MPC PUBLIC HEARING — May 1, 2019
MEETING NOTICE AND AGENDA

DATE: Wednesday, May 1, 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 – April 3, 2019

CONSENT AGENDA

6. CASE NUMBER 19-300-SP/19-299-SC FINAL PLAT (MINOR)
   Interactive Map
   PLANNER: Jake Palant
   City Council District: N/A
   Parish Commission District: 8/Middleton
   Applicant: Mohr and Associates, Inc.
   Owner: WIMWAL, LLC
   Location: 10900 Block of East Kings Highway (Northwest corner of East Kings Hwy and East Flournoy Lucas Rd)
   Existing Zoning: C-3, R-A
   Request: Three-Lot Commercial Subdivision
   Proposed Use: Kings Bend Subdivision, Unit No. 2

SCHEDULED PUBLIC HEARINGS

7. CASE NUMBER 19-300-SC PRELIMINARY & FINAL PLAT (MAJOR)
   Interactive Map
   PLANNER: Jake Palant
   City Council District: E/Flurry
   Parish Commission District: 9/Atkins
   Applicant: Forte and Tablada
   Owner: WiVi Land Development, LLC
   Location: 9551 Wallace Lake Road (approx. 600 ft east of Wallace Lake Road and 1,600 ft south of E Flournoy Lucas Road)
   Existing Zoning: R-1-5
   Request: 37-Lot Single Family Subdivision
   Proposed Use: Lucien Field Estates Phase II Unit D

8. CASE NUMBER 19-301-SC PRELIMINARY & FINAL PLAT (MAJOR)
   Interactive Map
   PLANNER: Jake Palant
   City Council District: E/Flurry
   Parish Commission District: 9/Atkins
   Applicant: Forte and Tablada
   Owner: WiVi Land Development, LLC
   Location: 9551 Wallace Lake Road (approx. 200 ft east of Wallace Lake Road and 2,200 ft south of E Flournoy Lucas Road)
   Existing Zoning: R-1-5
   Request: 29-Lot Single Family Subdivision
   Proposed Use: Lucien Field Estates Phase II Unit C
9. **CASE NUMBER 19-300-C ZONING REQUEST**

   **Interactive Map**
   
   **PLANNER:** Alice Correa
   **City Council District:** B/Fuller
   **Parish Commission District:** 3/Jackson

   **Applicant:** MAVCO Capital, LLC
   **Owner:** MAVCO Capital, LLC
   **Location:** 300 blk 4th Street (Between 4th St. and Creswell Ave., approx. 425’ NE of Marshall St.)
   **Existing Zoning:** I-MU
   **Request:** I-MU to 1-2
   **Proposed Use:** Outdoor Storage/ Fuel Distribution Site

10. **CASE NUMBER 19-303-C ZONING REQUEST**

    **Interactive Map**
    
    **PLANNER:** Manasvini Thiagarajan
    **City Council District:** G/Bowman
    **Parish Commission District:** 12/L.Johnson

    **Applicant:** Fox Den Motors, LLC
    **Owner:** Fox Den Motors, LLC
    **Location:** 6110 Greenwood Road (Northwest corner of Greenwood Road & Danny R. Wimberly Road)
    **Existing Zoning:** C-3
    **Request:** C-3 to C-4
    **Proposed Use:** Vehicle Repair - Major

11. **CASE NUMBER 19-304-C SPECIAL USE PERMIT & SITE PLAN**

    **Interactive Map**
    
    **PLANNER:** Alice Correa
    **City Council District:** E/Flurry
    **Parish Commission District:** 10/Chavez

    **Applicant:** The Dartmouth 2810
    **Owner:** Barton and Bailey, LLC
    **Location:** 2810 Summer Grove Drive (North side of Summer Grove Dr., approx. 1,075’ east of Mansfield Rd)
    **Existing Zoning:** C-2
    **Request:** Special Use Permit and Site Plan Approval
    **Proposed Use:** Reception Facility

12. **CASE NUMBER 19-305-C ZONING REQUEST**

    **Interactive Map**
    
    **PLANNER:** Manasvini Thiagarajan
    **City Council District:** B/Fuller
    **Parish Commission District:** 6/Cawthorne

    **Applicant:** Duncan’s Automotive
    **Owner:** Duncan’s Automotive
    **Location:** 6308 Linwood Avenue (Southwest corner of Linwood Avenue and West 63rd Street)
    **Existing Zoning:** R-1-5
    **Request:** R-1-5 to I-1
    **Proposed Use:** Vehicle Repair – Major (Auto Paint & Body Shop)

13. **CASE NUMBER 19-306-C SPECIAL USE PERMIT**

    **Interactive Map**
    
    **PLANNER:** Jake Palant
    **City Council District:** C/Nickelson
    **Parish Commission District:** 8/Middleton

    **Applicant:** Words of Grant, LLC
    **Owner:** Words of Grant, LLC
    **Location:** 1319 Anniston Avenue (East corner of Patton Avenue and Anniston Avenue)
    **Existing Zoning:** R-1-7
    **Request:** Special Use Approval of Existing Accessory Unit
    **Proposed Use:** Accessory Dwelling Unit

14. **CASE NUMBER 19-308-C SPECIAL USE PERMIT & SITE PLAN**

    **Interactive Map**
    
    **PLANNER:** Manasvini Thiagarajan
    **City Council District:** B/Fuller
    **Parish Commission District:** 3/Jackson

    **Applicant:** Lagniappe Lending, LLC
    **Owner:** Lagniappe Lending, LLC
    **Location:** 404 Highland Avenue (NW corner of Highland Ave., approx. 103’ southwest of Edwards Dr.)
    **Existing Zoning:** I-MU
    **Request:** Special Use Permit and Site Plan Approval
    **Proposed Use:** Multi-Family Housing
MPC PUBLIC HEARING — May 1, 2019

15. **CASE NUMBER 19-300-P ZONING REQUEST**

   **Interactive Map**
   
   Planner: Alisa Correa
   
   City Council District: B/Fuller
   
   Parish Commission District: 3/Jackson
   
   Applicant: Glenda Brice
   
   Owner: Glenda Brice
   
   Location: 2903 Williamson Way (SW corner of Williamson Way and Union Pacific Line)
   
   Existing Zoning: R-E
   
   Request: R-E to I-1
   
   Proposed Use: Solar Farm

16. **CASE NUMBER P-8-19 ZONING REQUEST**

   **Interactive Map**
   
   Planner: Manasvini Thiagarajan
   
   City Council District: N/A
   
   Parish Commission District: 2/Johnson
   
   Applicant: WORDS OF GRANT, LLC
   
   Owner: Words of Grant, LLC
   
   Location: 7749 Womack Road (Northeast corner of Acorn Street and Womack Road)
   
   Existing Zoning: R-A
   
   Request: R-A to R-MHS
   
   Proposed Use: Single-Family Residential
   
   Deferred and continued from the April 3rd, 2019 Public Hearing

17. **CASE NUMBER C-36-19, P-12-19 UDC CODE TEXT AMENDMENTS**

   **Interactive Map**
   
   MPC Staff Member: Adam Bailey
   
   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

---end of public hearing—

18. Old Business
   
   • Committee Chair Reports

19. New Business
   
   • Research

20. Other Matters to be Reviewed by the Commission
   
   • Director’s Report

21. Chair / Board Member’s Comments

22. Adjournment