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 APPROVED

SCHEDULED PUBLIC HEARINGS

6. CASE NUMBER SP/SC-6-19 PRELIMINARY & FINAL PLAT (MAJOR)
   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
   APPROVED

7. CASE NUMBER P-9-19 ZONING REQUEST
   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
   RECOMMENDED FOR APPROVAL

8. CASE NUMBER C-23-19 SPECIAL USE PERMIT (SUP) & SITE PLAN
   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
   APPROVED W/STIPS

9. CASE NUMBER C-24-19 ZONING REQUEST
   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
   RECOMMENDED FOR DENIAL
### MPC PUBLIC HEARING — April 3, 2019

#### 10. **CASE NUMBER C-25-19 ZONING REQUEST**

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

**REZONING RECOMMENDED FOR APPROVAL**

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>2106 FAIRFIELD, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>2106 Fairfield, LLC</td>
</tr>
<tr>
<td>Location</td>
<td>2106 Fairfield Ave. (SW corer of Fairfield Ave. and Sheridan Ave.)</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>R-HU</td>
</tr>
<tr>
<td>Request</td>
<td>Special Use Permit for Law Office</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Law Office</td>
</tr>
</tbody>
</table>

**APPROVED W/STIPS**

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>MAKERS DESIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Timber Wolf Properties, LLC</td>
</tr>
<tr>
<td>Location</td>
<td>2640 Linwood Ave. (West side of Linwood Ave. between Bolinger St. and Wilkinson St.)</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>I-2 and C-3</td>
</tr>
<tr>
<td>Request</td>
<td>I-2 and C-3 to C-4</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Brewery</td>
</tr>
</tbody>
</table>

**RECOMMENDED FOR APPROVAL**

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>LARSON FAMILY LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Larson Family LP</td>
</tr>
<tr>
<td>Location</td>
<td>708 Cotton St. (West side of Cotton St., approx. 125’ south of Louisiana Ave.)</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>D-1-AC</td>
</tr>
<tr>
<td>Request</td>
<td>Special Use Permit</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Distillery</td>
</tr>
</tbody>
</table>

**APPROVED W/STIPS**

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>TIM BRANDNON ARCHITECTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Mitzi Harris</td>
</tr>
<tr>
<td>Location</td>
<td>1700 Centenary Blvd. (Southwest Corner of Centenary Blvd. and Wyandotte St.)</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>C-1</td>
</tr>
<tr>
<td>Request</td>
<td>Special Use Permit</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Shelter Housing</td>
</tr>
</tbody>
</table>

**APPROVED W/STIPS**
15. **CASE NUMBER C-30-19 ZONING REQUEST**

   **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)  
   **RECOMMENDED FOR APPROVAL**

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  
   **DEFERRED AND CONTINUED TO MAY 1, 2019 PUBLIC HEARING**

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  
   **APPROVED W/STIPS**

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  
   **RECOMMENDED FOR APPROVAL**

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  
   **RECOMMENDED FOR APPROVAL**

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.  
   **APPROVED**

---end of public hearing---
MPC PUBLIC HEARING — April 3, 2019

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