

ORDINANCE NO. \_\_\_\_ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHWEST CORNER OF JEWELLA AVE. & WOODROW ST., SHREVEPORT, CADDO PARISH, LA., **FROM C-2, CORRIDOR COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the northwest corner of Jewella Ave & Woodrow St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-2, Corridor Commercial District to C-3, General Commercial District.**

LOTS 4, 5, 25 & S. 19.4 FT. OF LOT 3 & THE E.2.1 FT. OF LOT 26, ROSE PARK SUB., SECTION 9, T14N, R17W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-148-C  
ADAIR HOLDINGS LLC

## STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 6, 2021

**AGENDA ITEM NUMBER: 15**

**MPC Staff Member: Ben Mohler**

**City Council District: G/Jerry Bowman, Jr**

**Parish Commission District: 3/Jackson**

### CASE NUMBER 21-148-C: ZONING REQUEST

**APPLICANT:** FAIDA HUSSAIN  
**OWNER:** Faida Hussain  
**LOCATION:** 3420 Jewella Ave (NW corner of Jewella Ave & Woodrow St.)  
**EXISTING ZONING:** C-2  
**REQUEST:** C-2 to C-3  
**PROPOSED USE:** Vehicle Dealership w/ Outdoor Display

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**DESCRIPTION:** The applicant is requesting approval to alter the zoning of 0.66 acres of land from C-2 (Corridor Commercial) to C-3 (General Commercial) for the purpose of operating a Vehicle Dealership with Outdoor Display. **Due to the close proximity to residential zoned property, the applicant is also required to obtain a Special Use Permit (21-149-C) to operate their desired use within the subject property.**

Directly to the north and across Woodrow Street to the south of the subject property is land zoned C-2, while to the west of the property is zoned R-1-7. Across Jewella Avenue to the east is land zoned C-3.

There is one previous case associated with the subject property, C-32-02 which granted approval to rezone from B-2 (Corridor Commercial) to B-2E (Corridor Commercial – Extended Use) to allow for a funeral home. There are a number of previous cases associated with nearby properties; C-54-83 granted approval to rezone from B-2 to B-3 (General Commercial) for a tire shop, C-31-84 granted approval to rezone from B-2 to B-3 for a skating rink, C-46-99 granted Planned Building Group approval within a B-3 district for a video store, C-96-05 granted MPC approval within a B-3 district for a multi-purpose center, and C-39-11 was a withdrawn case for MPC approval within a B-3 district for an event center.

Nearby neighborhoods include: Country Club, Ingleside, Mooretown, Queensborough, South Lakeshore, Werner Park.

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**REMARKS:** The applicant is requesting rezone the subject property in order to operate a Vehicle Dealership with Outdoor display within a C-3 district. **While this use is typically permitted by right within the district, due to the property residing within 200' of residentially zoned property, a Special Use Permit is required before the use may be fully permitted.**

As stated in Article 4.3.3 of the Unified Development Code (UDC), the purpose of the C-3 district is defined as is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate.

## STAFF REPORT – CITY OF SHREVEPORT

The following uses are permitted by right in the C-3 District: Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Art Studio, Automated Teller Machine-Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio-Without Antenna, Bus Transfer Station, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above Ground Floor, Educational Facility – Primary or Secondary, Educational Facility – University or College, Educational Facility – Vocational School, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Pay Day/Title Loan Agency, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential Care Facility, Restaurant, Retail Goods Establishment, Retail Sales of Alcohol – Beer/Wine, Retail Sales of Alcohol – Liquor, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen – Accessory, Specialty Food Service, Vehicle Dealership-Enclosed, Vehicle Dealership-With Outdoor Display, Vehicle Rental – Enclosed, Vehicle Repair/Service – Minor, Wireless Telecommunications – Attachments to Existing Structures, and Wireless Telecommunications – Modifications.

While a rezoning from C-2 to C-3 would expand the General Commercial-zoned property further north along Jewella, the vacant lot directly adjacent to the north of the property does insulate the subject property from encroaching into nearby neighborhoods to the north.

Regarding the Master Plan vision, the Future Land Use Map of the 2030 Great Expectations Master Plan shows that the site in question as well as adjacent property both to the south as well as across Jewella Avenue are to be utilized as "General Commercial" A rezoning to C-3 (General Commercial) would be keeping in line with the Master Plan vision while still having a natural buffer with the vacant lot directly to the north to protect the existing residential located to the north.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on September 15th, 2021 at 5:30 PM in which there were no participants. The applicant did proceed to then go door-to-door within the immediate vicinity of the property to introduce themselves and their proposed use to the neighborhood. According to the applicant, of the 4 people met, all were supportive of the proposed use and would not be bothered by a Vehicle Dealership within the neighborhood.

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### STAFF

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the rezoning request from C-2 (Corridor Commercial) to C-3 (General Commercial) is warranted.

**Alternatively, based on information provided at the public hearing the MPC may:**

1. Deny the zoning request.

## STAFF REPORT – CITY OF SHREVEPORT

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**PUBLIC ASSESSMENT:** There was no opposition present.

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**MPC BOARD  
RECOMMENDATION:** The Board voted 8-0 to recommend this application for approval.

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21-148-C

SUMNER

JEWELLA

C-2

C-1

HUSTON

R-2

R-2

C-1

NINOCK

C-2

R-2

R-1-7

C-2 to  
C-3

C-3

C-2

WOODROW

C-2

CLAIBORNE

C-2

C-3

HASSETT

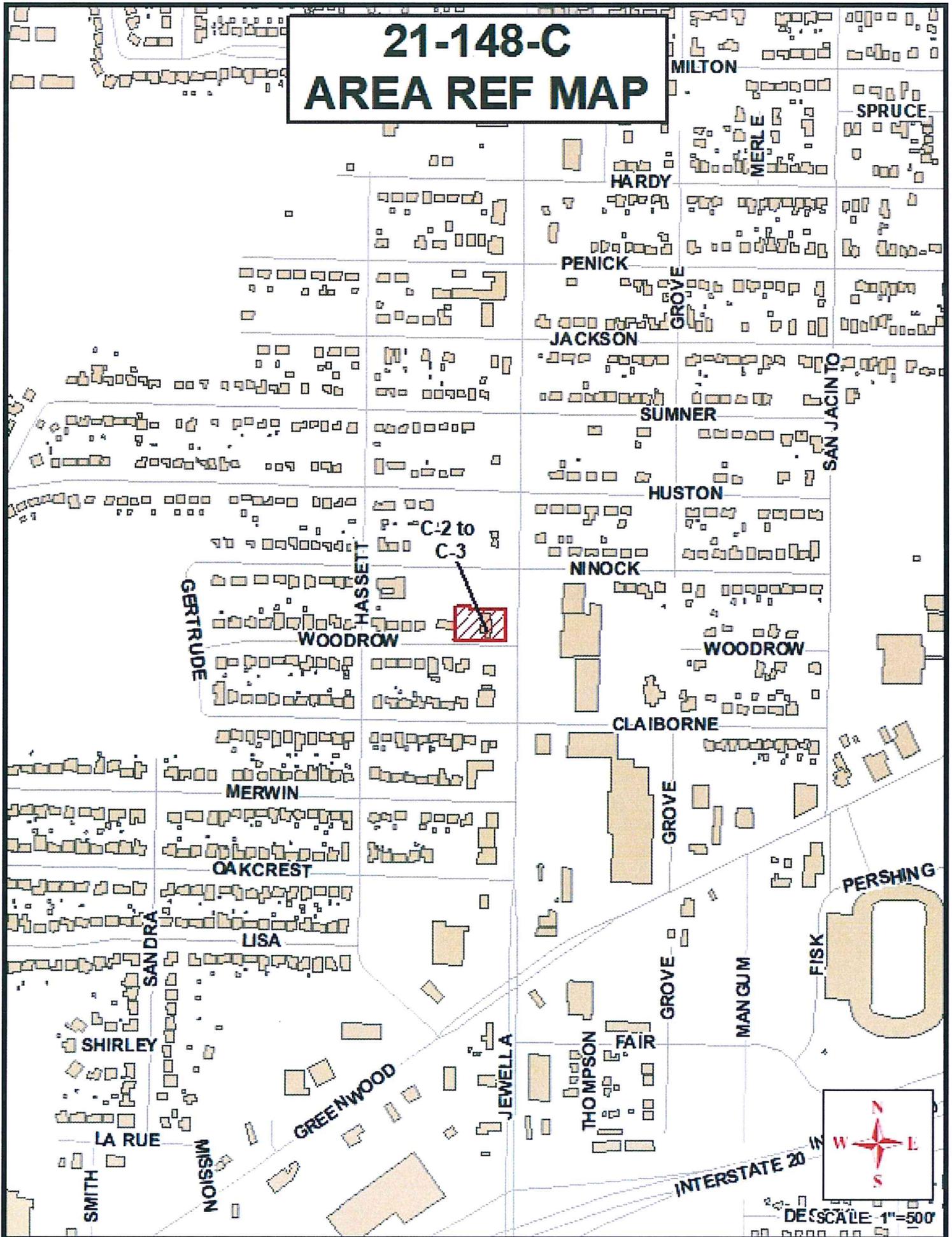
MERWIN

R-1-7



SCALE 1"=200'

# 21-148-C AREA REF MAP





**PRE-APPLICATION CONFERENCE NOTES**  
**SHREVEPORT | CADDO METROPOLITAN PLANNING COMMISSION**

**Meeting Date: August 12, 2021**

**CASE NUMBER: 381**      **Project Name: Jewella Used Vehicle Lot**  
**Address: 3420 Jewella Avenue**  
**Zoning: C-2 (rezoning to C-3 is required)**  
**Applicant: Faida Hussein**  
**Appointment Time: 10:00 AM**  
**Intake Planner: Ben Mohler**

City Engineering:  Yes  No  
Representative: Daryl Platt

1. As shown, stormwater detention will not be required by City ordinance for this development. The plans will be reviewed at the time of permitting.
2. This site does not appear to be in a FEMA Special Flood Hazard Area.
3. Plans will be reviewed for Right-of-Way Encroachments at the time of permitting.

City Public Works-Traffic Engr.:  Yes  No  
Representative: Michael Erlund

No new comments.

City of Shreveport Fire Prevention:  Yes  No  
Representative: Janet Ward

The driveway on Jewella Ave. and the 15' western driveway on Woodrow St. will need to be widened to 20' for emergency vehicle access. (Applicant notes that the gates will just be chain locked, no electronic gates or locks.)

LA Department of Transportation:  Yes  No  
Representative: Jim Hollier

Outside jurisdiction.

Caddo Parish Public Works Dept.:  Yes  No  
Representative: Toya Edwards

Outside jurisdiction.

Caddo Levee District:  Yes  No  
Representative: Ali Mustapha

No comments.



## PRE-APPLICATION CONFERENCE NOTES

SHREVEPORT | CADDO METROPOLITAN PLANNING COMMISSION

Meeting Date: August 12, 2021

Zoning Administrator:  Yes  No  
Representative: Reginald Jordan

1. If any signs are to be placed on the building or property, refer to UDC Article 9 for standards, and coordinate with Zoning Administration for sign permit application (Robert Peace, 318-465-7947).
2. In a C-3 zoning district, pole signs are limited to 40' tall and 80 sf in area; monument signs are limited to 8' tall and 64sf in area; wall signs are limited to 40sf or 1sf per linear foot of wall if greater than 40 linear feet.
3. UDC regulations allow only 1 free-standing sign on this property. *As a condition for Special Use Permit approval, the abandoned pole sign on the northeast side of the property must be removed.* Label on the site plan as "Existing sign to be removed".

**Illustrating a sign on a site plan DOES NOT GUARANTEE APPROVAL;** however, signs can be approved along with the site plan. In order to have any sign(s) approved during the site plan approval process, a sign permit application(s) must be submitted along with the site plan. The sign permit application(s) will be reviewed for approval and if a variance is required to achieve approval status, it can be applied for in conjunction with any variances needed for site plan approval.

MPC:  Yes  No

NOTE: This is an evaluation for a Special Use Permit for a Vehicle Dealership at an existing site. *Rezoning to C-3 General Commercial is required.*

1. A Neighborhood Participation Program meeting will be required prior to the MPC hearing. The Meeting Information Form and Invitation Letter must be submitted no later than the SUP application deadline date.
2. Show the gate and gate width on the middle driveway on Woodrow St.
3. Indicate the widths of access around the north side of the building and the access adjacent to vehicle spaces 19 and 22. Also, show the traffic flow direction(s) on the access adjacent to vehicle spaces 19 and 22.
4. Indicate throat distances (depth from street curb) of each driveway. Minimum is 20 feet.
5. Number all parking spaces for clarity and correlation with the General Notes.
6. Show and label as "Future Canopy" the covering to be placed on the poles on the 3 islands on the west side of the building.
7. Show the storage area of the curbside trash bins. They must be in an interior side or rear yard and they must be shielded from view of the street.
8. On the west side fence, show the demarcation of where the fence switches from 7' to 3' tall (should align with the south face of the building); and on the north side fence, show the demarcation of where it switches from 7' wood to 6' chain link.
9. The existing landscape shown on the plan does not seem to match what is currently on site, and some of the icons and labels need to be darker



## PRE-APPLICATION CONFERENCE NOTES

SHREVEPORT | CADDO METROPOLITAN PLANNING COMMISSION

Meeting Date: August 12, 2021

in order to be visible on the plan.

- a. The island at the north end of the customer parking row shows 2 small trees but there is 1 large tree there; and the black dots on the island are not identified in the Legend.
  - b. The island at the south end of the customer parking row indicates 1 large tree, but there is only 1 small tree and there are existing shrubs that are not shown.
  - c. A palmetto palm and juniper shrubs are listed in the Legend but are not visible on the site plan.
  - d.
10. Indicate the widths of the grass strips inside the north, west and south property lines.
11. Strict UDC compliance requires a 10-foot-wide landscape buffer along the north and west property lines that abut residential zoning. One shade tree, or 3 ornamental trees, every 30 linear feet is required; and one shrub every 3 linear feet is required. Due to the existing hard surface, Alternative Landscape Design can be implemented to allow placement of the required trees and shrubs elsewhere on the property if they cannot fit in the required location. These all must be shown on the site plan and quantities indicated in the Legend. The overall trees and shrubs must meet the species diversity requirements of Table 10-1 in the UDC.
- a. One shrub every 3 linear feet will be required on the north property line since there is adequate space.
  - b. The 7 required shade trees (or 3 ornamental trees for each shade tree option) can be placed in the grass areas inside the sidewalk along Woodrow St. (NOTE: if within 20 feet of overhead line, the 3 ornamental tree option must be used).
  - c. For the 46 required shrubs for the west side buffer, the existing shrubs on the property can count toward these and the remaining quantity can also be placed either in the same grass area along Woodrow St, or added to the north buffer, or added to the parking row islands.

Approved landscape, irrigation and lighting plans are required prior to building permits but will not hold up site plan approval. (See Articles 10 and 7.2)

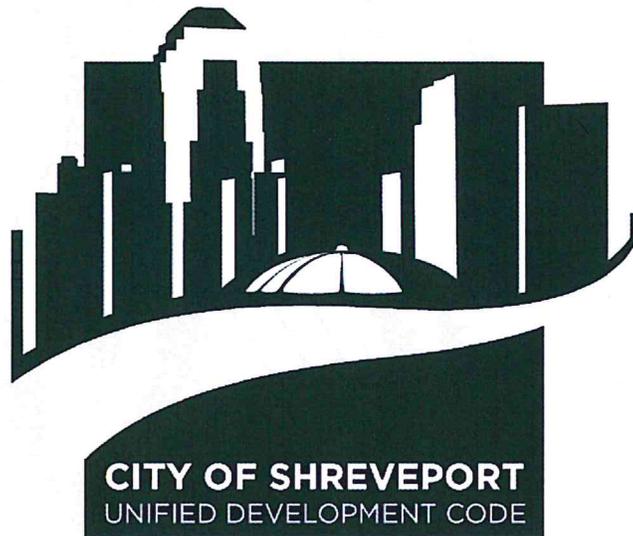
**Note: Participation in a Pre-Application Conference (PAC) is not a submittal or approval of a site plan. The PAC provides initial feedback to be incorporated into a formally submitted site plan application.**

# Metropolitan **Planning** Commission

*City of Shreveport | Caddo Parish*

# Unified Development Code Development Application

UDC Development Application and Review Packet  
(Revised August 12, 2020)



## **Land Development Department**

505 Travis Street, Suite 440  
Shreveport, LA 71101 | phone 318-673-6480



**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____ Planner: _____ Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name: Vehicle Dealerhip with outdoor storage and display		Associated Case:
Project Address/Location: 3420 Jewella Avenue		
Current Zoning District: C-2	Proposed Zoning District (if applicable): C-3	Parcel Number(s): 171409-036-0045-00
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input checked="" type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> Lots 4,5,25 & S. 19.4 ft. of Lot 3 & the E. 2.1 ft. of Lot 26. Rose Park Sub., 17149-36-45.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> 3420 Jewella Avenue, northwest corner of Jewella Avenue and Woodrow Avenue.		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary The applicant would like to rezone this location for automobile sales with outside display and storage.		



**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): C-2	Proposed Zoning District(s): C-3	Proposed Building Use(s): Office for automobile sales	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: 3,096 sq. ft.	
Special Purpose Overlay District (if applicable): N/A		Proposed Building(s) sq. ft. gross: N/A	
Total Site Acres: .664 Acre		Total sq. ft. gross (existing & proposed): 3,096 sq. ft.	
Off-Street Parking Required: 6		Proposed height of building(s): N/A    Number of stories: single story existing	
Off-Street Parking Provided: 9		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 28,923.84 sq. ft.		Lot Coverage (Total Area in square feet): 3,096 sq. ft.	
Lot Coverage Percentage of Total Lot Area: .10 %			
9. STORMWATER INFORMATION			
Existing Impervious Surface: N/A	acres/square feet N/A	Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: N/A	acres/square feet	Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
 318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

10. CONTACT INFORMATION			
<b>IMPORTANT NOTE ABOUT PROJECT CONTACT</b>	<p>If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. <b>All contact for this project will be made through the applicant listed below.</b></p> <p><b>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:</b> <u>ALL</u> property owners must sign. All <b>property owners</b> must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. <b><u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></b></p>		
<b>APPLICANT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input checked="" type="checkbox"/></span>			
Name: <u>Faida Hussain</u> Company: _____ E-mail: <u>faidahussain@live.com</u> Phone: <u>3189901415</u> Fax: _____ Address: <u>6230 Colquitt Road</u> City: <u>Keithville</u> State: <u>La.</u> Zip: <u>71047</u>			
<b>ARCHITECT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span>			
Name: <u>Reginald Mims</u> Company: <u>Multi-Choice Designs, Development &amp; Planning</u> E-mail: <u>masconi@bellsouth.net</u> Phone: <u>3184706115</u> Fax: _____ Address: <u>633 Eden Boulevard</u> City: <u>Shreveport</u> State: <u>La.</u> Zip: <u>71106</u>			
<b>ENGINEER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span>			
Name: _____ Company: _____ E-mail: _____ Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____			
<b>CURRENT PROPERTY OWNER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span>			
Name: _____ Company: <u>Adair Holdings LLC</u> E-mail: _____ Phone: _____ Fax: _____ Address: <u>405 N. 115th St. Ste 100</u> City: <u>Omaha</u> State: <u>Nebraska</u> Zip: <u>68154</u> Designee Contact Name: <u>John Lorick Remax Realtor</u> Email Address: _____ Phone Number: <u>3182081584</u>			
<b>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</b>			
___ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>Reginald Mims</u> <i>(name of project representative)</i> to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.			
<b>ACKNOWLEDGEMENT:</b>			
I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.			
_____	_____	_____	_____
Property Owner Signature	Date	Applicant Signature	Date

OWNER	STREET ADDRESS	CITY	ZIP	STATE
Mc Bee, Charles R., Iii	910 Lakeshore Dr	Hemphill	75948-3041	Tx
Owens Leeson Llc	601 Wilkinson	Shreveport	71104	La
Abigail Land Holdings 18 Llc 1%, Etal	13575 Lynam Dr	Omaha	68138	Ne
Woodard, Deborah Kay	3719 Claiborne Ave	Shreveport	71109-4401	La
Alexander, Dotra Laquita	3723 Woodrow Ave	Shreveport	71109-4433	La
Gadson, James E.	3118 Riveria St.	Shreveport	71107	La
Thomas, Betty	3733 Woodrow Ave	Shreveport	71109-4433	La
Trio Building Company	Po Box 18721	Shreveport	71138-1721	La
Taylor, Frederick	4200 Lakeshore Dr Apt 206	Shreveport	71109-3105	La
G J Tax Sale Properties, Llc	Po Box 850001	Orlando	32885-0001	Fl
Locus, Alice C.	3740 Ninock St	Shreveport	71109-4422	La
N & E Investments, L.L.C.	Po Box 38735	Shreveport	71133-8735	La
Edwards Street Properties, L.L.C.	206 Norcross Street	Bossier City	71111	La
Parms, James Reginald &	3805 Ninock St	Shreveport	71109-4423	La
Caplinger, Johnnie Austin	7593 Beebe Dr	Greenwood	71033-3318	La
Hall, Laura 1/2, Etal	3730 Woodrow Ave	Shreveport	71109-4434	La
Capers, Billy Gene & Barbara Malone Capers	3744 Woodrow Ave	Shreveport	71109-4434	La
Hayes, Cathy Marie	3713 Woodrow Ave	Shreveport	71109-4433	La
Adams, Willie And Antoinette M. Russell Adams	3805 Woodrow Ave	Shreveport	71109-4435	La
Gill, Wendy 1/4, Etal	3136 W Laurel St	Shreveport	71109-2226	La
Draper, Etta	3724 Claiborne Ave	Shreveport	71109-4402	La
Baker, Alfred	3731 Claiborne Ave	Shreveport	71109-4401	La
Shreveport Westwood Investors, L.L.C.	9907 E Bell Rd Ste 110	Scottsdale	85260-2393	Az
Christian Methodist Episcopal Church, New Hope	3737 Ninock St	Shreveport	71109-4421	La
Jwh Properties, Llc	1012 Hawn Ave	Shreveport	71107	La
Goines, Robert Morris And	3723 Claiborne Ave	Shreveport	71109-4401	La
Loulo Properties Llc	4830 Line Avenue #314	Shreveport	71106	La
A-M Investments, Llc	9320 Wiscasett	Shreveport	71115	La
Mc-One, Llc	8280 Ymca Plaza Dr Bldg. 7	Baton Rouge	70810	La
Yarbrough, Jacqueline Kay	3806 Woodrow Av	Shreveport	71109	La
Rogers, Jerry Glenn And Catherine Faye Rogers	3745 Huston Street	Shreveport	71109	La
Hall, Charles Edward	3734 Woodrow Ave	Shreveport	71109-4434	La
Usdt Properties, Llc 1%, Etal	3041 Herald Dr	Orlando	32805	Fl
Tao Properties, Llc 99% And	1651 E. 70th #166	Shreveport	71105	La
Housing Authority Of The City Of Shreveport	2500 Line Ave	Shreveport	71104	La
Butler, Hallie	3621 Ninock St	Shreveport	71109-4513	La
Rogers, Elnora Persley	6313 Lafleur Drive	Shreveport	71119	La
Hamilton, Shawonda Renee	3749 Claiborne Ave	Shreveport	71109-4401	La
Hamilton, Larry E., Sr.	3927 Catherine St	Shreveport	71109-3217	La
Christian Methodist Episcopal Church, Etal	3737 Ninock St	Shreveport	71109-4421	La
Davis, Quinn Nicole	3802 Claiborne Ave	Shreveport	71109	La

Small, Joseph Lee	3801 Woodrow Ave	Shreveport	71109-4435	La
Gibson, Lue Milton, Jr. And	3737 Huston St	Shreveport	71109-4405	La
Nelson, Jerry J.	1001 Talton St	Minden	71055	La
Bates, Jasmine Mitchell	3714 Claiborne Ave	Shreveport	71109-4402	La
Davenport, Kayla Nicole 1/2 And	3730 Claiborne Avenue	Shreveport	71109-4402	La
Gadson, James Ennis	3118 Riviera St	Shreveport	71107-7510	La
Bryant, Gary Charles &	3717 Woodrow Ave	Shreveport	71109-4433	La
Mc Day, Regina Denise Davis Frazier	3333 Judy Ln	Shreveport	71119-5407	La
Rye, Albert And Mattie Rye	3727 Claiborne Ave	Shreveport	71109-4401	La
Brock, Michael Wayne	3621 Maywood Dr	Shreveport	71119	La
Jamison, Nancy Thomas	3720 Woodrow Ave	Shreveport	71109-4434	La
Thomas, John Porter	3744 Ninock St	Shreveport	71109-4422	La
Gill, Wendy 1/4 Etal	3136 W Laurel St	Shreveport	71109	La
Ivey Properties Llc	251 Piccadilly Ln	Bossier City	71111	La
King, Barbara Stevenson	4010 Parkway Dr	Bossier City	71112-4023	La
Lott, Frank J. And Katherine H. Lott	3622 Ninock St	Shreveport	71109-4514	La
Heola Investments, Inc.	8810 Willow Glen	Texarkana	75503	Tx
Spurs, Clarnece	C/O Bridgett Spurs	Shreveport	71118	La
Green, Aaron David & Barbara Williams Green	3737 Woodrow Ave	Shreveport	71109-4433	La
Lott, Fredrick B. And Phyllis Bailey Lott As Co-	4382 Lilburn Industrial Way SW	Lilburn	30047-2931	GA
James Djamba	505 Travis Street Suite 440	Shreveport	71101	LA

## **NPP TRACKING SHEET**

- 1. NPP Application.**  
Date application submitted. *9/3/2021*
- 2. NPP Planner.**  
Planner who accepted NPP information. *Ben Mohler*
- 3. NPP Case Assigned.**  
MPC Case that corresponding to NPP. *21-148-C and 21-149-C*
- 4. NPP Postcard Wording.**  
Land Planner assigning the case needs to fill out the following.  
  
**WHAT IS BEING PROPOSED:** *Rezoning and SUP for Auto Sales*  
**WHERE IS THE MEETING:** *3420 Jewella Avenue, Shreveport*  
**WHEN IS THE MEETING:** *Wednesday, Sept. 15, 2021 @ 6:30pm*
- 5. NPP Notification Map Created.**  
Date Notification Map created. *9/3/2021*
- 6. NPP Respondents Identified.**  
Number of properties identified for postcard distribution. *62*
- 7. NPP Postcard Design.**  
Date Postcard created. *9/3/2021*  
Date sent to Paragon (as applicable). *9/3/2021*  
Date Approved by MPC (as applicable). *9/7/2021*  
Date Mailed. *9/8/2021*  
Mailed By. *Paragon Press*  
Date Postcard Received. *Not Applicable*
- 8. NPP Website Update.**  
Date NPP was published to MPC's website. *9/3/2021*
- 9. NPP Email Correspondence.**  
Date email sent: *9/7/2021*  
Neighborhoods identified to receive NPP information.  
*Mooretown Neighborhood Association*  
*Queensborough Neighborhood Association*  
Elected Officials identified to receive NPP information.  
*Councilman Jerry Bowman*  
*Commissioner Roy Burrell*  
*Commissioner Stormy Gage-Watts*
- 10. NPP Report Submission.**  
Date NPP Report submitted to MPC assigned case manager. *Not Applicable*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 6, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 6, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on October 21 for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Chris Elberson, Secretary  
Laura Neubert  
Laura Neubert  
Rudy Morton  
Gabriel Balderas  
Rachel Jackson  
Bill Robertson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Emily Trant, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Henry Bernstein, Parish Attorney's Office

**Members Absent**

None

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

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 MS. NEUBERT, seconded by MR. MORTON, to approve the minutes of the September 1, 2021 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, ROBERTSON, & SATER and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS & JOSEPH**

Mr. Jordan took the time to introduce Ms. Annie Peck and Glenda Thomas.

Mr. Clarke explained Emily Trant transitioned to the Community planning division, while Jasmin Samuels transitioned to Executive Assistant, and making mention of new receptionist, Amber Byerly.

Ms. Desgagne explained to the Board members if there is any conflict of interest pertaining to any case listed on the agenda must abstain from discussion and voting. Furthermore, for the sake of quorum that board member cannot be considered. The member must advise the Chair beforehand and must publicly address the reason as to why there is a conflict of interest and why they must abstain from discussion and voting.

**CASE NO. 21-148-C ZONING REQUEST**

Applicant: Faida Hussain  
Owner: Adair Holdings LLC  
Location: 3420 JEWELLA AVE (NW corner of Jewella Ave. & Woodrow St.)  
Existing Zoning: C-2  
Request: Special Use Permit & Site Plan Approval for Vehicle Sales w/ Outdoor Display  
Proposed Use: Used Vehicle Sales w/ Outdoor Display

**Representative &/or support:**

Reginald Mims 633 Eden Boulevard, Shreveport, LA 71106

Mr. Mims stated he was at the meeting on behalf of Mr. Hussain, who is proposing to rezone from C-2 to C-3 for used vehicle sales with outdoor display and storage. He mentioned the location has been vacant and Mr. Hussain's plans are to purchase the building and refurbish it. He also plans to make improvements and uses for auto sales.

**Opposition:**

There was no opposition present.

**A motion was made by MR. ROBERTSON, seconded by MR. ELBERSON to recommend this application for approval.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. NEUBERT Nays: NONE. Absent: Meses. JACKSON.**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

Mr. Clarke shared with the Board once more the upcoming Louisiana Chapter American Planning Association Conference that will be held in Lafayette on October 27<sup>th</sup>-29<sup>th</sup>. He stated the Planning Commission Training will be held on the 29<sup>th</sup>. He clarified the standard mileage cost per the city will be covered. He encouraged the Board to attend the training. He stated the training would give the Board the opportunity to get an idea of what the responsibilities are for the planning commissioners and the ethics involved in being a planning commissioner.

**NEW BUSINESS**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

Mr. Elberson mentioned the school board issue, stating he had the opportunity to speak to a school board member. He inquired if staff would entertain some effort to work with the school board with planning with these schools in helping them work through their process.

Mr. Clarke stated the MPC will go into a study of repurposing the schools as they are being done around the country.

Mr. Robertson stated before the meeting he dropped letters off on behalf of the neighborhood association Broadmoor to the school board members, inquiring to hire professional planning consultants to guide them in the disposition of their closed campuses throughout Caddo Parish. He stated he was inspired by the Arthur Circle closure that occurred last year. He further explained the school board publicly assured the neighborhood association they would listen to the concerns of the citizens. Mr. Robertson stated the school board has a public responsibility to not only guard its treasury, but to guard the public interest.

*draft*

Mr. Clarke expressed he had the opportunity to employ extremely brilliant individuals. He stated the staff are truly trained and well adverse at doing the things that requested from the board members to do.

Mr. Robertson inquired that Mr. Clarke copy all the members of the commission on the email that was sent to him and Mr. Jean.

Ms. Neubert asked about the number of campuses being discussed in the area for Caddo.

Mr. Clarke stated the staff will know for future reference.

Ms. Neubert mentioned one of the things she noticed that these schools would make a great facility for senior living. Stating there are many uses for these properties, and it is quite shocking that they sit there abandoned. She stated she appreciates the staff for getting involved.

**ADJOURN 5:18 p.m.**

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**Winzer Andrews, Chair**

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**Chris Elberson, Secretary**

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #21133**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, October 6, 2021 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-148-C:** 3420 JEWELLA AVENUE. Application by ADAIR GOLDINGS LLC for approval to rezone property located on the northwest corner of Jewella Ave & Woodrow St., from C-2, Corridor Commercial District to C-3, General Commercial District, being more particularly described as LOTS 4, 5, 25 & S. 19.4 FT. OF LOT 3 & THE E.2.1 FT. OF LOT 26, ROSE PARK SUB., SECTION 9, T14N, R17W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times