

ORD 56

To amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, adding several code requirements related to liquor sales, with all new provisions included herein, and to otherwise provide with respect thereto.

ORDINANCE NO. \_\_\_\_\_ OF 2024

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, ADDING SEVERAL CODE REQUIREMENTS RELATED TO LIQUOR SALES, WITH ALL NEW PROVISIONS INCLUDED HEREIN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER:

**WHEREAS**, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

**WHEREAS**, on October 4, 2023, these *code text amendments* were submitted to the Shreveport MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.27](#); and

**WHEREAS**, on October 4, 2023, these *code text amendments* were deferred to November 1, 2023 for extended stakeholder outreach; and

**WHEREAS**, on November 28, 2023, these *code text amendments* were remanded back to the MPC for extended stakeholder outreach; and

**WHEREAS**, on May 1, 2024, these *code text amendments* were resubmitted to the Shreveport MPC, at its regular board meeting, for re-review and re-recommendation in accordance with [La. R.S. 33:140.27](#); and

**WHEREAS**, in accordance with the intent of [La. R.S. 33:140.27](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on May 1, 2024, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, in accordance with the intent of [La. R.S. 33:140.35](#), at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on April 15, 2024; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in a due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. Amend use standard “W. Group Home, Halfway House, Shelter Housing, and Social Services Center” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

## **6.1 USE STANDARDS**

\* \* \* \* \*

### **W. Group Home, Halfway House, Shelter Housing, and Social Services Center**

1. Such uses are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.
2. Group homes, halfway houses, and shelter housing must be located no closer than 1,000 feet from any other existing group home, halfway house, or shelter housing, as measured from the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. Any existing group homes, halfway houses, or shelter housing as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the group home, halfway house, or shelter housing ceases to operate or when any required licenses are revoked or not renewed. A group home, halfway house, or shelter housing is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.
3. When a group home or halfway house is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.
4. Social service centers must be located no closer than 1,000 feet from any other existing social service center, as measured from the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. This includes residential facilities that provide the services of a social service center for non-residents. Any social service centers as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the social service center ceases to operate or when any required licenses are revoked or not renewed. A social service center is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.

2. Amend use standard “Liquor Sales” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC to now read as follows.

## **6.1 USE STANDARDS**

\* \* \* \* \*

### **X. Liquor Sales**

1. All liquor sales, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Liquor sales, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.

2. In addition to site plan requirements, the following elements of operation will be considered:
    - a. The size, location, and configuration of the establishment.
    - b. Days and hours of operation.
    - c. A security plan.
    - d. Exterior lighting design.
  3. Any establishment with liquor sales must be located no closer than 200 feet from any residential zoning district, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line from any residential zoning district.
  4. Any establishment with liquor sales must be located no closer than 1,000 feet from any other existing establishment with liquor sales, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located.
  5. Liquor sales cannot be part of any ordinance relief request that is associated with any Planned Unit Development (PUD) or Small Planned Unit Development (SPUD) application.
  6. Liquor sales that are an accessory use to another principal use such as a retail goods establishment will be treated as a principal use for the purposes of this code and shall comply with the use matrix for allowable district locations for liquor sales. Liquor sales as an accessory use shall also comply with all the use standards for liquor sales as described in this section.
  7. A variance shall not be requested and granted to provide relief to any distance requirement for liquor sales by this subsection.
  8. Any permit, certificate of occupancy, or other approval required by this UDC for liquor sales shall expire if the operation of said use ceases for a continuous period of ninety (90) days by discontinuation or abandonment.
3. Amend use standard “EE. Pay Day/Title Loan Agency” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

## **6.1 USE STANDARDS**

\* \* \* \* \*

### **EE. Pay Day/Title Loan Agency**

1. Payday/title loan agencies must be located no closer than 2,000 feet from any other existing payday/title loan agencies, as measured from the nearest point of the lot line on which any payday/title loan agency use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.
2. Payday/title loan agencies must be located no closer than 1,000 ft. from any church or religious institution, school (public or private), playground or recreational facility, residential-zoned lot, multi-family apartment complex, condominium, or other similar use, as measured from the nearest point of the lot line on which any payday/title loan agency use is proposed to the nearest point on the lot line from any of the aforementioned uses.

\* \* \* \* \*

4. Amend use standard “MM. Pay Day/Title Loan Agency” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

## **6.1 USE STANDARDS**

\* \* \* \* \*

### **MM. Sexually-Oriented Business**

1. All sexually-oriented businesses within the City of Shreveport must comply with the regulations of Chapter 72 of the Shreveport Code of Ordinances.
2. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility, as measured from the nearest point of the lot line on which any sexually-oriented business use is proposed to be located to the nearest point on the lot line on which any residential district, day care center, educational facility, place of worship, public park, or cultural facility is located.
3. A sexually-oriented business must be located a minimum of 1,000 feet from any other sexually-oriented business, as measured from the nearest point of the lot line on which any sexually-oriented business is proposed to be located to the nearest point on the lot line on which any other sexually-oriented business is located.
4. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any property.

**BE IT FURTHER ORDAINED** that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

**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 affect 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, resolutions or parts thereof in conflict herewith are hereby repealed.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective in accordance with the provisions of Shreveport City Charter Section 4.23.

**THUS DONE AND ORDAINED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

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City Attorney's Office



**Office of the MPC**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6440 | fax 318-673-6112

**SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 23-8-CTAC**

**— Liquor Sale Clean-Ups—**

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff to better ensure sound, stable and desirable development within the City of Shreveport. Periodically, revisions are required.

MPC Case #23-8-CTAC recommends four (4) text amendments. Amendments 1, 3, and 4 add the language on how certain uses—group homes, pay day/title loan agencies and sexual oriented businesses—are measured from each other; Amendment 2 modifies the language on how liquor sales are measured from each other, as well as adds new use standards, as described below.

**REQUEST:** To revise Article 6 of the Shreveport UDC.

**CASE HISTORY:**

- **May 2017.** The use *Retail Sales of Alcohol-Liquor* was a part of the UDC when it was first implemented in 2017.
- **July 2022.** The use *Liquor Sales* replaced *Retail Sales of Alcohol-Liquor* (22-4-CTAC), along with updated definitions, allowable zoning districts, and use standards.
- **November 2023.** These amendments were recommended for approval at the November 2023 MPC Meeting, and were remanded back to the MPC on November 28, 2023, by City Council for further stakeholder review and comment.

**MASTER PLAN  
CONSISTENCY:**

Staff certifies that the proposed UDC amendments are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring equitable health and safety outcomes for all,
- Ensuring regulatory processes are responsive, efficient, and customer friendly, and
- Revising regulations for best practices and enforcement.

**STAFF ANALYSIS:** Amended language includes:

- New language that states that any establishment identified as *Liquor Sales* must be located no closer than 300 feet the property line from any adult day care center, child or day care center, educational facility—primary or secondary, healthcare institution, place of worship, or public park.
- New language that states *Liquor Sales* cannot be part of any ordinance relief request that is associated with any Planned Unit Development (PUD). (Small Planned Unit Development (SPUD) were originally the only application with this provision)
- A variance cannot be requested and granted to provide relief to any distance requirement for liquor sales.
- Any permit, certificate of occupancy, or other approval required by this UDC for *Liquor Sales* shall expire if the operation of said use ceases for a continuous period of ninety (90) days by discontinuation or abandonment.

**RECOMMENDATION:** MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

## RECOMMENDED UDC CODE TEXT AMENDMENTS.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. Amend use standard "W. Group Home, Halfway House, Shelter Housing, and Social Services Center" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

### 6.1 USE STANDARDS

\* \* \* \* \*

#### W. Group Home, Halfway House, Shelter Housing, and Social Services Center

1. Such uses are subject to all local and federal regulations, and the regulations of the Louisiana Administrative Code.
2. Group homes, halfway houses, and shelter housing must be located no closer than 1,000 feet from any other existing group home, halfway house, or shelter housing, as measured from ~~a~~ the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. Any existing group homes, halfway houses, or shelter housing as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the group home, halfway house, or shelter housing ceases to operate or when any required licenses are revoked or not renewed. A group home, halfway house, or shelter housing is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.
3. When a group home or halfway house is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.
4. Social service centers must be located no closer than 1,000 feet from any other existing social service center, as measured from ~~a~~ the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same use is located. This includes residential facilities that provide the services of a social service center for non-residents. Any social service centers as of the effective date of this Code that do not meet the spacing requirement are deemed conforming. Such deemed conforming status is terminated when the social service center ceases to operate or when any required licenses are revoked or not renewed. A social service center is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.

2. Amend use standard "X. Liquor Sales" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC with the following new provisions. Re-number any subsequent provision, as applicable.

### 6.1 USE STANDARDS

\* \* \* \* \*

#### X. Liquor Sales

1. All liquor sales, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Liquor sales, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
2. In addition to site plan requirements, the following elements of operation will be considered:
  - a. The size, location, and configuration of the establishment.

- b. Days and hours of operation.
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3. Any establishment with liquor sales must be located no closer than 200 feet from any residential zoning district, as measured from ~~a~~ the nearest point of the lot line on which such use is proposed to be located to the nearest point on the lot line from any residential zoning district.
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5. Liquor sales cannot be part of any ordinance relief request that is associated with any Planned Unit Development (PUD) or Small Planned Unit Development (SPUD) application.
6. Liquor sales that are an accessory use to another principal use such as a retail goods establishment will be treated as a principal use for the purposes of this code and shall comply with the use matrix for allowable district locations for liquor sales. Liquor sales as an accessory use shall also comply with all the use standards for liquor sales as described in this section.
7. A variance shall not be requested and granted to provide relief to any distance requirement for liquor sales by this subsection.
8. Any permit, certificate of occupancy, or other approval required by this UDC for liquor sales shall expire if the operation of said use ceases for a continuous period of ninety (90) days by discontinuation or abandonment.

3. Amend use standard "EE. Pay Day/Title Loan Agency" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

6.1 USE STANDARDS

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4. Amend use standard "MM. Sexually-Oriented Business" in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS of the Shreveport UDC:

6.1 USE STANDARDS

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2. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility, as measured from the nearest point of the lot line on which any sexually-oriented business use is proposed to be located to the nearest point on the lot line on which any residential district, day care center, educational facility, place of worship, public park, or cultural facility is located.
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4. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any property.

DRAFT

## STAFF REPORT – CITY OF SHREVEPORT

**MAY 1, 2024**

**AGENDA ITEM NUMBER: XX**  
**MPC Staff Member:** Adam Bailey  
**City Council District:** All Districts

**CASE NUMBER:** 23-8-CTAC: City of Shreveport Code-Text Amendments REMAND  
**APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**REQUEST:** Code Text (Ordinance) Amendments to the Shreveport UDC

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**DESCRIPTION:** The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate changed or the changing nature of business in our community.

These proposed code text amendments address liquor sales, amending the following article of the Shreveport UDC: *Article 6. – Use Standards*; with all amended provisions included therein.

**NOTE: THESE CODE TEXT AMENDMENTS WERE REMANDED BY THE CITY COUNCIL IN JANUARY 2024 IN ORDER TO RECEIVE FURTHER REVIEW AND FEEDBACK FROM THE LIQUOR STORE COMMUNITY.**

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**MASTER PLAN  
CONSISTENCY:**

These changes are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring equitable health and safety outcomes for all
  - Ensuring regulatory processes are responsive and efficient
  - Making the UDC more customer friendly
  - Revising regulations for best practices and enforcement
- 

**NOTIFICATION &  
COMMUNITY OUTREACH:**

Notifications of the MPC public hearing were published pursuant to the following:

- Notice of the September MPC public hearing was provided through legal advertisement in *The Shreveport Times* on April 15, 2024. No comments have been received to date. Mailed notifications for applications for a code text amendment are not required.
  - Following the MPC public hearing on May 1, 2024, the Shreveport City Council will review the proposals at a May 21, 2024, and June 11, 2023, public hearing.
- 

**STAFF ANALYSIS:** The proposed ordinance amendment includes:

## STAFF REPORT – CITY OF SHREVEPORT

- New language that states that any establishment identified as *Liquor Sales* must be located no closer than 300 feet the property line from any adult day care center, child or day care center, educational facility—primary or secondary, healthcare institution, place of worship, playground or public park.
- New language that states Liquor Sales cannot be part of any ordinance relief request that is associated with any Planned Unit Development (PUD). (Small Planned Unit Development (SPUD) were originally the only application with this provision).
- A variance cannot be requested and granted to provide relief to any distance requirement for liquor sales.
- Any permit, certificate of occupancy, or other approval required by this UDC for Liquor Sales shall expire if the operation of said use ceases for a continuous period of ninety (90) days by discontinuation or abandonment.

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### PROPOSED UDC CODE TEXT AMENDMENT(S):

Staff is proposing the following amendments to the Shreveport UDC at this time: **See Exhibit “B” for a detailed list of changes with redlines and strikeouts.**

**Amendment 1.** Adds four (4) new provisions the use standard for *Liquor Stores* in **Article 6. Use Standards.**

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**ATTACHMENTS:** **See Exhibit “A” for a one-page summary of proposed amendments.**  
**See Exhibit “B” for a detailed list of changes with redlines and strikeouts.**

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**APPROVAL STANDARDS:** The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the UDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- Promotes the public health, safety, and welfare.**  
*The proposed text amendments promote the public health, safety, and welfare.*
- Promotes the Master Plan and any adopted land use policies.**  
*The proposed text amendments are consistent with the Master Plan.*
- Promotes intent of this Code.**  
*These amendments will simplify current practices, thus promoting the intent of the Code.*
- Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**  
*The proposed amendments reflect changes in policy.*
- The extent to which the proposed amendment creates nonconformities.**  
*These amendments help alleviate nonconformities, not create them.*

## STAFF REPORT – CITY OF SHREVEPORT

### STAFF RECOMMENDATION:

Based on staff analysis, review of the above standards, and the facts of record, MPC Staff concludes that the recommendation to **APPROVE** these code text amendments is warranted. If approved by City Council, *Article 6* of the *Shreveport UDC* would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

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

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

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**PUBLIC ASSESSMENT:** No one spoke in support or opposition.

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### MPC BOARD RECOMMENDATION:

The Board voted unanimously to recommend approval of this application.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 1, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 1, 2024 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**

Chris Elbertson, Chair  
Gabriel Balderas  
Rachel Jackson  
Fred Moss, IV  
Bill Robertson  
Harold Sater  
Toni Thibeaux  
Rose Wilson McCulloch

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Emily Trant, Planner II  
Christian Terrell, Planner 1  
Tanner Yeldell, City Attorney's Office  
PeiYao Lin, Community Planner 1  
Kamrin Hooks, Executive Assistant/Planner 1

**Members Absent**

Winzer Andrews, Chair  
Rachel Jackson (left before meeting ended)

The hearing was opened with prayer by **MRS. WILSON MCCULLOCH**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**.

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. ELBERSON, seconded by MR. MOSS, to approve the minutes of the April 3, 2024 public hearing as submitted.**

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

**SIRA PRESENTATION**

**Parker Brown 818 Unadilla St, Shreveport, LA, 71106**

**PUBLIC HEARING**

**CASE NO. 24-29-C TEMPORARY USE PERMIT**

Applicant: 2R Construction, LLC  
Owner: Dillard Farms, LLC  
Location: 2444 Midway Ave (NW corner of Midway Ave. and Mansfield Rd.)  
Existing Zoning: I-2  
Request: Temporary Use Permit

Proposed Use: Rock Crushing Facility

**Representative &/or support:** Romano Dillard 5428 Coach Rd, Bossier City, LA, 71111

**Opposition:** NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. BALDERAS to revise the TUP for every 3 years.

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

**CASE NO. 23-208-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: BAH Allegra At Shreveport, LP.  
Owner: Y-S Partners L.L.C.  
Location: 0 Youree Dr (North side of Sophia Ln, Approx. 400' west of Youree Dr.)  
Existing Zoning: C-3  
Request: Special Use Permit for Multi-Family Development  
Proposed Use: Multi-Family Residential  
**REMANDED FROM CITY COUNCIL**  
[Traffic Impact Study](#)  
[Water Pressure Study](#)

**Representative &/or support:** Jeremy Merz 1000 Louisville Ave, Monroe, LA, 71021

**Kimberly McDaniel 37302 Commerce Lane, Prairieville, LA, 70769**

**David Smith (City Engineer) 505 Travis St, Shreveport, LA, 71101**

**Steve Vercher (City Water & Sewer) 401 Edwards St, Shreveport, LA, 71101**

**Opposition:** Tim Euler 512 Forsythe Ct, Shreveport, LA, 71115

**David Petite 409 Brighton Ct, Shreveport, LA, 71115**

A motion was made by MR. MOSS, seconded by MR. ELBERSON to approve the application.

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

**CASE NO. 23-212-C ZONING REQUEST**

Applicant: Timothy Heffern  
Owner: Timothy Heffern

*draft*

Location: 0 Maxfern Dr (NW corner of Maxfern Dr and Pinehill Rd)  
Existing Zoning: R-1-7  
Request: R-1-7 to C-4  
Proposed Use: Industrial  
**REMANDED FROM CITY COUNCIL**

**Representative &/or support:** Timothy Heffern 3556 Old Mooringsport Rd, Shreveport, LA, 71107

**Opposition:** NONE

**A motion was made by MR. MOSS, seconded by MRS. WILSON MCCULLOCH to recommend for approval of the C-4 zoning district.**

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

**CASE NO. 23-8-CTAC CODE TEXT AMENDMENT**

Applicant: METROPOLITAN PLANNING COMMISSION  
Request: Code Text (Ordinance) Amendments to the Shreveport UDC  
**REMANDED FROM CITY COUNCIL**

**Representative &/or support:** NONE

**Opposition:** NONE

**A motion was made by MR. BALDERAS, seconded by MR. MOSS to recommend application for approval.**

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

**CASE NO. 24-2-CTAC CODE TEXT AMENDMENT**

Applicant: METROPOLITAN PLANNING COMMISSION  
Request: Code Text Amendment for provisions allowing for Mansard Roof Signs

**Representative &/or support:** NONE

**Opposition:** NONE

**A motion was made by MR. SATER, seconded by MR. MOSS to recommend application for approval.**

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

*draft*

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**David Hackney 9660 Railsback, Shreveport, LA, 71106**

**NEW BUSINESS**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 5:05 p.m.**

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**Christian Elberson, Chair**

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**Rachel Jackson, Secretary**



Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 1, 2024 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. 23-8-CTAC:** UDC CODE TEXT AMENDMENTS. In accordance with Shreveport Unified Development Code (UDC), *Article 16, Section 16.1*, a submitted application has been remanded back to the MPC by the Shreveport City Council to reconsider public comments and testimony regarding proposed code text amendments to the Shreveport UDC revising *Article 6. – Use Standards*. These proposed amendments propose to amend language on how distance requirements are measured between certain uses including, but not limited to, group homes, halfway houses, shelter housing, and liquor sales, with all provisions included therein.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times