MPC PUBLIC HEARING — April 3, 2019
MEETING NOTICE AND AGENDA

DATE: Wednesday, April 3, 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 – March 6, 2019

SCHEDULED PUBLIC HEARINGS

6. CASE NUMBER SP/SC-6-19 PRELIMINARY & FINAL PLAT (MAJOR)
   Interactive Map
   PLANNER: Jake Palant
   City Council District: N/A
   Parish Commission District: 2/Johnson
   Applicant: MOHR AND ASSOCIATES INC.
   Owner: The Alta and John Franks Foundation
   Location: 3800 Block of Old Mooringsport Road (Northeast Side of Old Mooringsport Rd at Pinehill)
   Existing Zoning: R-1-7
   Request: 36-Lot Single Family Subdivision
   Proposed Use: Trinity Bluff Subdivision Unit No. 1

7. CASE NUMBER P-9-19 ZONING REQUEST
   Interactive Map
   PLANNER: Jake Palant
   City Council District: N/A
   Parish Commission District: 2/Johnson
   Applicant: MOHR AND ASSOCIATES, INC.
   Owner: The Alta and John Franks Foundation
   Location: 3800 Block of Old Mooringsport Rd (Approx 1,455 ft north of Pinehill Rd and Old Mooringsport Rd)
   Existing Zoning: R-A
   Request: R-A to R-1-7
   Proposed Use: Trinity Bluff Subdivision

8. CASE NUMBER C-23-19 SPECIAL USE PERMIT (SUP) & SITE PLAN
   Interactive Map
   PLANNER: Jake Palant
   City Council District: A/Bradford
   Parish Commission District: 3/Jackson
   Applicant: VINTAGE DESIGN GROUP
   Owner: Reliance Mechanical Group
   Location: 426 North Market Street (North Corner of North Market Street and Agurs Street)
   Existing Zoning: C-3
   Request: Special Use Permit
   Proposed Use: Special Use Permit for a Contractors Office

9. CASE NUMBER C-24-19 ZONING REQUEST
   Interactive Map
   PLANNER: Manasvini Thiagarajan
   City Council District: D/Corbin
   Parish Commission District: 8/Middleton
   Applicant: SARTORI ENTERPRISES LLC
   Owner: Paul Davis
   Location: 2200 Blk. of E 70th Street (Southwest Corner of East 70th St. and E. Bert Kouns Industrial)
   Existing Zoning: R-1-7
   Request: R-1-7 to C-3
   Proposed Use: Vehicle Rental-Enclosed and Medical Office
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10. **CASE NUMBER** C-25-19 ZONING REQUEST

   **PLANNER:** Jake Palant  
   City Council District: B/Fuller  
   Parish Commission District: 3/Jackson

   **Applicant:** EXIE AND KIM ANGELETTI  
   **Owner:** Exie and Kim Angeletti  
   **Location:** 1925 Cross Lake Blvd (West side of Cross Lake Blvd, approx. 80’ northwest of Lakeshore Drive)  
   **Existing Zoning:** C-1  
   **Request:** C-1 to R-2  
   **Proposed Use:** Single or Multi-Family Residence

11. **CASE NUMBER** C-26-19 SPECIAL USE PERMIT (SUP) & SITE PLAN

   **PLANNER:** Alice Correa  
   City Council District: B/Fuller  
   Parish Commission District: 4/Linn

   **Applicant:** 2106 FAIRFIELD, LLC  
   **Owner:** 2106 Fairfield, LLC  
   **Location:** 2106 Fairfield Ave. (SW corner of Fairfield Ave. and Sheridan Ave.)  
   **Existing Zoning:** R-HU  
   **Request:** Special Use Permit for Law Office  
   **Proposed Use:** Law Office

12. **CASE NUMBER** C-27-19 ZONING REQUEST

   **PLANNER:** Alice Correa  
   City Council District: B/Fuller  
   Parish Commission District: 5/Bowman

   **Applicant:** MAKERS DESIGN  
   **Owner:** Timber Wolf Properties, LLC  
   **Location:** 2640 Linwood Ave. (West side of Linwood Ave. between Bolinger St. and Wilkinson St.)  
   **Existing Zoning:** I-2 and C-3  
   **Request:** I-2 and C-3 to C-4  
   **Proposed Use:** Brewery

13. **CASE NUMBER** C-28-19 SPECIAL USE PERMIT(SUP) & SITE PLAN

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

   **Applicant:** LARSON FAMILY LP  
   **Owner:** Larson Family LP  
   **Location:** 708 Cotton St. (West side of Cotton St., approx. 125’ south of Louisiana Ave.)  
   **Existing Zoning:** D-1-AC  
   **Request:** Special Use Permit  
   **Proposed Use:** Distillery

14. **CASE NUMBER** C-29-19 SPECIAL USE PERMIT(SUP) & SITE PLAN

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

   **Applicant:** TIM BRANDNON ARCHITECTURE  
   **Owner:** Mitzi Harris  
   **Location:** 1700 Centenary Blvd. (Southwest Corner of Centenary Blvd. and Wyandotte St.)  
   **Existing Zoning:** C-1  
   **Request:** Special Use Permit  
   **Proposed Use:** Shelter Housing

15. **CASE NUMBER** C-30-19 ZONING REQUEST

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

   **Applicant:** QUIK TRIP CORPORATION  
   **Owner:** Raspberry Mineral Lands, LLC  
   **Location:** 6901 W Bert Kouns Industrial (Southeast Corner of W Bert Kouns Industrial Loop and Westport)  
   **Existing Zoning:** C-3  
   **Request:** C-3 to I-1  
   **Proposed Use:** Truck Stop (Travel Center)
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16. **CASE NUMBER P-8-19 ZONING REQUEST**

   Applicant: WORD OF GRANT, LLC  
   Owner: Word 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 Uses  

17. **CASE NUMBER P-10-19 SPECIAL USE PERMIT (SUP) & SITE PLAN**

   Applicant: MOHR AND ASSOCIATES, INC.  
   Owner: WIMAL, LLC  
   Location: 10900 Block East Kings Highway (W side of E Kings Hwy, approx. 683 ft N of E Flournoy Lucas Rd)  
   Existing Zoning: C-3  
   Request: Special Use Permit (SUP) with Site Plan  
   Proposed Use: Contractor Office with Storage  

18. **CASE NUMBER C-35-19 SHREVEPORT UDC ANNEXATION**

   Applicant: MPC  
   Owner: Progressive Bank  
   Location: Located on the right-of-way line of former Golf Ridge District  
   Existing Zoning: C-2  
   Request: Annexation  

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

20. Properties that have been downzoned as a result of the UDC

   Applicant: MPC  
   Owner: Various  
   Location: N/A  
   Existing Zoning: N/A  
   Request: Extend MPC policy concerning property down zoned by the UDC an additional calendar year.

   —end of public hearing—

21. Old Business
   - Committee Chair Reports
22. New Business
   - Research
23. Other Matters to be Reviewed by the Commission
   - Director’s Report
24. Chair / Board Member’s Comments
25. Adjournment