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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 3, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 3, 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
Toni Thibeaux

Staff Present

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

Members Absent

Harold Sater

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. ANDREWS**

A motion was made by MR. ANDREWS, seconded by MS. JACKSON, to approve the minutes of the April 12, 2023 public hearing as submitted.

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

PUBLIC HEARING

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: Rezoning from R-1-5 to C-2
Proposed Use: Office Space

A letter from the applicant was read by Mr. Clarke to ask that the case be deferred to the June hearing.

Representative &/or support: None

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Opposition:

Caroline Brown 328 E. Merrick Shreveport, La. 71104

Ms. Brown spoke of her opposition to commercial uses at the property.

A motion was made by Mrs. WILSON MCCULLOCH, seconded by MR. MOSS defer and continue to the June hearing.

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

CASE NO. 23-46-C TEMPORARY USE PERMIT

Applicant: GREENHEAD GUN CLUB, LLC
Owner: GREENHEAD GUN CLUB, LLC
Location: 4004 HILRY HUCKABY III AV (North side of Hilry Huckaby Dr., approx. 1,900' west of I-220)
Existing Zoning: R-A
Request: Temporary Use Permit & Site Plan Approval
Proposed Use: Rock Crushing Facility

Representative &/or support:

John James 2270 North Cross Drive Shreveport, La. 71107

Mr. James spoke of his request and future intentions for the property.

Matthew James 8299 Blanchard Furrh Rd, Shreveport, LA 71107

Mr. James spoke in support of the request.

Opposition:

Irma Rogers 1920 Michoud Street Shreveport, La. 71107

Mrs. Rogers is the president of the MLK neighborhood association. She spoke of the neighbor's concerns about crawfishing, excessive mounds of concrete, flooding, and the lengthy timeline.

Carol Smith 2630 Kemp Shreveport, La. 71107

Mrs. Smith spoke of her opposition due to flooding and uncertainty of future projects.

Joyce Smith 2737 Jones Mabry Rd. Shreveport, La. 71107

Mrs. Smith spoke of the eyesore she feels that the site is. She voiced that she does not agree with the three-year timeline.

Rebuttal:

Mr. James presented wetland maps to show boundaries around his property. He also spoke of his desire to have the crushing completed as soon as possible. Mr. James requested that the engineer on the project address concerns of the neighbors.

Mr. Robertson assured that the board agreed to allow the engineer to speak.

David Williamson 1003 Stonehaven Dr Shreveport, LA 71118.

Mr. Williamson presents a map that he prepared of the wetland within Mr. James' property. He assured the board that the land that Mr. James is operating business on is upland and that his operations are not aiding in the flooding within the area.

Mr. Williamson answered questions from the board.

A motion was made by Mrs. MCCULLOCH, seconded by Ms. Thibaux to deny the application.

The board went into deliberation.

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A substitute motion was made by MR. BALDERAS, seconded by MR. ELBERSON to approve the temporary use permit for 18 months.

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

CASE NO. 23-43-C ZONING REQUEST

Applicant: Blount Property Group LLC
Owner: Dance Trading Real Estate, LLC
Location: 0 Pines Rd (Westside of Pines Rd. approx. 375' North of Flournoy Lucas Rd)
Existing Zoning: R-1-7
Request: Rezone from R-1-7 to R-MHP
Proposed Use: Manufactured Home Park

A letter from the applicant was read by Mr. Clarke to ask that the case be withdrawn.

Representative &/or support: None

Opposition: None

A motion was made by MR. ANDREWS, seconded by Mrs. MCCULLOCH to withdraw the case.

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

CASE NO. 23-48-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Taylor Family Property LLC
Owner: Taylor Family Property LLC
Location: 527 STONER AVE (Southside of Stoner Ave., approx. 316' West of Highland Ave.)
Existing Zoning: C-2
Request: Special Use Permit
Proposed Use: Food Truck Park

Representative &/or support:

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

Mr. Taylor presented an updated site plan and outlined his proposed plans for the property.

Mr. Taylor answered questions from the board.

Opposition: None

A motion was made by Mrs. MCCULLOCH, seconded by Mr. MOSS to defer the case until the June hearing.

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

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CASE NO. 23-51-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Louisiana Truck World
Owner: Omar Investments LLC
Location: 8955 Mansfield Rd (8955 Mansfield Rd., approx. 350' northeast of Old Mansfield Rd.)
Existing Zoning: C-3
Request: Special Use Permit and Site Plan Review
Proposed Use: Vehicle Dealership - With Outdoor Storage/Display

Representative &/or support:

Mark Nava 8955 Mansfield Rd. Shreveport, La. 71118

Mr. Nava explained his plans for the property.

Opposition: None

A motion was made by Mrs. MCCULLOCH, seconded by Mr. MOSS approve the application with stipulation.

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

CASE NO. 23-60-C ZONING REQUEST

Applicant: Somdal Associates
Owner: Centenary College Of Louisiana
Location: 3100 WOODLAWN AVE (sw corner of E Kings Hwy and Woodlawn Ave.)
Existing Zoning: C-2
Request: C-2 to IC
Proposed Use: Athletic Field Facilities

Mr. ELBERSON recused himself from the case.

Representative &/or support:

Chris Merckle 521 Linden St. Shreveport, La.

Mr. Merckle spoke of the proposed use for the property.

David Orr 8911 Centenary Blvd. Shreveport, La.

Mr. Orr spoke of the proposed use for the property and his support for the project.

Byron Dawson 5916 Manitoba Lane Shreveport, La.

Mr. Dawson spoke of the proposed use for the property and his support for the project.

Opposition: None

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

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

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CASE NO. 23-2-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission

Request: Code Text Amendments to the Shreveport UDC regarding nonconforming lots

Representative &/or support: None

Opposition: None

A motion was made by MR. ANDREWS, seconded by Mrs. MCCULLOCH to recommend the application for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

COMMITTEE CHAIR REPORT

MR. CLARKE requested that a Master Plan committee be selected that would also include the executive director and the deputy director. A master plan committee was comprised voluntarily by board members the chairman.

NEW BUSINESS

A presentation by Allendale Strong has been scheduled for May 31st from 1:30-3 in the council chambers for the public.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

DIRECTOR'S REPORT

MR. CLARKE gave a zoning report.

PUBLIC COMMENTS

Ralph Blake 920 Ravendale Dr. Shreveport, La. 71107

Mr. Blake spoke of his opposition to the proposed Ravendale Apartments.

Questions from the board were answered by MR. CLARKE regarding the zoning of the property.

A motion was made by MRS. MCCULLOCH, seconded by Mr. MOSS to adjourn the hearing.

ADJOURN 5:06 p.m.

Bill Robertson, Chair

Rose Wilson McCulloch, Secretary