MPC PUBLIC HEARING — FEBRUARY 6, 2019
MEETING NOTICE AND AGENDA

DATE: Wednesday, February 6, 2019
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

1. Open Meeting (Meeting is being recorded)
2. Invocation
3. Pledge of Allegiance
4. Opening Remarks by Chair
5. Approval of Minutes – January 9, 2019

CONSENT AGENDA ITEMS
—public comments provided upon request for the following items—

NO CONSENT AGENDA ITEMS
—end of consent agenda—

SCHEDULED PUBLIC HEARINGS

6. CASE NUMBER SP-1-19: PRELIMINARY & FINAL PLAT (MAJOR)
   Interactive Map
   PLANNER: Jake Palant
   City Council District: N/A
   Parish Commission District: 1/Dominick
   Applicant: POLARIS SERVICES, LLC.
   Owner: Lagniappe Lending, LLC.
   Location: 8500 Block of Blanchard Latex Rd. (South side of Blanchard Latex Rd., 1,320’ West of Quiet Acres Rd.)
   Existing Zoning: R-A (Proposed R-MHS per Case No. P-2-19)
   Request: 28 Lot Single Family Subdivision
   Proposed Use: Homeland Countryside Subdivision, Unit 2
   APPROVED W/STIPS

7. CASE NUMBER C-9-19: ZONING REQUEST
   Interactive Map
   PLANNER: Alice Correa
   City Council District: B/Fuller
   Parish Commission District: 3/Jackson
   Applicant: BUILDERS SUPPLY COMPANY, INC.
   Owner: Builders Supply Company, Inc.
   Location: 1400 Marshall Street (East side of Marshall St. between 4th St. and Franklin St.)
   Existing Zoning: I-MU
   Request: I-MU to I-2
   Proposed Use: Outdoor Storage / Concrete Supply
   RECOMMENDED FOR APPROVAL

8. CASE NUMBER C-10-19: ZONING REQUEST
   Interactive Map
   PLANNER: Alice Correa
   City Council District: F/Green
   Parish Commission District: 7/Gage-Watts
   Applicant: CITYVIEW REALTY, LLC.
   Owner: Cityview Realty, LLC.
   Location: 5500 Jewella Avenue (SW corner of Jewella Ave. and Murvon St.)
   Existing Zoning: I-2
   Request: I-2 to C-4
   Proposed Use: Various Commercial
   RECOMMENDED FOR APPROVAL

9. CASE NUMBER C-11-19: ZONING REQUEST
   Interactive Map
   PLANNER: Alice Correa
   City Council District: A/Bradford
   Parish Commission District: 3/Jackson
   Applicant: SHREVEPORT CADDO MPC
   Owner: Various
   Location: Corporate Drive & 1600 Block of Barton Dr. (Both sides of Corporate Dr.; NW corner of Barton Dr. and Catahoula Rd.)
### MPC PUBLIC HEARING — FEBRUARY 6, 2019

**Existing Zoning:** I-2  
**Request:** I-2 to I-1  
**Proposed Use:** Various Light Industrial Uses  
**Deferred and Continued to March 6, 2019 Public Hearing**

### 10. CASE NUMBER C-12-19: SPECIAL USE PERMIT (SUP) & SITE PLAN

- **Applicant:** JOEL WAMBGSANS  
- **Owner:** Joel Wambgsans  
- **Location:** 554 Jordan Street (Northeast corner of Jordan Street and Creswell Avenue)  
- **Existing Zoning:** R-HU  
- **Request:** Special Use Permit (SUP) and Site Plan Approval  
- **Proposed Use:** Office / Medical Office  
  
- **Deferred and Continued to March 6, 2019 Public Hearing**

### 11. CASE NUMBER C-13-19: SPECIAL USE PERMIT (SUP)

- **Applicant:** WILLIAM T. ROBERTS, JR.  
- **Owner:** William T. Roberts, Jr.  
- **Location:** 650 Olive Street (North side of Olive Street, 160 feet East of Irving Place)  
- **Existing Zoning:** R-HU  
- **Request:** Special Use Permit (SUP)  
- **Proposed Use:** Office/Medical Office  
  
- **Deferred and Continued to March 6, 2019 Public Hearing**

### 12. CASE NUMBER P-1-19: ZONING REQUEST

- **Applicant:** MOHR AND ASSOCIATES  
- **Owner:** Shreveport Security Storage  
- **Location:** 10336 Norris Ferry Road (West side of Norris Ferry Rd., approx. 1,500’ North of Southern Loop)  
- **Existing Zoning:** R-E  
- **Request:** R-E to C-1 (SPUD)  
- **Proposed Use:** Climate Controlled Self Storage Facility  
  
- **Deferred and Continued to March 6, 2019 Public Hearing**

### 13. CASE NUMBER P-2-19: ZONING REQUEST

- **Applicant:** POLARIS SERVICES, LLC.  
- **Owner:** Lagniappe Lending, LLC.  
- **Location:** 8500 Block of Blanchard Latex Rd. (South side of Blanchard Latex Rd., 1,320’ West of Quiet Acres Rd.)  
- **Existing Zoning:** R-A  
- **Request:** R-A to R-MHS  
- **Proposed Use:** Single Family Subdivision  
  
- **Recommended for Approval**

### 14. CASE NUMBER P-3-19: ZONING REQUEST

- **Applicant:** JUNIPER BUILDERS, INC.  
- **Owner:** Juniper Builders, Inc.  
- **Location:** 100 Block of Flurnoy Lucas Road (Southwest corner of Flurnoy Lucas Rd. and Wallace Lake Rd.)  
- **Existing Zoning:** C-1  
- **Request:** C-1 to C-2  
- **Proposed Use:** Commercial Uses  
  
- **Recommended for Approval**

### 15. CASE NUMBER P-4-19: ZONING REQUEST

- **Applicant:** [Name Not Provided]  
- **Owner:** [Name Not Provided]  
- **Location:** [Location Not Provided]  
- **Existing Zoning:** [Existing Zoning Not Provided]  
- **Request:** [Request Not Provided]  
- **Proposed Use:** [Proposed Use Not Provided]  
  
- **Recommended for Approval**
MPC PUBLIC HEARING — FEBRUARY 6, 2019

Applicant: BOAZ HOME IMPROVEMENT & CONSTRUCTION, LLC.
Owner: Endless Means, Inc.
Location: 5407 South Lakeshore Drive
Existing Zoning: R-A
Request: R-A to R-1-7 (PUD)
Proposed Use: Residential Care Facility and Age-Restricted Single-Family Residential

DEFERRED AND CONTINUED TO MARCH 6, 2019 PUBLIC HEARING

16. CASE NUMBER C-15-19 & P-6-19: UDC AMENDMENTS

Applicant: MPC
Owner: Various
Location: N/A
Existing Zoning: N/A
Request: Amend Various Sections of the City of Shreveport UDC and the Caddo Parish UDC

DEFERRED AND CONTINUED TO MARCH 6, 2019 PUBLIC HEARING

—end of public hearing—

17. Old Business

18. New Business
   • Recommendation Report on Billboard Ordinance as tasked by Chair
   • Macro Cell Tower UDC Recommendations

19. Other Matters to be Reviewed by the Commission
   • Director’s Report – July MPC Meeting
   • Public Comments

20. Chair / Board Member’s Comments

21. Adjournment