

**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 4<sup>th</sup> 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.)

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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**

[Interactive Map](#)  
**PLANNER:** Jake Palant  
**City Council District:** B/Fuller  
**Parish Commission District:** 4/Linn

Applicant: JOEL WAMBSGANS  
 Owner: Joel Wambsgans  
 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**  
**APPROVED W/STIPS**

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

[Interactive Map](#)  
**PLANNER:** Stephen Jean  
**City Council District:** B/Fuller  
**Parish Commission District:** 4/Linn

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**  
**APPROVED**

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

[Interactive Map](#)  
**PLANNER:** Stephen Jean  
**City Council District:** N/A  
**Parish Commission District:** 9/Atkins

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**

[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  
 Request: **R-A to R-MHS**  
 Proposed Use: **Single Family Subdivision**  
**RECOMMENDED FOR APPROVAL**

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

[Interactive Map](#)  
**PLANNER:** Manasvini Thiagarajan  
**City Council District:** N/A  
**Parish Commission District:** 9/Atkins

Applicant: JUNIPER BUILDERS, INC.  
 Owner: Juniper Builders, Inc.  
 Location: 100 Block of Flournoy Lucas Road (Southwest corner of Flournoy 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**

[Interactive Map](#)  
**PLANNER:** Jake Palant  
**City Council District:** N/A  
**Parish Commission District:** 7/Gage-Watts

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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**

PLANNER: Adam Bailey  
City Council District: N/A  
Parish Commission District: N/A

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—

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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**