MPC PUBLIC HEARING — July 10, 2019
MEETING NOTICE AND AGENDA

DATE: Wednesday, July 10, 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 – June 5, 2019 APPROVED

CONSENT AGENDA ITEMS
-public comments provided upon request for the following items-
-end of consent agenda-

SCHEDULED PUBLIC HEARINGS

6. CASE NUMBER 19-312-C SMALL PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN
   DEFERRED & CONTINUED

   Applicant: We Care Ministries Outreach Program
   Owner: BAPTIST CHURCH, STEEPLE CHASE, INC.
   Location: 6339 W 70TH ST (South of West 70th Street; Approximately 380’ east of Broadacres Road)
   Existing Zoning: R-1-7
   Request: Small Planned Unit Development
   Proposed Use: Adult Day Care Center

   Interactive Map
   Planner: Manasvini Thiagarajan
   City Council District: G - Bowman, Jr.
   Parish Commission District: 12 - Johnson

7. CASE NUMBER 19-314-C SPECIAL USE PERMIT & SITE PLAN
   APPROVED W/STIPS

   Applicant: Collins Used Auto Sales
   Owner: V & J LAND COMPANY LLC
   Location: 3920 GREENWOOD RD (North of Greenwood Road; Approx. 578’ east of Esplanade Ave.)
   Existing Zoning: C-3
   Request: Special Use Permit & Site Plan Approval
   Proposed Use: Used Auto Sales

   Interactive Map
   Planner: Manasvini Thiagarajan
   City Council District: G - Bowman, Jr.
   Parish Commission District: 12-Johnson
8. **CASE NUMBER 19-324-C SPECIAL USE PERMIT & SITE PLAN**

- **APPROVED W/STIPS**

  **Applicant:** Reginald Pinkney  
  **Owner:** Reginald Pinkney  
  **Location:** 5931 FAIRFIELD AVE (Southeast corner of Fairfield Ave. & Mitchell Lane)  
  **Existing Zoning:** R-1-7  
  **Request:** Special Use Permit & Site Plan Approval  
  **Proposed Use:** Barber shop

9. **CASE NUMBER 19-328-C ZONING REQUEST**

- **RECOMMENDED FOR APPROVAL**

  **Applicant:** Mohr and Associates, Inc.  
  **Owner:** Abdulla Aieroos Yafai  
  **Location:** 4100 blk Shreveport-Blanchard Highway (West side of Shreveport Blanchard Hwy., at intersection of N. Lakeshore Dr.)  
  **Existing Zoning:** R-A  
  **Request:** R-A to I-2  
  **Proposed Use:** Gas Station

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

- **RECOMMENDED FOR APPROVAL**

  **Applicant:** Colin Christian  
  **Owner:** Colin Christian  
  **Location:** 7529 South Lakeshore Drive (South side of South Lakeshore Drive, approx 1,500 ft northeast of Duncan Road)  
  **Existing Zoning:** R-1-7  
  **Request:** R-1-7 to R-1-12  
  **Proposed Use:** Single-family residential with livestock
11. **CASE NUMBER 19-337-C  ZONING REQUEST**

   **RECOMMENDED FOR APPROVAL**

   Applicant: Shreveport-Caddo MPC
   Owner: ROCU CAPITAL, LLC 99% & ROCU CAPITAL, LLC 1%
   Location: 300 blk 4th Street (Southeast side of 4th St., approx. 580’ east of Marshall St.)
   Existing Zoning: I-MU
   Request: Rescind Ordinance 129 of 2017 and rezone from I-MU to I-2
   Proposed Use: Outdoor Storage / Fuel Distribution Site

12. **CASE NUMBER 19-343-C  ZONING REQUEST**

   **RECOMMENDED FOR APPROVAL**

   Applicant: Tim Brandon Architecture
   Owner: SHREVEPORT YATCH CLUB
   Location: 2905 Municipal Pier Rd (East side of Municipal Pier Rd., approx. 1,150’ east of Lakeshore Dr.)
   Existing Zoning: C-1
   Request: C-1 & R-1-7 to OS
   Proposed Use: Country Club and Marina

13. **CASE NUMBER 19-344-C  SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

   **APPROVED W/STIPS**

   Applicant: CC&D
   Owner: CROSSROADS SHOWROOM PROPERTIES L.L.C.
   Location: 2940 BERT KOUNS INDUSTRIAL LOOP (North Side of West Bert Kouns Industrial Loop, approx 150 ft east of Southwood Drive)
   Existing Zoning: C-4
   Request: C-4 to C-4 (SPUD)
   Proposed Use: Light Industrial (Glass Tempering)
14. **CASE NUMBER** 19-345-C SPECIAL USE PERMIT & SITE PLAN

APPROVED

Applicant: DE 3 INC  
Owner: SNL INVESTMENTS, LLC  
Location: 8620 Youree Dr (West side of Youree Dr., approx. 330' south of Millicent Way)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Retail Sale of Alcohol - Liquor

Planner: Alice Correa  
City Council District: D - Boucher  
Parish Commission District: 9 - Atkins

15. **CASE NUMBER** 19-346-C SPECIAL USE PERMIT & SITE PLAN

DENIED

Applicant: Jambeaux LLC  
Owner: MARTHA TANOLI  
Location: 315 Pierre Ave (Southeast corner of Pierre Ave. & Garden St.)  
Existing Zoning: C-2  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Retail sales of alcohol-liquor

Planner: Jake Palant  
City Council District: A - Bradford  
Parish Commission District: 3 - Jackson

16. **CASE NUMBER** 19-347-C SPECIAL USE PERMIT & SITE PLAN

APPROVED W/STIPS

Applicant: D.L. Rogers Corp  
Owner: HOME FEDERAL BANK  
Location: 901 Pierremont Rd (Southwest corner of Pierremont Road and Thornhill Avenue)  
Existing Zoning: C-2  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Restaurant with Drive Through Facility

Planner: Jake Palant  
City Council District: C - Nickelson  
Parish Commission District: 4 - Linn

17. **CASE NUMBER** 19-304-SC PRELIMINARY & FINAL PLAT (MAJOR)

DENIED

Applicant: Sinclair Law Firm, LLC  
Owner: Larkin Development at Railsback, L.L.C.  
Location: tbd Forbing Ridge Road (Northeast corner of Railsback Ridge Drive and Cross Ridge Court)  
Existing Zoning: R-1-12  
Request: 14-Lot Single Family Subdivision  
Proposed Use: Single Family Residential

Planner: Stephen Jean, AICP  
City Council District: D - Boucher  
Parish Commission District: 9 - Atkins
18. CASE NUMBER 19-305-SC PRELIMINARY & FINAL PLAT (MAJOR)  DENIED

Applicant: Sinclair Law Firm, LLC
Owner: Larkin Development at Railsback, L.L.C.
Location: 1000 blk Cross Ridge Court (Northeast corner of Railsback Ridge Drive and Cross Ridge Court)
Existing Zoning: R-1-12
Request: 15-Lot Single Family Subdivision
Proposed Use: Single Family Residential

19. CASE NUMBER 19-300-AXM ANNEXATION  RECOMMENDED FOR APPROVAL

Applicant: Property Management Section
Owner: City of Shreveport
Location: 2900 blk Meriwether Road (Between Walker Road and Jewella Avenue.)
Existing Zoning: C-2, R-1-7
Request: Annexation
Proposed Use: Undetermined Non-Residential Uses

20. CASE NUMBER 19-301-AXM ANNEXATION  RECOMMENDED FOR APPROVAL

Applicant: City of Shreveport
Owner: N/A
Location: 2000 blk of Southern Loop (A section of Southern Loop extending approximately 4,290 feet east from Wallace Lake Road)
Existing Zoning: R-A, R-2 (PUD), C-2
Request: Annexation
Proposed Use: Road

21. CASE NUMBER 19-301-WFC SPECIAL USE PERMIT & SITE PLAN  DEFERRED & CONTINUED

Applicant: Hemphill, LLC
Owner: Goodwill Industrial of North Louisiana, Inc.
Location: 8100 JUMP RUN DR (East of Obie Street & Jum Run Drive intersection)
Existing Zoning: C-3
Request: Special Use Permit & Site Plan Approval
Proposed Use: Monopole Wireless Telecommunication Facility
22. CASE NUMBER 19-303-AXM ANNEXATION

RECOMMENDED
FOR APPROVAL

Applicant: City of Shreveport
Owner: Joe Fertitta
Location: 400 blk E Flournoy Lucas (NW side of Flournoy Lucas Road, just north of the Ellerbe Road intersection)
Existing Zoning: C-1 (PUD)
Request: Annexation
Proposed Use: Commercial Businesses

23. CASE NUMBER 19-304-AXM ANNEXATION

RECOMMENDED
FOR APPROVAL

Applicant: The City of Shreveport
Owner: The Alta and John Franks Foundation
Location: 3800 blk Old Mooringsport Rd (Approx. 1,455 ft north of Pinehill Road and Old Mooringsport Rd)
Existing Zoning: R-1-7
Request: Annexation
Proposed Use: Annexation for Trinity Heights Subdivision

24. CASE NUMBER 19-341-C &19-304-P UDC AMENDMENTS

DEFERRED

Applicant: Shreveport-Caddo MPC
Owner: N/A
Request: Amend Wireless Telecommunication sections of the City of Shreveport UDC and the Caddo Parish UDC

—end of public hearing—

24. Old Business
25. New Business
26. Other Matters to be Reviewed by the Commission
   • Director's Report
   • NWLA Mega Project Update
27. Public Comments
28. Chair / Board Member's Comments
   Adjournment