

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 4, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 4, 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
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Harold Sater

Staff Present

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

Members Absent

Gabriel Balderas
Chris Elberson
Toni Thibeaux

The hearing was opened with prayer by **MS. JACKSON** . 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 September 6, 2023 public hearing as submitted.

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 & Meses. THIBEAUX

PUBLIC HEARING

CASE NO. 23-3-CAC CLOSURE & ABANDONMENT

Applicant: JDRO Properties, LLC
Owner: City of Shreveport
Location: 0 King Place (south side of King Pl., approx. 550' west of Youree Dr.
Existing Zoning: I-2
Request: Closure and Abandonment

Representative &/or support:

Eric England 232 Atlantic Ave, Shreveport, La, 71105

England stated he was speaking on behalf of several interested parties, as well as the owner. He informed the Board that he is the buyer under contract at 813 Kings Place. With the abstract of the tile England stated they discovered that the southernly part of the cul-de-sac abuts the property and leaves it without a parking lot. He stated that it is not feasible to drive around and park on the backside of the property because the back is blocked off. He said that the area that is being asked to be closed and abandoned is the only part that could be used as a parking lot. He stated that the closing of that area will prevent people from parking in front of the primary access to the building. England stated the portion of the right-of-way that is being asked to be closed and abandoned is 2,000sf. He informed the Board that he has met with the city councilmen, fire department and engineering. The city agreed that if this application gets approved the cul-de-sac would be paved to improve the area. ROBERTSON asked England if this application request had anything to do with his public position at the Port. To which England answered no, he is asking on behalf of himself as a citizen of Shreveport. ROBERTSON then asked CLARKE if the city has communicated with the MPC regarding this case, to which CLARKE answered they are recommending this application be approved. ANDREWS asked England if the newly paved area be marked for parking. England answered that there would be ample signage added along with the pavement.

Jody Sepulvedo 2535 Desiree Meshell Rd, Shreveport, La, 71115

Sepulvado is the owner of JDRO Properties LLC and represents the seller of 813 Kings Place. He stated that the area now houses many businesses, and the right-of-way has extended past the cul-de-sac. Sepulvado informed the Board of the rare turnover rate of the buildings in the area and that with the approval of the application, the area will benefit, and the surrounding properties will get a professional neighbor in England.

Archer Frierson 330 Marshall St Ste.200, Shreveport, La, 71101

Frierson stated that he helped Sepulvado sell the property and did not learn of the parking issue until a survey was done on the property. He informed the Board that if a resolution cannot be obtained regarding parking, then the building may be taken out of commerce. No discussion ensued.

Opposition: None

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

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

CASE NO. 23-172-C ZONING REQUEST

Applicant:	Unity of Faith B.C.
Owner	Unity of Faith B.C.
Location:	375 E. 79th St. (South side of E. 79th St., Approx. 145' west of Fairfield Ave.)
Existing Zoning:	R-1-5
Request	R-1-5 to R-3
Proposed Use:	Residential

Representative &/or support:

Beverlye Agard 545 E 84th St, Shreveport, La, 71106

Agard stated she was a member of Unity of Fait B.C. and that the church owns several properties on East 79th Street. She went on to state that the church is heavily invested in Cedar Groove and the revitalization of the area. She said that the area is often

considered a blighted area in need of improvement and that is what the church is trying to bring. Agard stated that it is very difficult to develop new construction because the cost is over \$180 per square foot. She stated that banks evaluated the houses in Shreveport to be around \$25-\$50 per square foot and they would need some type of grant or loan for redevelopment. Agard stated that no contractor has been able to build a single-family home for less than \$110,000, and to qualify for the planned unit development loans by community development the church would like to build a multi-family residence to provide a space for people to come back and raise families. She informed the Board that it would be a one story building no matter if it is a triplex or duplex to fit the character of the neighborhood. Agard stated it would have a playground, off-street parking, and security. She stated that during the meeting with the church and neighbors, they gave full support as long as it was not a multi-story building.

ROBERTSON asked Agard if the property would be developed and then marketed for sale to the community. Agard answered that for community development programs the residences cannot be sold to low-income families for a minimum of 10-15 years, and they must be rented, leased or sold to individuals who meet the IRS low-income requirements. Agard stated they have submitted 1 loan/grant application, for a single-family home (5 homes built over 3 ½ years) and did not acquire it. The 2nd grant they would like to submit is for a duplex residence, multi-family units but will need the property to be rezoned.

ROBERTSON asked Agard if there were any non-church members present at the neighborhood participation meeting. Agard answered yes, the notice for the NPP meeting was sent to others in the neighborhood, as well as the church placing flyers in mailboxes around the area.

ROBERTSON noted that the entire neighborhood is mostly single-family residential. Agard replied that an apartment complex is located on Line Avenue, right at 81st and 83rd street. She also stated that the church property backs a 4-plex on 78th street. ROBERTSON informed the support that the staff has recommended an R-2 Multi-Family Residential Zoning District that is not as intense as the requested R-3 Multi-Family Residential Zoning District. He informed Agard that it would still allow the church to accomplish their goals on the property. He then asked the staff to clarify.

CLARKE stated that staff determined in consultation that R-3 was not compatible with the surrounding area and R-2 would allow them to place the duplex on the property. Agard asked if a tri-plex could also be placed on the property if it is R-2, to which CLARKE answered yes.

Agard informed the Board that the only concern the church received was that the public did not want commercial properties being placed there and nothing multi-story, which the proposed building would not be. No further discussion ensued.

Melvin Dallas 8650 Simpson Rd, Shreveport, La, 71129

Dallas stated that the goal was to beautify the neighborhood and help the less fortunate. He informed the Board that the duplex would not be limited to church members, any low-income individual could reside there.

Opposition: None

A motion was made by MS. JACKSON, seconded by MR. MOSS to recommend this application for approval to R-2.

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 & Meses. THIBEAUX

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

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

Representative &/or support: None.

Opposition:

Jeffrey Rawls, Sr 285 Carrollton Ave, Shreveport, La, 71105

Rawls stated that the applicant and her family have moved out of the property to a larger home as of August. He stated that the

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original intention of the proposed accessory dwelling unit was extra space per the applicant's statement at the NPP meeting. Rawls stated that because they have moved to a larger home, and there is a for lease sign in the 283 Carrollton Avenue property, that they are opposed to the idea of this application. He stated that the storage containers do not fit with the neighborhood, and the mentioned changes for the container unit to fit the neighborhood have not been agreed to.

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

MOSS stated that without the applicant's compliance with the comments made on the project to increase neighborhood compatibility, deferral was not necessary. He then stated that the MPC is open to business and new ideas. ROBERTSON had CLARKE clarify that the applicant could come back before the board after one year and reapply.

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 & Meses. THIBEAUX

CASE NO. 23-8-CTAC CODE TEXT AMENDMENT

Applicant: Metropolitan Planning Commission of Caddo Parish
Request Code Text Amendments to the Shreveport UDC regarding Liquor Use Clean-Ups

Representative &/or support: None.

Opposition: None.

A motion was made by MR. ANDREWS, seconded by MS. JACKSON to defer this application.

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 & Meses. THIBEAUX.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

CLARKE informed the Board that the I-49 inner city connector meeting would be October 17th 3:30-6:30.

He also stated that research is being done on how accessory dwelling units are being constructed around the country and if the Board wants the MPC can create an ordinance amendment that will come before the Board about the units.

ROBERTSON asked the Board if they would like to amend the research request to include review of compatibility issues of the dwelling units.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to approve the research and ordinance amendments regarding accessory dwelling units.

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 & Meses. THIBEAUX.

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OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

The Chair nominated Messrs. ELBERSON & SATER and Mses. THIBEAUX & JACKSON. To the nominating committee who will come up with recommendations for next years, Chairman, Vice Chairman, and Secretary.

CLARKE informed them that the committee's recommendations will be made in November and voted on in December.

ROBERTSON also stated that JACKSON would preside over the November 1st meeting in his absence.

CLARKE informed the Board of the Bond Public Meetings being held at SUSLA and LSUS to discuss many capital projects. He stated that the MPC office will have recommendations that the Administration can use to draw up proposals in the future.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:03 p.m.

Bill Robertson, Chair

Rose Wilson, McCulloch, Secretary