

**MPC PUBLIC HEARING June 2, 2021**  
**The Board will meet June 1, 2021 via Zoom for case manager presentations**  
**MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, June 2, 2021  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
505 Travis Street  
Shreveport, LA 71101

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1. **Open Meeting** (*Meeting is being recorded*)
  2. **Invocation**
  3. **Pledge of Allegiance**
  4. **Opening Remarks by Chair**
  5. **Approval of Minutes – May 5, 2021**
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**SCHEDULED PUBLIC HEARINGS**

6. **[CASE NUMBER 21-1-CAP CLOSURE & ABANDONMENT](#)**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** N/A  
**Parish Commission District:** 10-Chavez

Applicant: **Caddo Parish Public Works**  
Owner: Caddo Parish Public Works  
Location: Redrick Drive (North side of Ellerbe Rd, approx. 750 feet west of E Flournoy Lucas Rd)  
Existing Zoning: N/A  
Request: Closure and Abandonment  
Proposed Use:

7. **[CASE NUMBER 21-2-AXM ANNEXATION](#)**

[Interactive Map](#)

**PLANNER:** Maryam Moradian  
**City Council District:** D - Boucher  
**Parish Commission District:** 9 - Atkins

Applicant: **City of Shreveport**  
Owner: **Theodore John and Maria Denos Casten**  
Location: 1124 Gatewood Circle (West end of Gatewood Circle, approximately 650' east of Long Lake Drive.)  
Existing Zoning: **R-1-12**  
Request: Annexation

8. **[CASE NUMBER 21-13-P SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)**

[Interactive Map](#)

**PLANNER:** Alice Correa  
**City Council District:** N/A  
**Parish Commission District:** 12 - Epperson

Applicant: **ABC Skateboarders, LLC**  
Owner: ABC Skateboarders, LLC  
Location: 0 FLOURNOY LUCAS (North side of Flournoy Lucas Rd., approx. 515' west of Winderweedle Rd.)  
Existing Zoning: **R-A**  
Request: R-A to R-A (PUD) for a Residence, Tractor Trailer Storage and Workshop

## MPC PUBLIC HEARING June 2, 2021

9. [CASE NUMBER 21-39-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Benjamin Mohler  
City Council District: F-Green  
Parish Commission District: 6 - Cawthorne

Applicant: **Royalty Pre-Owned Cars**  
Owner: Shannon Cropprue  
Location: 8004 St. Vincent Ave. (SW corner of W. 80<sup>th</sup> St. and St. Vincent Ave.)  
Existing Zoning: **C-2**  
Request: C-2 to C-3

10. [CASE NUMBER 21-53-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: C - Nickelson  
Parish Commission District: 4 - Young

Applicant: **Loyd Design Group**  
Owner: Loyd Design Group  
Location: 6028 E. 61<sup>st</sup> Street (North side of E. 61<sup>st</sup> St., approx. 140' West of Fairfield Ave.)  
Existing Zoning: **R-1-7**  
Request: R-1-7 to C-1

11. [CASE NUMBER 21-59-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: B/Fuller  
Parish Commission District: 4 - Young

Applicant: **MBT Investments, LLC.**  
Owner: MBT INVESTMENTS, LLC  
Location: 213 TOPEKA ST (South side of Topeka St., approx. 170' west of Centenary Blvd.)  
Existing Zoning: **C-2**  
Request: C-2 to R-3

12. [CASE NUMBER 21-60-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Benjamin Mohler  
City Council District: D/Boucher  
Parish Commission District 10 - Chavez

Applicant: **Xpress Car Wash**  
Owner: Industrial Development Board of the City of Shreveport  
Location: 9400 blk Ellerbe Road (South side of Ellerbe Rd, approx. 1314' west of E Flournoy Lucas Rd)  
Existing Zoning: **C-2 (PUD)**  
Request: Special Use Permit & Site Plan Approval for a Car Wash

13. [CASE NUMBER 21-64-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Stephen Jean, AICP  
City Council District: A/Taylor  
Parish Commission District: 7 Gage-Watts

Applicant: **Shreveport Caddo MPC**  
Owner: Jabez Family Enterprises, LLC  
Location: 3414 Curtis Ln. (SW corner of Curtis Ln. and Revers Ave.)  
Existing Zoning: **R-1-7**  
Request: R-1-7 to R-1-10

**MPC PUBLIC HEARING June 2, 2021**

14. [CASE NUMBER 20-7-SC PRELIMINARY & FINAL PLAT \(MAJOR\)](#)

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** A/Taylor  
**Parish Commission District:** 7 Gage-Watts

**Applicant:** Mohr and Associates, INC  
**Owner:** Jabez Family Enterprises, LLC  
**Location:** 3414 Curtis LN (SW corner of Curtis Ln. and Revere Ave.)  
**Existing Zoning:** R-1-7  
**Request:** 27 Lot Single Family Residential

15. [CASE NUMBER 21-6-C CODE TEXT AMENDMENT](#)

**PLANNER:** Maryam Moradian  
**City Council District:** All  
**Parish Commission District:** N/A

**Applicant:** Shreveport Caddo Metropolitan Planning Commission  
**Request:** To amend the City of Shreveport Unified Development Code

16. [CASE NUMBER 21-47-C UDC AMENDMENTS](#)

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

**Applicant:** Shreveport Caddo Metropolitan Planning Commission  
**Request:** To amend the City of Shreveport Unified Development Code

—end of public hearing—

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