

**MPC PUBLIC HEARING – JULY 10, 2024  
 MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, July 10, 2024  
**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)*
1. **Open Meeting** *(Meeting is being recorded)*
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – June 5, 2024** **APPROVED**
6. **[Approval of Community Ambassadors & Steering Committee](#)** **APPROVED**

**CONSENT AGENDA**

7. **[CASE NUMBER 24-3-SC FINAL PLAT \(MAJOR\)](#)** [InteractiveMap](#)

**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**  
**APPROVED**

**SCHEDULED PUBLIC HEARINGS**

8. **[CASE NUMBER 24-1-CAC CLOSURE & ABANDONMENT](#)** [Interactive Map](#)

**PLANNER:** Kamrin Hooks  
**City Council District:** A/Taylor  
**Parish Commission District:** 3/ Thomas

Applicant: **Police Jury of Caddo Parish**  
 Owner: **City of Shreveport**  
 Location: 0 Taft St (south and east side of the Taft St and Monty Ave intersection)  
 Existing Zoning: **I-2**  
 Request: **Closure and Abandonment**  
 Proposed Use: **Industrial**  
**RECOMMENDED FOR APPROVAL**

9. **[CASE NUMBER 24-2-CAC CLOSURE & ABANDONMENT](#)** [Interactive Map](#)

**PLANNER:** Kamrin Hooks  
**City Council District:** A/Taylor  
**Parish Commission District:** 3/ Thomas

Applicant: **Department of Community Development**  
 Owner: **City of Shreveport - Property Management**  
 Location: S of Thomas Dr & McKinley Ave (S side of Thomas Dr at the intersection of McKinley Ave.)  
 Request: **Closure and Abandonment**  
 Proposed Use: **Industrial**  
**RECOMMENDED FOR APPROVAL**

10. **[CASE NUMBER 24-89-C SPECIAL USE PERMIT & SITE PLAN](#)** [Interactive Map](#)

**PLANNER:** Kamrin Hooks  
**City Council District:** G/Bowman  
**Parish Commission District:** 6/ Jones

Applicant: **Powell Discount Fireworks**  
 Owner: **Graceway Fellowship Church**  
 Location: 4761 Bert Koons Industrial Loop (S side of Bert Koons Ind. Lp, approx. 300' E of Green Forest Rd)  
 Existing Zoning: **R-1-7**  
 Request: **Special use permit & site plan approval**  
 Proposed Use: **Outdoor seasonal sales - fireworks**  
**APPROVED**

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**11. [CASE NUMBER 24-90-C ZONING REQUEST](#)**

[InteractiveMap](#)

**PLANNER:** Staci Matz  
**City Council District:** B/Brooks  
**Parish Commission District:** 6/ Jones

**Applicant:** Mohr and Associates, Inc.  
**Owner:** Floyd & Dorothy T. Cowthorn  
**Location:** TBD Fairfield Avenue (west side of Fairfield, approx. 175' north of 69th St.)  
**Existing Zoning:** R-1-7  
**Request:** R-1-7 to R-1-5  
**Proposed Use:** Residential  
**RECOMMENDED FOR APPROVAL**

**12. [CASE NUMBER 24-91-C ZONING REQUEST](#)**

[InteractiveMap](#)

**PLANNER:** Christian Terrell  
**City Council District:** F/Green  
**Parish Commission District:** 6/ Jones

**Applicant:** Raley And Associates, Inc.  
**Owner:** MADE IN AMERICA, INC  
**Location:** 7605 LOTUS LN (E side of Lotus Ln, approx. 230' N of Standard Oil Rd.)  
**Existing Zoning:** R-MHP  
**Request:** Rezone R-MHP to C-1  
**Proposed Use:** Commercial  
**DEFER AND CONTINUE ON AUGUST 7, 2024**

**13. [CASE NUMBER 24-92-C ZONING REQUEST](#)**

[InteractiveMap](#)

**PLANNER:** Jomari Smith  
**City Council District:** A/Taylor  
**Parish Commission District:** 3/ Thomas

**Applicant:** Mohr and Associates, Inc.  
**Owner:** AttawayRV LLC  
**Location:** 1020 Forum Drive (North Side of Forum Dr., approx. 425' west of N. Hearne Ave.)  
**Existing Zoning:** C-1  
**Request:** C-1 to C-4  
**Proposed Use:** Contractors Office  
**DEFER AND CONTINUE ON AUGUST 7, 2024**

**14. [CASE NUMBER 24-95-C ZONING REQUEST](#)**

[InteractiveMap](#)

**PLANNER:** Christian Terrell  
**City Council District:** B/Brooks  
**Parish Commission District:** 3/ Thomas

**Applicant:** Blanchard, Walker, O'Quin & Roberts, LLC  
**Owner:** Lexmark Plaza LLC  
**Location:** 725 Jordan St, 1513 & 1545 Line Ave (SE corner of Line Ave & Jordan St)  
**Existing Zoning:** C-UC  
**Request:** Rezone C-UC to IC  
**Proposed Use:** Residential Care Facility, Shelter Housing, other commercial  
**RECOMMENDED FOR APPROVAL**

**15. [CASE NUMBER 24-101-C MODIFICATION TO SPECIAL USE PERMIT](#)**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** F/Green  
**Parish Commission District:** 7/ Gage-Watts

**Applicant:** Kevin Bryan Architect  
**Owner:** CADDO PARISH SCHOOL BOARD  
**Location:** 7325 JEWELLA AVE (east side of Jewella Ave, approx. 330' south of Valley View Dr)  
**Existing Zoning:** R-1-7  
**Request:** Site plan modification for special use permit  
**Proposed Use:** Temporary School Building  
**APPROVED WITH STIPULATIONS**

**16. [CASE NUMBER 24-03-CTAC CODE TEXT AMENDMENT](#)**

**PLANNER:** Adam Bailey  
**City Council District:** N/A

**Applicant:** METROPOLITAN PLANNING COMMISSION  
**Request:** Code Text (Ordinance) Amendments to the Shreveport UDC  
**RECOMMENDED FOR APPROVAL**

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17. [CASE NUMBER 24-04-CTAC CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey  
City Council District: N/A

Applicant: METROPOLITAN PLANNING COMMISSION  
Request: Code Text (Ordinance) Amendments to the Shreveport UDC  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—

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18. Old Business
    - Committee Chair Reports
  19. New Business
    - Research
  20. Other Matters to be Reviewed by the Commission
    - Director's Report
    - Public Comments
  21. Chair / Board Member's Comments
  22. Adjournment