

ORDINANCE NO. \_\_\_\_ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED EAST SIDE OF WALLACE LAKE ROAD, APPROXIMATELY 100 FEET SOUTH OF TOOKE DRIVE, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM R-1-7 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING 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 enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7 Single Family Residential District To C-1 Neighborhood Commercial Zoning District.**

LOT 2, BLOCK 7, FORBING ANNEX HOMESITES, UNIT NO.1, SECTION 7, T16N, R13W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-145-C  
WIMWAL, LLC

## STAFF REPORT – CITY OF SHREVEPORT

AUGUST 3, 2022

**AGENDA ITEM NUMBER: 8**  
**MPC Staff Member:** Alice Correa  
**City Council District:** E/Alan Jackson  
**Parish Commission District:** 10/Mario Chavez

**CASE NUMBER 22-145-C: ZONING REQUEST**

**APPLICANT:** WIMWAL, LLC  
**OWNER:** Wimwal, LLC  
**LOCATION:** 9300 blk Wallace Lake Rd. (East side of Wallace Lake Rd., approx. 100' south of Tooke Dr.)  
**EXISTING ZONING:** R-1-7  
**REQUEST:** R-1-7 to C-1  
**PROPOSED USE:** Office

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**DESCRIPTION:** The applicant is requesting approval to change the zoning of a 0.52-acre property from Single-family Residential (R-1-7) to Neighborhood Commercial (C-1) for an office building. The adjacent property to the north is zoned C-1; adjacent to the east and south are zoned R-1-7; and across Wallace Lake Rd is also zoned R-1-7. The adjacent R-1-7 property to the south is Kingdom Hall of Jehovah's Witnesses.

There are no prior cases for this site. Nearby relevant cases include: approval of rezoning to Corridor Commercial (C-2) for a restaurant with outdoor dining (C-43-18); approvals of rezoning to Business Park (B-2-A; OR under the UDC) for office/warehouse and floor covering sales (C-7-97, C-87-14); rezoning to B-2-A and Community Business (B-3; C-3 under the UDC) for office/commercial, light manufacturing, storage & distribution (C-38-96); approval of rezoning to Buffer Business (B-2; C-2 under the UDC) for a beauty shop (C-54-16); and approval of rezoning to B-3 for general retail and auto sales (C-38-99).

Nearby neighborhoods include: East Ridge, Huckleberry Ridge, Suburban Acres, and Wallace Lake Heights.

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**REMARKS:** As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as *"The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor."* The permitted by right uses in C-1 zoning district include *Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Soup Kitchen, Soup Kitchen - Accessory,*

## STAFF REPORT – CITY OF SHREVEPORT

*Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.*

The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. It also is intended to serve as a transitional or buffer area between residential uses and heavier commercial and industrial uses. The subject property is a vacant lot at the edge of a commercial and office research area surrounding the Wallace Lake Road and E Bert Kouns Industrial Loop intersection. Existing businesses in the area include offices, a home improvement store, a shipping company, self-storage facility, heavy retail, a restaurant, personal services establishment, and small retail. The heavier uses are further to the north, buffered by office uses between them and the residential zoning to the south. The subject property is in this office area buffer. Thus, the proposed zoning and use would be compatible to the existing zoning and uses of area.

The Shreveport-Caddo 2030 Master Plan Future Land Use map shows the property at the edge of Residential Low development near a General Commercial and Industrial area. Although this specific property is in the Residential Low area, its frontage on Wallace Lake Road and adjacency to non-residential uses would feasibly preclude this property from being developed as a residence. While the proposed C-1 zoning does not directly align with the vision of the Master Plan, approval of the request would only infill an existing non-residential corridor; it would not expand the corridor further.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on July 13, 2022 at 6:00PM. The meeting was only attended by the applicants. Therefore, there was no opposition stated at the meeting.

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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 rezoning from Single -family Residential (R-1-7) to Neighborhood Commercial (C-1) is warranted.

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

- a. Deny the requested zoning.
- b. Approve rezoning to a zoning district other than what is requested.

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**PUBLIC ASSESSMENT:** One person spoke in support. There was no opposition.

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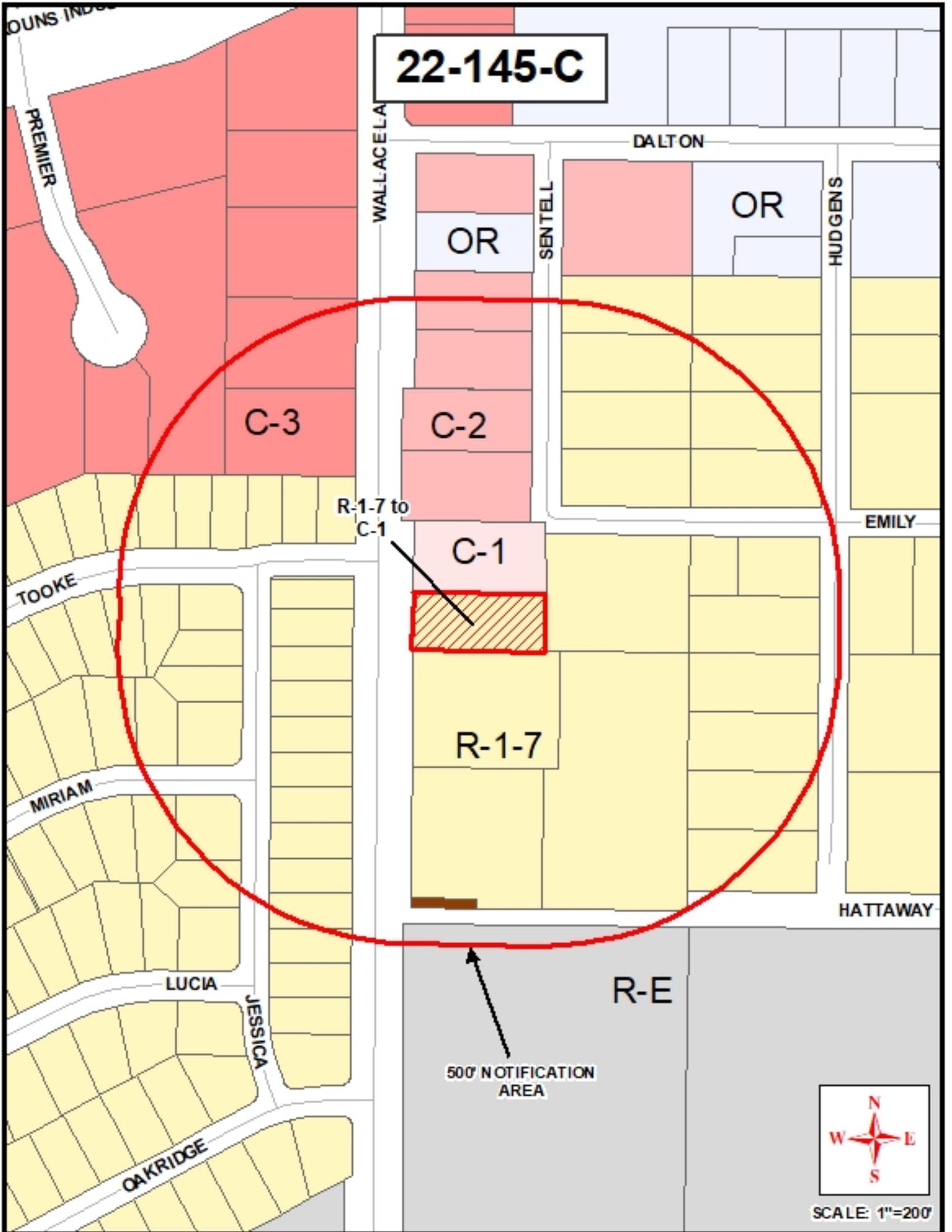
### MPC BOARD

## **STAFF REPORT – CITY OF SHREVEPORT**

**RECOMMENDATION:** The board voted 7/0 to recommend the application for approval.

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22-145-C



R-1-7 to  
C-1

C-1

R-1-7

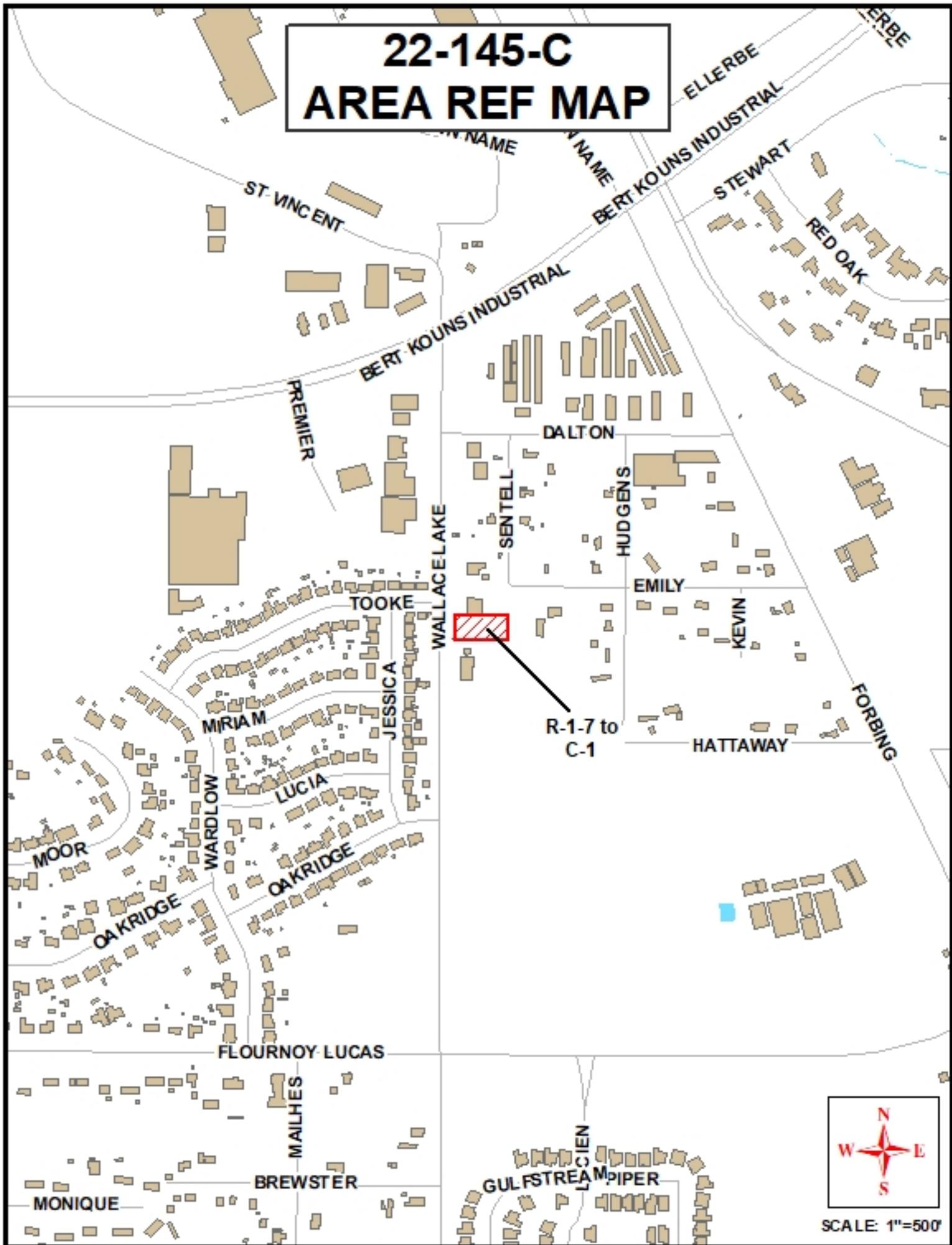
R-E

500' NOTIFICATION  
AREA



SCALE: 1"=200'

# 22-145-C AREA REF MAP

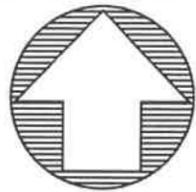


R-1-7 to  
C-1



SCALE: 1"=500'

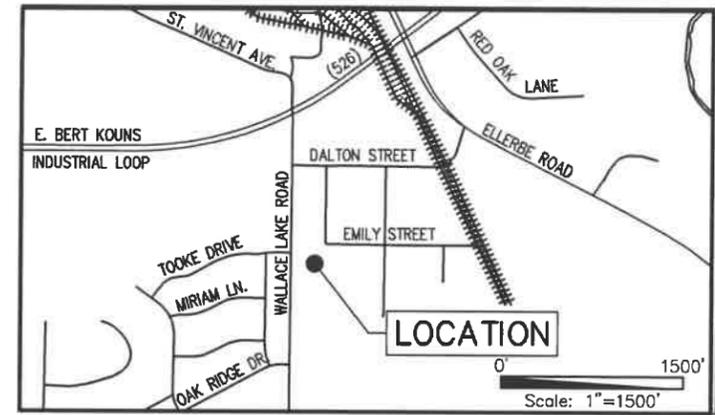
3/16/2022 4:27:22 PM V:\SURVEYS\WIMWAL LLC\WALLACE LAKE RD\FORBING ANNEX U7\DRAWINGS\38364-BMAP.DWG



NORTH



# NORTHWESTERN LAND DISTRICT LOUISIANA MERIDIAN

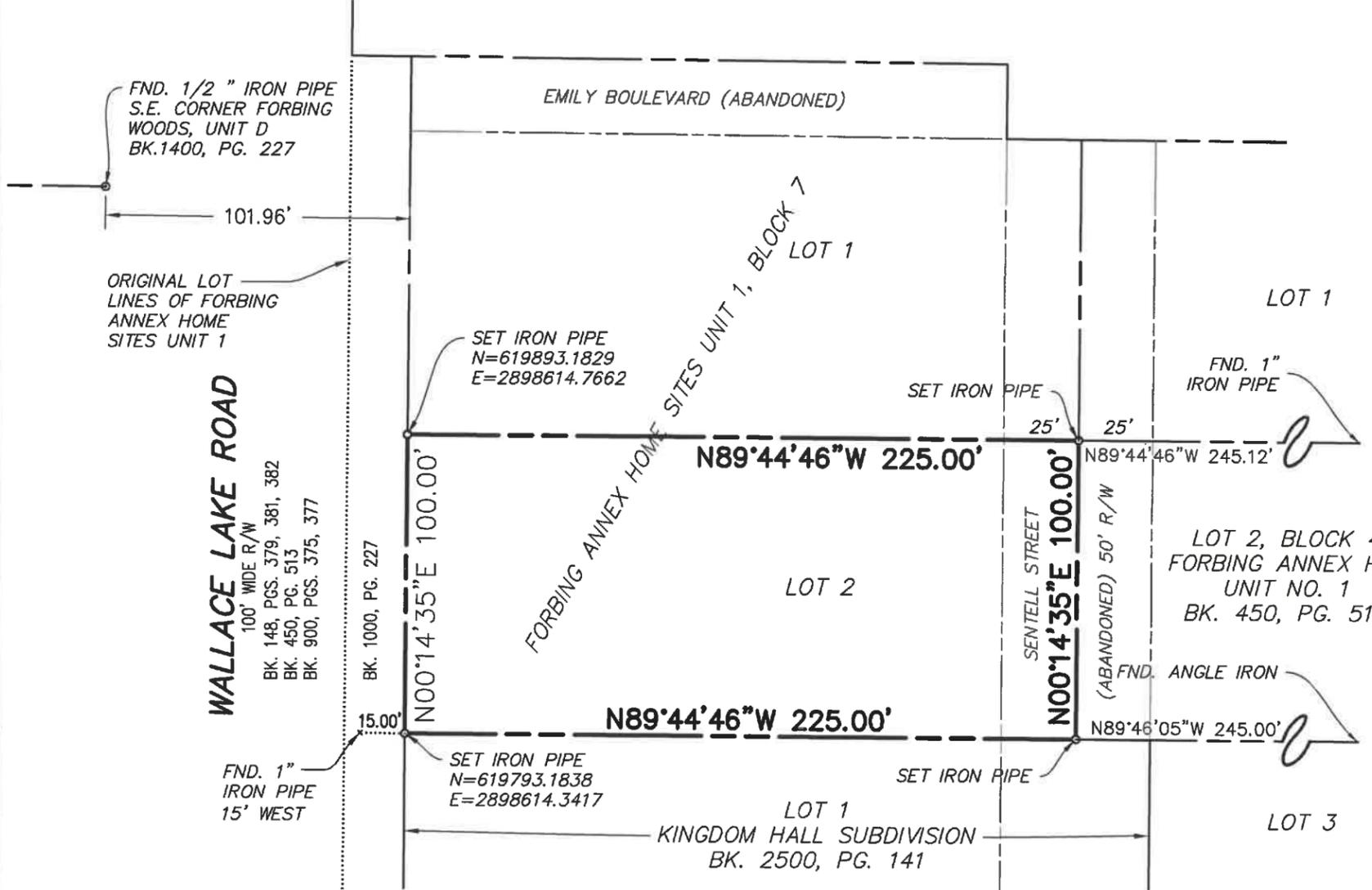


**Vicinity Map**

**BOUNDARY SURVEY NOTES:**

1. BEARINGS ARE GRID, LOUISIANA STATE PLANE, NORTH ZONE, NAD '83 AS OBTAINED BY GPS OBSERVATIONS UTILIZING THE C4Gnet RTK NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C0488H, DATED MAY 19, 2014.
3. 1/2-INCH I.D. IRON PIPES WERE SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
4. SUBJECT TRACT ABUTS WALLACE LAKE ROAD, CADDO PARISH, LOUISIANA.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR HAS NOT MADE ANY INVESTIGATIVE SEARCH FOR TITLE EVIDENCE, ENCUMBRANCES, SERVITUDES, RESTRICTIVE COVENANTS, LIENS OR ANY OTHER FACT THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6. SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.
7. TO THE SURVEYOR'S KNOWLEDGE ANY DECLARATION OF THE SUBJECT TRACTS CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.

**I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.**



*Johnnie A. Craig* 3-17-22  
**Johnnie A. Craig** Date  
**Registered Professional Land Surveyor**  
**Registration No. 4587**  
**MOHR AND ASSOCIATES, INC.**  
**1324 N. HEARNE AVE., STE. 301**  
**SHREVEPORT, LA 71107**  
**(318) 686-7190**

Date	Mar. 16, 2022
Scale	1"=50'
Drawn	VEG
Job	38364

**FOR:**  
**WimWall, LLC**  
**BOUNDARY SURVEY OF A PORTION OF LOT 2, BLOCK 7,**  
**FORBING ANNEX HOME SITES, UNIT NO. 1 AND**  
**ABANDONED SENTELL ST., CADDO PARISH, LOUISIANA**

**Mohr and Associates, Inc.**  
*Consulting Civil Engineers & Land Surveyors*  
 1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190  
 Shreveport, Louisiana 71107 Fax : (318) 402-4400



PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION

PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION





Yonkers St

  
FAVOR COMPANION CARE  
Professional Pet Services  
683-0026

OWNER	STREET AD	CITY	STATE	ZIP
Raspberry C	800 Spring	Shreveport	La	71101
Lsu Health	920 Pierre	Shreveport	La	71106
Louisiana S	Po Box 335	Shreveport	La	71130-3932
Posey, Mai	2014 Bedfr	Bossier Cit	La	71111-5500
System Par	719 South	Louisville	Ky	40202
Louisiana, :	Po Box 940	Baton Rou	La	70804-9095
Forest Parl	2650 Nortl	Harrisburg	Pa	17110
Lsu Health	920 Pierre	Shreveport	La	71106
Louisiana, :	Po Box 940	Baton Rou	La	70804-9095
Board Of S P.	O. Box J	Baton Rou	La	70893
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Lsu Health	920 Pierre	Shreveport	La	71106
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Louisiana S P.	O. Box 1	Baton Rou	La	70893-5470
Bridges, Al	1345 Woo	Shreveport	La	71103-4247
Louisiana S P.	O. Box 1	Baton Rou	La	70893-5470
Lsu Health	920 Pierre	Shreveport	La	71106
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Louisiana, :	Po Box 940	Baton Rou	La	70804-9095
Louisiana S	1501 Kings	Shrevepor	La	71103-4228
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Lsu Health	920 Pierre	Shreveport	La	71106
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Lsu Health	920 Pierre	Shreveport	La	71106
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Lsu Health	920 Pierre	Shreveport	La	71106
Lsu Health	920 Pierre	Shreveport	La	71106
M. J. Inves	832 Elmwc	Shreveport	La	71104-4802
Smith, Beti	C/O Gwen	Shreveport	La	71148
Lsu Health	920 Pierre	Shreveport	La	71106
Louisiana S	1501 Kings	Shreveport	La	71103-4228
Magnolia M	1411 Claib	Shreveport	La	71103-4203
Lsu Health	920 Pierre	Shreveport	La	71106
Board Of S P.	O. Box J	Baton Rou	La	70893
Lsu Health	920 Pierre	Shreveport	La	71106
Lsu Health	920 Pierre	Shreveport	La	71106
Shriners Hc	3100 Samf	Shreveport	La	71103-4239
Board Of S P.	O. Box J	Baton Rou	La	70893
Forest Parl	2650 Nortl	Harrisburg	Pa	17110
Lsu Health	920 Pierre	Shreveport	La	71106
Nealco Inv	308 Bridge	Bossier Cit	La	71111

Louisiana, : Po Box 94C Baton Rou, La	70804-9095
Shriners Hc 3100 Samf Shreveport La	71103-4239
Lsu Health 920 Pierre Shreveport La	71106
Louisiana, : Po Box 94C Baton Rou, La	70804-9095
Walter Joh 505 Travis Shreveport La	71101

Dear Neighbor,

Our company, Testament Construction, owns vacant land between the Kingdom Hall of Jehovah's Witnesses located at 9311 Wallace Lake Rd. and Bayou Companion Care located at 9301 Wallace Lake Rd.

We would like to build our corporate office on this site.

The site is in an R-1-7 Residential Zoning District, where a general office is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. We are applying for a zoning change to a C-1 Neighborhood Commercial in order to build a general office. The site will include a single-story office structure of approximately 4,000 square feet. Off-street parking will include 13-15 spaces.

Because you are a neighbor or otherwise have an interest in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and address any questions or concerns. The Metropolitan Planning Commission and the City Council must hear our application, and we are required to do this before these meetings.

The Neighborhood Participation Plan meeting will take place:

Wednesday, July 13, 2022, 6:00 PM

Testament Construction

670 Albermale Dr. Suite 600

Shreveport, LA 71106

At the meeting, I will provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here is how to reach me. I hope to see you at the meeting on July 13<sup>th</sup>.

Sincerely,

Chris Walls

Cwalls1@yahoo.com



**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: <b>TESTAMENT CONSTRUCTION - NEW OFFICE</b>	Associated Case: _____	
Project Address/Location: <b>WALLACE LAKE ROAD, 71106</b>		
Current Zoning District: <b>R-17</b>	Proposed Zoning District (if applicable): <b>C-1</b>	Parcel Number(s): _____
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 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>		
<b>FORBING ANNEX HOME SITES (SEE ATTACHED PLAT)</b>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
<b>ADJACENT TO 9311 WALLACE LAKE RD. (NORTH OF)</b>		
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		
<i>Provide a brief explanation, attach additional sheets, if necessary</i>		
<b>4,000 SF GENERAL OFFICE BUILDING</b>		



**Land Development**

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318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s):	R-1-7	Proposed Zoning District(s):	C-1
If more than one district, provide the acreage of each:		N/A	
Special Purpose Overlay District (if applicable):		N/A	
Total Site Acres:	.516	Proposed Building Use(s):	
Off-Street Parking Required:	14	Existing Building(s) sq. ft. gross:	
Off-Street Parking Provided:	15	Proposed Building(s) sq. ft. gross:	
Total sq. ft. gross (existing & proposed):		Proposed height of building(s):	Number of stories:
Ceiling height of First Floor:			
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):	23,500	Lot Coverage (Total Area in square feet):	15,250
Lot Coverage Percentage of Total Lot Area:	17% 67%		
9. STORMWATER INFORMATION			
Existing Impervious Surface:	0 acres/square feet	0	Hazard Flood Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	.35 acres/square feet	15,250	Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input checked="" 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		
<p><b>IMPORTANT NOTE ABOUT PROJECT CONTACT</b></p>	<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. All contact for this project will be made through the applicant listed below.</p> <p><b>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:</b> <u>ALL</u> property owners must sign. All <u>property owners</u> 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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></p>	
<p><b>APPLICANT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: <u>CHRIS WALLS</u> Company: <u>WIMWAL, LLC</u></p> <p>E-mail: <u>CWALLS1@YAHOO.COM</u> Phone: <u>318-670-7685</u> Fax: _____</p> <p>Address: <u>670 ALBEMARLE DR</u> City: <u>SHREVEPORT</u> State: <u>LA</u> Zip: <u>71106</u></p>		
<p><b>ARCHITECT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input checked="" type="checkbox"/></span></p> <p>Name: <u>GEOFF PEREGO</u> Company: <u>PREVOT DESIGN SERVICES, APAC</u></p> <p>E-mail: <u>GPEREGO@PREVOTDESIGN.COM</u> Phone: <u>318-227-9244</u> Fax: _____</p> <p>Address: <u>601 SPRING ST</u> City: <u>SHREVEPORT</u> State: <u>LA</u> Zip: <u>71101</u></p>		
<p><b>ENGINEER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>		
<p><b>CURRENT PROPERTY OWNER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: <u>CHRIS WALLS</u> Company: <u>WIMWAL, LLC</u></p> <p>E-mail: <u>CWALLS1@YAHOO.COM</u> Phone: <u>318-670-7685</u> Fax: _____</p> <p>Address: <u>670 ALBEMARLE DR, STE 600</u> City: <u>SHREVEPORT</u> State: <u>LA</u> Zip: <u>71106</u></p> <p>Designee Contact Name: <u>GEOFF PEREGO</u> Email Address: <u>GPEREGO@PREVOTDESIGN.COM</u> Phone Number: <u>318-227-9244</u></p>		
<p><b>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</b></p> <p>____ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>GEOFF PEREGO</u> (name of project representative) 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.</p>		
<p><b>ACKNOWLEDGEMENT:</b></p> <p>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.</p>		
<p> _____ Property Owner Signature</p>	<p><u>5/30/22</u> _____ Date</p>	<p> _____ Applicant Signature</p>
<p><u>5/30/22</u> _____ Date</p>		

*draft*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 3, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 3, 2022 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**

Winzer Andrews, Chair  
Gabriel Balderas  
Chris Elberson  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Bill Robertson

**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  
Ben Kobay

**Members Absent**

Rachel Jackson  
Toni Thibeaux

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. MOSS**

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 MR. ELBERSON, seconded by MRS. WILSON MCCULLOCH, to approve the minutes of the July 6, 2022 public hearing as submitted.**

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

**CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. 22-145-C ZONING REQUEST**

Applicant: **Wimwal, LLC**  
Owner: **Wimwal, LLC**  
Location: **0 Wallace Lake (East side of Wallace Lake Rd., approx. 100' south of Tooke Dr.)**  
Existing Zoning: **R-1-7**  
Request: **C-1**  
Proposed Use: **Office**

*draft*

**Representative &/or support:**

Jeff Perrigo 601 Spring Street Shreveport, La. 71101

Mr. Perrigo spoke of the proposed use of the property.

**Opposition: None**

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

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

**OLD BUSINESS**

**NEW BUSINESS**

A motion was made by MRS. MCCULLOCH, seconded by MR. ROBERTSON to draw lots.

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

Board member lots were drawn as follows: Balderas - 5 years, Elberson – 5 years, & Moss - 4 years; all effective as of today.

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:13 p.m.**

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**Winzer Andrews, Chair**

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**Secretary**

**CC3825**

**NOTICE TO THE PUBLIC**

**Control # 22173**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, August 3, 2022 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 Unified Development Code & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 22-145-C ZONING REQUEST:** 0 Wallace Lake. Application by WIMWAL, LLC for approval to rezone property located on the east side of Wallace Lake Rd., approx. 100' south of Tooke Dr., from R-1-7, Single-Family Residential to C-1, General Commercial, being more particularly described as LOT 2, BLOCK 7, FORBING ANNEX HOMESITES, UNIT NO.1, SECTION 7, T16N, R13W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times