

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 6, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 6, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing 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
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Manushka Desgagne, City Attorney's Office
Emily Trant, Planner II
Jomari Smith, Planner
Kamrin Hooks, Executive Assistant/Planner 1
Tanner Yeldell, City Attorney's Office

Members Absent

None

The hearing was opened with prayer by **MR. ELBERSON** . The Pledge of Allegiance was led by **MR. 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, the City Council. 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 MR. MOSS, to approve the minutes of the August 2, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-3-SC PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: Ramsey Hoffpauir ST Development, LLC
Owner Ramsey Hoffpauir ST Development, LLC
Location: Southern Trace Phase V-Section 31
Existing Zoning: R-1-7 (PUD)
Request 12-Lot Subdivision
Proposed Use: Single-Family Residential

draft

Representative &/or support: None

Opposition: None

No discussion was held between Board members.

A motion was made by MR. MOSS, seconded by MR. SATER to approve this application.

The motion was adopted by the following 6-3 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, & SATER and Meses. THIBEAUX Nays: Messrs. ROBERTSON and Meses. WILSON MCCULLOCH & JACKSON Absent: NONE

CASE NO. 23-4-SC PRELIMINARY & FINAL PLAT (MAJOR)

Applicant:	WIVI II Land Development, LLC
Owner	WIVI II Land Development, LLC
Location:	TBD Cessna Drive Phase III Unit A (east end of Cessna Dr Lucien Fields Phase II)
Existing Zoning:	R-1-5
Request	41 Lot Subdivision
Proposed Use:	Single-Family Residential

Representative &/or support:

Justin Sevier 1968 Bridgewater Ave. Shreveport, LA 71106

Sevier spoke in support as a representative of WIVI II Land Development, LLC. He explained that the application would allow an expansion to the existing subdivision as Phase 3 of 2 previously sold-out phases. ROBERTSON asked Sevier if the developments were possible without city water. Sevier answered that, the developments were possible without city water, but certain lot sizes were required, and the proposed lots were smaller than what would be suggested to use alternative water sources, such as water wells. ROBERTSON asked for an explanation on the water wells, which Sevier answered the lots would have to be larger, which would allow for an occupant to have city water and operate their own sewer. Sevier stated that water and sewer go together either both city and both not. SATER then raised concern regarding road construction and traffic jams on Flournoy Lucas. Sevier stated that a traffic study was done, and the conclusion was that a turning lane is needed and will be a part of the construction process which will help for the flow of traffic. SATER inquired about a possible traffic light in the area. Which Sevier answered a traffic light was possibly being put at Wallace Lake Road and Flournoy Lucas. MCCULLOCH expressed concern about new developments creating more water and sewage issues and said she could not support any applications for new developments because of the current water and sewage issues in Shreveport. JACKSON then stated her concern with water and sewage issues as well. Sevier stated that the extra revenue from more water meters in the subdivision would provide the necessary funds to help the city pay for things needed. ELBERSON questioned Sevier on the hurdles regarding building in the inner city, which Sevier answered safety was the main one.

Ron Wicker 10326 Ellerbe Rd. Shreveport, LA 71106

Wicker expressed support for the subdivision by stating that the possible infrastructure would bring in revenue which would help the city survive. ROBERTSON stated that property inside the city has more value to the city government, which Wicker responded to by saying the developing company has talked with the mayor about revitalizing the city. ELBERSON asked Wicker why in his opinion was Shreveport not able to get the infrastructure fixed, to which Wicker replied that administration is not putting money into infrastructure.

Opposition:

draft

Tyler Powell 234 Cessna Drive Shreveport, LA 71106

Powell is a member of the Lucien Fields homeowner's association. His main concern was that the expansion of the subdivision did not have a plan for green space or parks for the young families in the area, and safety. Powell also noted that the developers had not collaborated with any of the existing homeowners in the surrounding area.

ROBERTSON asked MPC staff were there any requirements for public space based on lot size and number.

JEAN answered that there is no requirement in Shreveport for public space regarding this particular case type.

MCCOULOCHE then asked Powell about drainage in the neighborhood.

Powell said that drainage was a problem as well as safety issues in the area.

JACKSON agreed that the expansion could put a strain on the city police because of the increased foot traffic in the area.

Rebuttal:

Justin Sevier 1968 Bridgewater Ave. Shreveport, LA 71106

Sevier stated that the new development would meet the city's water and sewage criteria by more than three times the requirement. He stated the developers did a 50% increase on a 100-year rain event and the expansion of phase three will not meet phase one or two.

No more discussion ensued.

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

The motion was adopted by the following 7-2 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS & SATER and Meses. JACKSON & THIBEAUX Nays: Messrs. ROBERTSON and Meses. WILSON MCCULLOCH Absent: NONE

CASE NO. 23-5-SC PRELIMINARY & FINAL PLAT (MAJOR)

Applicant:	WIVI II Land Development, LLC
Owner	WIVI II Land Development, LLC
Location:	TBD Lucien Fields Phase III Unit B (east end of Cessna Dr Lucien Fields Phase II)
Existing Zoning:	R-1-5
Request	41 Lot Subdivision
Proposed Use:	Single-Family Residential

Representative &/or support:

Justin Sevier 1968 Bridgewater Ave. Shreveport, LA 71106

Sevier informed the board that on this property would be unused area for public spaces or parks if desired by the inhabitants.

ELBERSON commented that he would prefer to see less developments on the outside of town and more in the inner city.

CLARKE stated that an update to the masterplan will be done to make the inner city more desirable to developers.

Opposition: None

A motion was made by MR. BALDERAS, seconded by MS. JACKSON to approve this application.

The motion was adopted by the following 7-2 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS & SATER and Meses. JACKSON & THIBEAUX Nays: Messrs. ROBERTSON and Meses. WILSON MCCULLOCH Absent: NONE

CASE NO. 23-124-C SPECIAL USE PERMIT & SITE PLAN

draft

Applicant: Laura Tedesco
Owner: Laura Tedesco
Location: 283 CARROLLTON AVE (South side of Carrollton Ave., approx. 550ft east of Youree Dr)
Existing Zoning: R-1-7
Request: Special Use Permit & Site Plan Approval
Proposed Use: Accessory Dwelling Unit
DEFERRED FROM AUGUST 2ND PUBLIC HEARING

Representative &/or support: None

Opposition: None

A motion was made by MR. ANDREWS, seconded by MS. JACKSON to defer and continue this case at the October 6 Public Hearing.

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. 23-123-C ZONING REQUEST

Applicant: Grace Community Outreach Ministries INC
Owner: SHIRLEY DELOIS WRIGHT
Location: 4007 LAKESHORE DR (East side of Lakeshore Dr., approx. 230 ft south of Dilg League Dr)
Existing Zoning: R-1-7
Request: R-1-7 to R-3
Proposed Use: Shelter Housing

Representative &/or support:

Pinky Clinton 4007 Lakeshore Dr 71109

Clinton expressed support.
ROBERTSON asked Clinton if the existing house would be used as the shelter house. Clinton answered yes.
ROBERTSON then asked if the surrounding neighbors had expressed any concern on the request, to which Clinton answered no, they were in favor of the request.
ROBERTSON inquired about the appearance of the home and asked if it would need to be renovated or changed.
Clinton answered that the outward appearance would stay the same, except for a deck being added to the back of the building.
ROBERTSON asked about the hours of operation and parking.
Clinton explained that the shelter operates 24 hours, but the occupants have curfews and there is not a lot of foot traffic. Clinton stated parking was adequate.
ANDREWS asked about floor space and possible accommodation numbers.
Clinton answered that the building is 1700 sq feet and can accommodate no more than ten clients.

Levette Swearington 4213 Lakeshore Dr 17709

Sherina Franks 1523 Alma St 71108

Latosha Daniels No Address Given

Other support spoke in favor of the request and stated that the shelter helps women and changed their lives for the better.

Opposition: None

MCCULLOCH motioned to suspend the rules seconded by MOSS to allow Pinky Clinton to speak again.

Pinky Clinton 4007 Lakeshore Dr 71109

Clinton stated that over 80% of her clients are still healthy.

ELBERSON asked if the shelter was appropriate in the neighborhood and would lead to issues later.

JEAN stated that the current zoning R-1-7 did not constitute a shelter but C-1 or C-2 zoning while a better zoning for the use would not constitute a shelter either and would need to be voted upon.

MCCULLOCH motioned to go back into order of the rules seconded by JACKSON.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON to recommend this application for approval to C-1 zoning.

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. 23-140-C SPECIAL USE PERMIT & SITE PLAN

Applicant: Jeter Therapy Group
Owner: JETER SPEECH LANGUAGE PATHOLOGY SERVICE, LLC
Location: 2025 SOUTHERN AVE (NE lot at intersection of Southern Ave & Sheridan Ave)
Existing Zoning: R-HU
Request: Special Use Permit
Proposed Use: Medical Office

Representative &/or support:

Dana Williams 31 Spring Lake Way Shreveport, LA 71106

Williams expressed a want to revitalize the community and provide help for the inhabitants of the area.

ROBERTSON asked what kind of sign would be used.

Williams stated that the existing sign on the property is a circular sign and will still be used.

Opposition: None

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to approve this application.

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. 23-150-C ZONING REQUEST

Applicant: John Flippo
Owner: Peaceful Rest Missionary Baptist Church
Location: 8115 LINWOOD AVE (east side of Linwood Ave, approximately 160 ft north of 83rd st)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: Commercial

Representative &/or support:

John Flippo NorthPark Road Texarkana, TX

Flippo stated support for the application as a representative of the developer. MCCULLOCH asked if the developers had met with the community to which Flippo answered yes, 6-7 people had concerns about drainage and the developers have had drainage approved by both city and state. MUCCULLOCH then discussed the Dollar General on MILK drive that is surrounded by residential property, which would mirror the current application. MOSS asked if the store would be market size (12,000 sq ft), Flippo replied that it would not be a market and be 10,000 sq ft. BALDERAS expressed concern on no produce in a food desert area and Flippo replied that based on statistics there are other items consumers would rather buy in this type of store than produce. THIBEAUX expressed support for the store as a partial solution to the food desert issue in the area.

Jane Tappy PO BOX 764 Blanchard, LA 71009

Tappy expressed support for the store as growth inside the city and explained neighborhood support in the store because of a lack of store options which lead to price gauging in the area.

MOSS motioned and MCCULLOCH seconded to recommend the application for approval to C-2. The motion never came to vote.

CLARKE advised the Board to consider a rezoning to C-1.

Opposition:

Karen Bandy 8103 Linwood Ave Shreveport, LA 71106

Bandy expressed concern for a C-1 rezoning to the area. CLARKE expressed that a C-1 rezoning was more appealing to the area because it would be more restrictive on the uses allowed on the property.

A motion to amend was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend this application for approval to C-1 zoning.

The motion was adopted by the following 6-3 vote: Ayes: Messrs. ELBERSON, MOSS & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. ROBERTSON, ANDREWS & BALDERAS Absent: NONE

CASE NO. 23-155-C ZONING REQUEST

Applicant: Harriss Holdings -18 LLC
Owner: PGW AUTO GLASS, LLC
Location: 525 COTTON ST (NE lot at intersection of Cotton St. & Mc Neill St.)
Existing Zoning: D-1-CBD
Request: D-1-CBD to D-1-HC
Proposed Use: Storage Facility Climate Controlled

Representative &/or support:

Granger Harriss 1513 Line Ave 71101

Harriss explained wanting to restore historic building and turn it into a storage unit to give the people in the downtown area more space for things. He stated that the biggest problem is a lack of adequate space for personal belongings. Harriss informed board that the renovation would be historically sensitive and keep the theme of the original building. BALDERAS asked how long would it take to finish the renovation, to which Harriss answered at least a year to replace the windows and garage. Harriss informed the board that the estimated total of renovations could be anywhere from \$500,000 to 1 million. ROBERTSON inquired about Harriss' other properties. Harriss explained that he renovated the petroleum building on Market St.

draft

Anthony Cazes 619 Market Street Shreveport, LA 71101

Cazes is a tenant of one of Harriss' renovated properties that have been turned into apartments. He explained that the common issues explained by tenant's downtown is a want for family growth and a lack of storage.

Opposition:

Liz Swain No address given.

Swain is the head of the downtown development authority. Swain expressed concern regarding placing a business in a high density of buildings that will not create any foot traffic or add any character to the area. Swain noted that spot zoning is dangerous and once the rezoning is done, it will be impossible to undo. She noted that there is currently a storage facility downtown and based on the people who talk to her and her association, do not need or want more storage.

BALDERAS asked Swain what would she want to be placed there instead, to which she replied anything that would add character and foot traffic, like a art business or apartment complex that will not close off the property to others.

ROBERTSON asked CLARKE what side effects would occur because of the zoning. CLARKE answered that a heavy commercial use would be the side effect and it is not impossible to change a zoning once it has been done.

ROBERTSON then asked for staff opinion and CLARKE advised them to defer and allow both support and opposition to come to agreement on what to do with the property.

Rebuttal:

Granger Harriss 1513 Line Ave 71101

Harris explained that adjacent properties do not offer foot traffic or vibrancy to the area, the proposed use will fit in.

ROBERTSON asked about hours of operation and if ground level retail was feasible. Harriss answered that no hours have been confirmed, but he guessed 24 hours. and explained a office manager would be present.

CLARKE advised allowing applicant and opposition to come to an agreement before proceeding.

A motion was made by MCCULLOCH and seconded by JACKSON to defer this application to the next hearing. It did not come to a vote.

HARRISS explained that he was at his deadline with the private equity firm assisting him with the sell and did not have anymore time.

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

The motion was adopted by the following 6-2 vote: Ayes: Messrs. MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: Messrs. ANDREWS & ELBERSON Absent: Messrs. BALDERAS

CASE NO. 23-4-CTAC CODE TEXT AMENDMENT

draft

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC regarding Abandoned Signs

Representative &/or support: None

Opposition: None

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

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

CASE NO. 23-6-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC regarding queuing and vehicle stacking

Representative &/or support: None

Opposition: None

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

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

CASE NO. 23-7-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission
Request: Code Text Amendments to the Shreveport UDC regarding various items

Representative &/or support: None

Opposition: None

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

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

END OF PUBLIC HEARING

OLD BUSINESS

No discussion.

NEW BUSINESS

draft

MR. CLARKE shared with the board that the Master Plan Sub-Committee recommended Asakura Robinson as the consultant firm regarding the master plan renovation.

Following a brief discussion about the finality of the Board's decision on the topic, a motion was put on the floor.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to approve Asakura Robinson as the consultant firm.

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

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

No discussion.

CHAIR/BOARD MEMBER'S COMMENTS

No discussion.

ADJOURN 6:16 p.m.

Bill Robertson, Chair

Rose Wilson, McCulloch, Secretary