LA 71047

Mr. Mayberry explained that he is interested in using the property for retail sales of equipment, such as a chair saw or generator. He explained that he will need a variance due to the lot size; Stephen Jean explained that this requirement will be from the state sanitary code and not the MPC code.

There was no opposition present.

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

The motion was adopted by the following 4-2 vote: Ayes: Messrs. ANDREWS, ELBERSON JOSEPH & ROCA Nays: Messrs. COLVIN and Mses. NEUBERT. Absent: Mses. COOPER, DESMARTEAU & SMITH.

CASE NO. 20-106-C ZONING REQUEST

Applicant:	KAINSEY LLC.
Owner	Union investment LLC.
Location:	1548 Madison Ave. (SE corner of Laurel St. and Madison Ave.)
Existing Zoning	C-1
Request	C-1 to C-3
Proposed Use:	Retail Sales Liquor

Ben Mohler Presented this application to the Board.

Representative &/or Support:

- Raject Kainsey 1548 Madison Avenue, Shreveport, LA 71106
- Ryan Paulk 1623 W Kirby Place, Shreveport, LA 71103
- Raymond Mayes 1427 Madison Avenue, Shreveport, LA 71103
- Carol Moore 1525 Sycamore Street, Shreveport, LA 71103
- Curtis Smith 1405 Harvard Avenue, Shreveport, LA 71103
- Tashica Dillon 1320 Harvard Avenue, Shreveport, LA 71103
- Larry Johnson 1437 Arlington Avenue, Shreveport, LA 71103

The applicant, Mr. Raject, explained that he would like the zoning restored to C-3 so that he can sell beer and wine, not liquor. He stated that he is on the edge of bankruptcy and hopes that sales of beer will increase the amount of customers. He explained that he watches customers use his property to get to other stores that sell beer.

Mr. Paulk stated that he is the accountant for the applicant. He is not a drinker himself but understands that having beer available in the store will help to drive business in. Customers will buy other convenience items while in the store.

Mr. Joseph questioned if Mr. Paulk is indicating that the only way the store is successful is if he can sell alcoholic beverages. Mr. Paulk stated that it could help.

Other citizens in support explained that the store is in a convenient location for kids who want candy, and older people who do not have a means for transportation. They explained that the store owner keeps a well maintained store and always has convenience items that she needs or asks for. Those that spoke in support agreed that the location is convenient for those with mobility challenges.

Opposition:

- Calvin Lester 3907 Eddy Place, Shreveport, LA 71107
- Steve Jackson 505 Travis Street, Suite 110, Shreveport, LA 71101
- Rudolph Glass Jr. 1735 Arlington Avenue, Shreveport, LA 71103
- Patricia Franklin 1541 Madison Avenue, Shreveport, LA 71103
- John Perkins 310 Gentilly Circle, Shreveport, LA 71106
- Marvin Muhammad 2808 Hersey Wilson, Shreveport, LA 71107
- David Zimmel 1954 Dove Street, Shreveport, LA 71103
- Joyce Kelly 1529 Madison Avenue, Shreveport, LA 71103
- Tabitha Taylor PO Box 726, Shreveport, LA 71162

Citizens of the opposition stated that this is not the first time they have stood in opposition to a liquor store at this site. They questioned why property owners such as the applicant can't become the first grocery store to sell produce, rather than use the excuse that they need to sell liquor to prosper. They shared similar stories that the store had previously experienced crime and loitering. The opposition stated that we have to get out of the trap of saying you can only have business if you sell alcohol. There was a shared belief that this vicinity has enough liquor stores. One member stated that this vicinity is a hot spot for crime, specifically a couple stores that sell beer and wine. When there are too many alcohol sale stores in one spot, it encourages individuals to want to hang out.

Rebuttal:

Mr. Raject reiterated his struggle with keeping the store open and that he would only be selling beer. He explained how he will be amendable to the needs of the neighbors such as picking up litter.

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

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

CASE NO. 20-118-C CODE TEXT AMENDMENTS

Applicant: METROPOLITAN PLANNING COMMISSION
Request **Amending the City of Shreveport Unified Development Code**

Adam Bailey presented this application to the Board.

There was no support or opposition present.

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

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

MPC resolution to halt the acceptance of new annexation applications for a period of six (6) months.

Alan Clarke explained to the Board that this resolution has been requested by City Council; once this is adopted there will be a six month grace period prior to the refusal of application; exclusions include areas that are contiguous, surrounded by city limits on at least three sides, areas fully surrounded, additions to existing subdivisions, and requests that are in accordance with section 94-7 of the City Code of Ordinances relating to requests for connection to water and sewer.

Mr. Joseph asked if staff has a position on the request; Mr. Clarke stated that the MPC staff supports this request.

Ms. Neubert recalled the annexation case that was just recently recommended for approval; she stated that it makes it difficult to intelligently deliberate if there is an unclear path on annexations. A decision needs to be made on how they will proceed and to be in sync with the City. Mr. Clarke stated that the intent of City Council is for the MPC to continue to study.

Mr. Colvin questioned whether there is a rash of annexation requests; he explained that he has been on the board since 2006 and there are only two or three applications a year. It does not seem that this resolution is necessary if these are being reviewed

on a case by case basis. Mr. Clarke stated there is not a rash of applications but there are very little people wanting to come to the city limits. Mr. Colvin replied that he wants to be in agreement with Council and the other Board members, but he doesn't want to send the wrong message to developers. Mr. Clarke commented that he hopes the Board will take the time to consider this resolution and revisit in a month.

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

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

Research

Alan Clarke announced that the Caddo Parish Commission had received funds through the CARES Act that they would like to allocate to the MPC to use for a new webpage that acts as a one stop shop for citizens or businesses looking to develop in Shreveport. Adam Bailey further explained the benefits of an improved website.

Mr. Clarke introduced the new legal representative, Kristina Douglas, from the City Attorney's office.

Reginald Jordan is working with the City Prosecutor Office and Courts. The ultimate goal is to gain compliance from citizens who are violating the UDC; however some cases are in limbo or on the docket for a long time or habitual offenders will now be worked with the City Prosecutor Office. Mr. Andrews questioned the new Environmental Court and MPC involvement. Mr. Jordan stated there may not be need for MPC involvement with Environmental Court if the City Prosecutor Office relationship is successful.

Mr. Jordan reported one new business in the Parish and 84 new businesses in the City limits.

Mr. Clarke shared that he participated in Planners on the Hill, a meeting to speak with the representatives of Louisiana Senators; in this virtual meeting he was able to express concerns of the I-49 project and the lack of progression.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Alan Clarke shared that the application for downzoning on the agenda (20-106-C) is an example of one of the most difficult cases that the board has to review. Citizens are asking for support to not allow this in their neighborhood. Mr. Clarke stated that Community Planning has a lot of work to do and it cannot just be MPC. This area is very depressed with little to no services; they need development and fresh foods, not just from a community garden. Mr. Joseph commented that he agrees and believes this is directly correlated with the need to healthier options to boost our immune systems while dealing with COVID. Mr. Colvin stated that's why he wanted to connect with the man that has data about Allendale. He recalled a citizen who begged for a Walmart in Blanchard, the Walmart and two convenience stores were built when I-49 came through and dead ended through Blanchard to MLK. He questions if I-49 could bring industry and growth in Allendale. Mr. Elberson said that this can be a catalyst if approached correctly. He agrees that Allendale is in a desperate situation; he does not feel that you can plan your way out of it but little decisions like the one that was made today can make a difference. Mr. Elberson agreed with Mr. Colvin that Community Planning needs to use I-49 as a catalyst to improve the area. Laura Neubert stated that she has lived outside Blanchard for the past 27 years and did not have anything prior to I-49, now there are many choices for food and other things that wouldn't have existed before.

Mr. Andrews nominated Nancy Cooper, Lea Desmarteau, Curtis Joseph, and himself as the nominating committee for 2021 officers.

A motion was made by MR. JOSEPH, seconded by MR. ELBERSON to approve the nomination.

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

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Elberson questioned when the Neighborhood Participation Plan would become a requirement and felt that it would have been useful for the case today (20-106-C). Mr. Clarke stated that this will be brought back for the next meeting.

ADJOURN 6:00 p.m.

Winzer Andrews, Chair

Lea Desmarteau, Secretary