

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

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**

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
RECOMMENDED FOR APPROVAL

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
RECOMMENDED FOR APPROVAL

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
DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING

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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. 80th St. and St. Vincent Ave.)
Existing Zoning: **C-2**
Request: C-2 to C-3
RECOMMENDED FOR DENIAL

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 Street (North side of E. 61 St., approx. 140' West of Fairfield Ave.)
Existing Zoning: **R-1-7**
Request: R-1-7 to C-1
RECOMMENDED FOR APPROVAL

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
RECOMMENDED FOR APPROVAL

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
APPROVED

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
RECOMMENDED FOR APPROVAL

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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.) R-1-7
Existing Zoning: 27 Lot Single Family Residential
Request: **DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING**

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
RECOMMENDED FOR APPROVAL

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
RECOMMENDED FOR APPROVAL

—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