

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 1, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 1, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

Members Present

Bill Robertson, Chair
Winzer Andrews
Chris Elberson
Rachel Jackson
Rose Wilson McCulloch
Harold Sater
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Shari Culbert, Executive Assistant
Manushka Desgagne, City Attorney's Office
Ben Koby, Planner

Members Absent

Gabriel Balderas
Fred Moss, IV

The hearing was opened with prayer by **MS. JACKSON** . The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**

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. ANDREWS, seconded by MS. JACKSON, to approve the minutes of the January 4, 2023 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAX Nays: NONE. Absent: Messrs. BALDERAS, MOSS

CONSENT AGENDA

CASE NO. 22-17-SC FINAL PLAT (MINOR)

Applicant: Shane's Shreveport Real Estate, LLC
Owner: Shane's Shreveport Real Estate, LLC
Location: 3141 Bert Kouns Industrial Loop
Existing Zoning: R-1-12
Request: Final Plat for 3-lot subdivision
Proposed Use: Single-Family Residential

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Representative &/or support:
Mike Ferlito 9136 Mansfield Rd. Shreveport, La. 71118

Opposition: None

A motion was made by MR. SATER, seconded by MR. ELBERSON to approve the application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Ms. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, MOSS

CASE NO. 22-18-SC FINAL PLAT (MAJOR)

Applicant: Coyle Engineering Co., Inc.
Owner: Lakeside RMA, LLC
Location: 0 Newburn Lane (West end of Newburn Lane)
Existing Zoning: R-1-7
Request: Final plat for 54-lot subdivision.
Proposed Use: Single-family Residential

Representative &/or support:
Robert Aiello 300 Benton Road Bossier City, La.

Opposition: None

A motion was made by MR. ANDREWS, seconded by MS. JACKSON to approve the application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Ms. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, MOSS

PUBLIC HEARING

CASE NO. 22-268-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Cothren, Graff, Smoak Engineering, Inc.
Owner: DEW Enterprises, Inc. D/B/A Campers RV Center
Location: 7700 W. 70th Street (north side of W 70th St., approx. 590' west of Dinkins Dr.)
Existing Zoning: C-3
Request: Special Use Permit and Site Plan Approval
Proposed Use: Camper/RV Park

Representative &/or support:
Randall Smoak 6305 Westport Ave. Shreveport, La. 71129

Opposition: None

A motion was made by MS. JACKSON, seconded by MR. SATER to approve the application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Ms. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, MOSS

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CASE NO. 22-269-C ZONING REQUEST

Applicant: Taylor Family Property LLC
Owner: Taylor Family Property LLC
Location: 0 Stoner Ave (south side of E Stoner Ave., approx. 870 west of Youree Dr.)
Existing Zoning: R-3
Request: R-3 to C-2
Proposed Use: Amusement Facility – Indoor

Representative &/or support:

Jeremy Taylor P.O. Box 8453 Shreveport, La. 71148

Mr. Taylor spoke of the proposed use of the property.

Opposition: NONE

A motion was made by MR. ELBERSON, seconded by MR. SATER to approve the application.

The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, Nays: Meses. JACKSON & THIBEAUX. Absent: Messrs. BALDERAS MOSS

CASE NO. 22-236-C ZONING REQUEST

Applicant: Leonel Padron
Owner: Leonel Padron
Location: 0 Merrick St (North side of Merrick St. approx. 130' west of Roosevelt Ave.)
Existing Zoning: R-1-5
Request: R-1-5 to C-2
Proposed Use: Office Space

DEFERRED FROM JANUARY 4TH PUBLIC HEARING

Representative &/or support:

Leonel Padron 1928 Spring St Shreveport, La 71101

Mr. Padron spoke of the proposed use of the property.

Opposition: NONE

A motion was made by MR. SATER, seconded by MR. ELBERSON to approve the application.

The motion was adopted by the following 4-3 vote: Ayes: Messrs. ANDREWS, ELBERSON & SATER and Meses. WILSON MCCULLOCH, Nays: Messrs. ROBERTSON, Meses. JACKSON & THIBEAUX NONE. Absent: Messrs. BALDERAS& MOSS

CASE NO. 22-244-C ZONING REQUEST

Applicant: Jones Legacy Holdings, LLC
Owner: Jones Legacy Holdings, LLC
Location: 1126 N MARKET ST (North side of N Market St., approx. 360' north of Aero Dr.)
Existing Zoning: I-2
Request: I-2 to C-3
Proposed Use: Reception Facility & Outdoor Dining

DEFERRED FROM JANUARY 4TH PUBLIC HEARING

Representative &/or support:

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Valerie Jones 1152 McDaniel Shreveport, La 71107
Mrs. Jones spoke of the proposed use of the property.

Kenneth Jones 1152 McDaniel Shreveport, La 71107
Mr. Jones spoke of the proposed use of the property and problems with the neighboring owners.

Opposition: None

A motion was made by MRS. MCCULLOCH, seconded by MS. JACKSON to recommend the application for approval.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Ms. WILSON MCCULLOCH & JACKSON Nays: Mes. THIBEAUX Absent: Messes. BALDERAS, MOSS

CASE NO. 22-215-C ZONING REQUEST

Applicant: Beechwood Residential
Owner: The Notre Dame Development Site, LLC
Location: 2932 Murphy Street (North side of Murphy St, contained by: Arkansas Ave, Ashton St, and Alabama Ave.)
Existing Zoning: R-1-5
Request: R-1-5 to R-3
Proposed Use: Multi-Family Residential
DEFERRED FROM JANUARY 4TH PUBLIC HEARING

Representative &/or support:
Wendy Daniels 1637 East Lakeshore Dr. Shreveport, La. 70808
Mrs. Daniels spoke of the meeting that was held with the neighbors.

Randolph Glass 1735 Arlington
Mr. Glass is the President of the Lakeside Area Neighborhood Association and was in favor.

Parish Commissioner Steven Jackson 505 Travis St. Shreveport, La. 71101
Mr. Jackson read his support letter and spoke in favor.

Opposition:
Sharon Brim 2900 Ashton St. Shreveport, La 71103
Ms. Brim spoke of her opposition for the proposition of the units being multi-family dwellings.

Rose May Davis Ashton Street Shreveport, La 71103
Mrs. Davis spoke against the project, not in favor of the development.

Earl Lynch 2735 Metal Street Shreveport, La 71103
Mr. Lynch voiced his opposition for the site being used for anything other than a school.

Five audience members stood to be counted as opposed.

Four audience members stood to be counted in support.

Doris Mosley 5643 Tall Pines Way Shreveport, La. 71129
Ms. Mosley spoke of her somewhat support. She is for progression in the area.

Rebuttal:
Ms. Daniels spoke of the positive feedback she has received and future plans to continue to work with the neighbors.

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A motion was made by MS. JACKSON, seconded by MRS. WILSON MCCULLOCH to recommend the approval to R-2.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH & JACKSON Nays: NONE. Absent: Messrs. BALDERAS, MOSS & Mses. THIBEAUX

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

The board will receive the by-laws again and vote to adopt at the March hearing.

A motion was made by MR. ANDREWS, seconded by MS. JACKSON to adopt the terms of office were from Jan 2023 to Dec 2023.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH & JACKSON Nays: NONE. Absent: Messrs. BALDERAS, MOSS & Mses. THIBEAUX

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

APA conference was discussed.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:19 p.m.

Bill Robertson, Chair

Rose Wilson McCulloch, Secretary