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

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
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

7. CASE NUMBER 19-314-C SPECIAL USE PERMIT & SITE PLAN
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
8. **CASE NUMBER** 19-324-C  **SPECIAL USE PERMIT & SITE PLAN**

**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**

**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**

**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**

   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**

   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**

   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

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

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

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

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

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

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

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
18. **CASE NUMBER** 19-305-SC PRELIMINARY & FINAL PLAT (MAJOR)  

Applicant: Sinclair Law Firm, LLC  
Owner: Larkin Development at Railbacks, L.L.C.  
Location: 1000 blk Cross Ridge Court (Northeast corner of Railback 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  

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  

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  

Applicant: Hemphill, LLC  
Owner: Goodwill Industrial of North Louisiana, Inc.  
Location: 8100 JUMP RUN DR (East of Obie Street & Jump 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**

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**

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**

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.  
28. Chair / Board Member's Comments  
   Adjournment