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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING APRIL 12, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 12, 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  
Gabriel Balderas  
Chris Elberson  
Rachel Jackson  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater

**Staff Present**

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

**Members Absent**

Toni Thibeaux

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.

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

**A motion was made by MR. ANDREWS, seconded by MR. MOSS, to approve the minutes of the February 1, 2023 public hearing as submitted.**

**The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS & ROBERTSON, and Mes. WILSON MCCULLOCH, JACKSON & Nays: MR. SATER. Absent: MS. THIBEAUX**

**A presentation of the I-20 Rehab Project was given by Ms. Erin Buchanan and Mr. Kevin Blunt.**

**CONSENT AGENDA**

**CASE NO. 23-1-SC FINAL PLAT (MINOR)**

Applicant: Polaris Services, L.L.C.  
Owner: WRW Properties, L.L.C.  
Location: 6875 Patrick Lane (Eastside of Woolworth Rd. approx. 150 ft south of Sagewood Drive)  
Existing Zoning: I-1  
Request: 3-Lot Subdivision  
Proposed Use: Industrial Uses

**Representative &/or support: None**

**Opposition: None**

**CASE NO. 23-2-SC FINAL PLAT (MAJOR)**

Applicant: Belle Maison Subdivision, LLC  
Owner: WRW Properties, L.L.C.  
Location: TBD Grand Rue, Mousse Ruelle and Johnny Mac Drive (west side of Linwood Avenue, at the end of Grand Rue and Mousse Ruelle)  
Existing Zoning: R-1-7 (PUD)  
Request: 39- Lot Subdivision  
Proposed Use: Single-Family Residential

**Representative &/or support: None**

**Opposition: None**

**A motion was made by MR. ANDREWS, seconded by MRS. WILSON MC CULLOCH to approve both applications.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH and JACKSON & Nays: NONE. Absent: MS. THIBEAUX**

**PUBLIC HEARING**

**CASE NO. 23-23-C ZONING REQUEST**

Applicant: Trenton Key  
Owner: Trenton Key  
Location: 6400 LINWOOD AVE (west side of Linwood Ave, approx. 20 feet south of 64th St)  
Existing Zoning: R-1-5  
Request: Rezone property from R-1-5 to C-1 for a restaurant  
Proposed Use: Rezoning

**Representative &/or support:**

**Kylin Thomas 7169 Kimberly Dr. Greenwood, La. 71109**

Mr. Thomas spoke of the type of structure proposed for the property as well as an overview of the business concept .

**Opposition:**

**Melvina Randolph 416 W. 65<sup>th</sup> St. Shreveport, La. 71106**

Ms. Randolph stated that she was not formally notified of the proposed zoning change. She voiced her opposition of the case due to traffic and safety concerns.

**Rebuttal:**

**Carolyn Key 3819 Magazine St. Shreveport, La. 71108**

Ms. Key spoke of the support from the neighbors and neighboring businesses that she and a team received when they went into the neighborhood over the weekend.

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

**The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE**

**CASE NO. 23-31-C ZONING REQUEST**

Applicant: Taylor's Catering  
Owner: HAPPS LLC  
Location: 1143 McKinley Ave (Southwest side of McKinley Ave. approx. 300' northwest of Kansas City Ave.)  
Existing Zoning: I-MU  
Request: I-MU to C-4  
Proposed Use: Reception Facility

**Representative &/or support:**  
**Grayling Taylor 1136 N. Market Shreveport, La 71107**

Mr. Taylor spoke of the business and operations of the proposed event space. He also spoke on the resolve for parking concerns.

**Robyn Bennett 5422 Spanish Oak Dr. Houston, Tx 77066**  
Ms. Bennett owns a property in the area and is in favor of the case.

**Opposition:**  
**Patrick Ellers 1248 N. Market Shreveport, La. 71107**  
Mr. Ellers owns neighboring properties. He spoke of his opposition to the case due to the possibility of traffic and trash on his property.

**David Smith 6909 Querbes Dr. Shreveport, La. 71106**  
Mr. Smith owns a neighboring property. He spoke of his opposition due to traffic.

**Rebuttal:**  
**Mr. Taylor spoke to the concerns of his neighbors regarding the traffic and trash concerns.**

**A motion was made by MR. BALDERAS, seconded by MR. MOSS to recommend approval of the application.**

**The motion was adopted by the following 5-1 vote: Ayes: Messrs. BALDERAS, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH. Nays: MR. ELBERSON. Absent: MR. ANDREWS AND MS. JACKSON & THIBEAUX**

**CASE NO. 23-1-CAC CLOSURE & ABANDONMENT**

Applicant: City of Shreveport Engineering Division  
Owner: City of Shreveport Engineering Division  
Location: N/A (southwest end of Lockette Lane)  
Existing Zoning: N/A  
Request: Closure and Abandonment  
Proposed Use: Residential

**Representative &/or support:**  
**William Talton, Engineering 505 Travis St. Shreveport, La. 71101**  
**Mr. Talton spoke of the request to close and abandon a portion of Lockett Lane.**

**Opposition: None**

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

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BALDERAS, ELBERSON, MOSS, ROBERTSON, &**

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**SATER and Mses. WILSON MCCULLOCH. Nays: None. Absent: MR. ANDREWS AND MS. JACKSON & THIBEAUX**

**CASE NO. 23-1-CTAC CODE TEXT AMENDMENT**

Applicant: Metropolitan Planning Commission  
Request: I-MU to C-4  
Proposed Use: Code Text Amendments to the Shreveport UDC

**Representative &/or support: None**

**Opposition: None**

**A motion was made by MR. SATER, seconded by MRS. MC CULLOCH to recommend approval of the application.**

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

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

**PUBLIC COMMENTS:** The following persons spoke of their opposition to the Ravendale Apartments.

- Jayne Tappe P.O. Box 764 Blanchard, La.
- Patrick Cowrey 937 Canoler Ave. Shreveport, La. 71107
- Warren Donaghey 3135 Old Mooringsport Rd. Shreveport, La. 71107
- Beverly Scheike 3035 Old Mooringsport Rd Shreveport, La. 71107

**CHAIR/BOARD MEMBER'S COMMENTS**

**A motion was made by MR. ROBERTSON, seconded by MR. MOSS to adjourn the hearing.**

**ADJOURN 4:48 p.m.**

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**Bill Robertson, Chair**

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**Rose Wilson McCulloch, Secretary**