

**MPC PUBLIC HEARING — DECEMBER 6, 2023
 MEETING NOTICE AND AGENDA**

DATE: Wednesday, December 6, 2023
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
 505 Travis Street
 Shreveport, LA 71101

- 0. **Work Session** *(The MPC Board will meet in the MPC Conference Room at 1:30 PM prior to the regularly scheduled meeting)*
 - **Master Plan Update**
- 1. **Open Meeting** *(Meeting is being recorded)*
- 2. **Invocation**
- 3. **Pledge of Allegiance**
- 4. **Opening Remarks by Chair**
- 5. **Approval of Minutes** – November 1, 2023

CONSENT AGENDA

- 6. [CASE NUMBER 23-9-SC PRELIMINARY & FINAL PLAT \(MINOR\)](#) [Interactive Map](#)

PLANNER: Jomari Smith
City Council District: G/Bowman
Parish Commission District: 12/Epperson

Applicant: **Polaris Services, L.L.C.**
 Owner: **Rahvi and Jessica Smith**
 Location: 0 Arlene Lane (16.454 ACS. M/L- LOT 6, BROADACRES SOUTH SUBDIVISION UNIT NO. 1, SEC 35 T17N R15W, Caddo Parish, Louisiana)
 Existing Zoning: **R-1-7**
 Request: **3 lot Subdivision**
 Proposed Use: Residential

SCHEDULED PUBLIC HEARINGS

- 7. [CASE NUMBER 23-6-SC PRELIMINARY & FINAL PLAT \(MAJOR\)](#) [Interactive Map](#)

PLANNER: Jomari Smith
City Council District: D/Boucher
Parish Commission District: 9/ Atkins

Applicant: **Raley and Associates, Inc.**
 Owner: **Country Club Estates Number One, LLC**
 Location: 0 Lochinvar Ln (East side of Wallace Lake Rd, approx. 1835 feet north of Southern Trace Parkway)
 Existing Zoning: **R-E**
 Request: **10-lot Single-Family Residential Subdivision**
 Proposed Use: Single-Family Residential

- 8. [CASE NUMBER 23-191-C ZONING REQUEST](#) [Interactive](#) [Map](#)

PLANNER: Christian Terrell, Planner 1
City Council District: E/Jackson
Parish Commission District: 6/ Jones

Applicant: **Bertha Seazer**
 Owner: **Bertha Seazer**
 Location: 0 E. 80th St. (SW Corner of E. 80th and Fairfield Ave.)
 Existing Zoning: **R-1-5**
 Request: **Rezoning R-1-5 to R-2**
 Proposed Use: Age Restricted Housing

- 9. [CASE NUMBER 23-184-C ZONING REQUEST](#) [Interactive](#) [Map](#)

PLANNER: Staci Matz
City Council District: G/Bowman
Parish Commission District: 11/ Lazarus

Applicant: **Mohr and Associates, Inc.**
 Owner: **CHAD LAMAR LOWERY**
 Location: 6912 BUNCOMBE RD (west side of Buncombe Rd, approx. 1,600 ft south of Bert Kouns Industrial Loop)

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Existing Zoning: R-A
Request: R-A to I-1
Proposed Use: Vehicle Repair - Major

10. [CASE NUMBER 23-73-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: A/Taylor
Parish Commission District: 2/Johnson

Applicant: **Mohr & Associates, Inc.**
Owner: **Marvin Baxter**
Location: 0 Russell Road (Intersection of Russell Road and Bonnie Street)

Existing Zoning: R-1-5
Request: R-1-5 to R-1-5 (SPUD)
Proposed Use: Personal Storage

11. [CASE NUMBER 23-10-CTAC CODE TEXT AMENDMENT](#)

[Interactive Map](#)

PLANNER: Adam Bailey
City Council District: N/A
Parish Commission District: N/A

Applicant: **METROPOLITAN PLANNING COMMISSION**
Request: **Code Text (Ordinance) Amendments to the Shreveport UDC related to the creation of a waiver of setback requirements within the C-UC zoning district**

—end of public hearing—

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12. Old Business
 - Committee Chair Reports
 13. New Business
 - Research
 14. Other Matters to be Reviewed by the Commission
 - Director's Report
 - Public Comments
 15. Chair / Board Member's Comments
 16. Adjournment