

**MPC PUBLIC HEARING – JULY 7, 2021**  
**The Board will meet July 6, 2021 via Zoom for case manager presentations**  
**MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, July 7, 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 – June 2, 2021**
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**CONSENT AGENDA**

6. [CASE NUMBER 21-1-DC DEDICATION](#)

[Interactive Map](#)  
PLANNER: Emily Trant  
City Council District: D/Boucher  
Parish Commission District: 9/ Atkins

Applicant: **Provenance Development Company**  
Owner: Provenance Development Company  
Location: 0 Chestnut Park Lane (west side of the Chestnut Park Lane and Provenance Place intersection, approx. 480' north of Southern Loop)  
Existing Zoning: **R-2 (PUD)**  
Request: Dedication  
Proposed Use: Dedication  
**APPROVED**

7. [CASE NUMBER 21-6-SP FINAL PLAT \(MINOR\)](#)

[Interactive Map](#)  
PLANNER: Emily Trant  
City Council District: N/A  
Parish Commission District: 11/ Lazarus

Applicant: Mohr And Associates, Inc  
Owner: WTP, Inc.  
Location: 9875 Mansfield Road (East side of Mansfield Road, approx. 1,000ft south of Williamson Way)  
Existing Zoning: **C-3**  
Request: 2 Lot Subdivision  
Proposed Use: Pipes Subdivision Unit 2  
**APPROVED**

**SCHEDULED PUBLIC HEARINGS**

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)  
Proposed Use: Residence, Tractor Trailer Storage and Workshop  
**RECOMMENDED FOR APPROVAL**

## MPC PUBLIC HEARING – JULY 7, 2021

9. [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 the Curtis Lane and Revere Avenue)  
Existing Zoning: **R-1-7**  
Request: 27 lot single family residential subdivision  
Proposed Use: Single Family Residential

**DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING**

10. [CASE NUMBER 21-11-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: F/Green  
Parish Commission District: 7/ Gage-Watts

Applicant: **Mohr and Associates, Inc**  
Owner: H&R Investments, LLC  
Location: 2919 VALLEY VIEW DR (SW corner of Valley View Dr. and Mansfield Rd.)  
Existing Zoning: **C-3**  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Vehicle Dealership w/ Outdoor Display

**APPROVED W/ STIPS**

11. [CASE NUMBER 21-54-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: E/Flurry  
Parish Commission District: 10/Chavez

Applicant: **James & Joc Trucking LLC**  
Owner: James & Joc Trucking LLC  
Location: 9402 Kingston Road (SW corner of Francais Road and Kingston Road)  
Existing Zoning: **C-2**  
Request: C-2 to C-2 (SPUD)  
Proposed Use: Overnight Vehicle Parking

**RECOMMENDED FOR APPROVAL**

12. [CASE NUMBER 21-55-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: E/Flurry  
Parish Commission District: 11/ Lazarus

Applicant: **Brewhouse Wine, Spirits, & More**  
Owner: McGoldrick Oil Company  
Location: 9438 Mansfield Road (West side of Mansfield Rd, approx. 120' north of Burson Drive)  
Existing Zoning: **C-3**  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Drive-Through Retail Sales of Alcohol- Liquor

**APPROVED**

13. [CASE NUMBER 21-14-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: N/A  
Parish Commission District: 9/ Atkins

Applicant: **Sealy Real Estate**  
Owner: Safe Haven Holdings, LLC  
Location: tbd Overton Brooks Rd (North of Overton Brooks Road, approx. 1600' west of Norris Ferry Road)  
Existing Zoning: **R-A**  
Request: R-A to R-E  
Proposed Use: Dwelling – Single-Family

**RECOMMENDED FOR APPROVAL**

**MPC PUBLIC HEARING – JULY 7, 2021**

**14. CASE NUMBER 21-62-C ZONING REQUEST**

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: D/Boucher  
Parish Commission District: 9/ Atkins

Applicant: **Sealy Real Estate**  
Owner: Safe Haven Holdings, LLC  
Location: tbd Overton Brooks Rd (North side of Overton Brooks Rd, approx. 1600' west of Norris Ferry Rd)  
Existing Zoning: **R-1-7**  
Request: R-1-7 to R-E  
Proposed Use: Single-Family Residential  
**RECOMMENDED FOR APPROVAL**

**15. CASE NUMBER 21-2-SP PRELIMINARY & FINAL PLAT (MAJOR)**

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: N/A  
Parish Commission District: 9/ Atkins

Applicant: **Sealy Real Estate**  
Owner: Safe Haven Holdings, LLC  
Location: tbd Overton Brooks Rd (North side of Overton Brooks Road, approx. 1,440' west of Norris Ferry Road.)  
Existing Zoning: **R-A, R-1-7, R-E**  
Request: Preliminary and Final Plat Approval of Unit 1  
Proposed Use: 50 lot single family residential subdivision  
**APPROVED**

**16. CASE NUMBER 21-63-C ZONING REQUEST**

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: D/Boucher  
Parish Commission District: 9/ Atkins

Applicant: **Mohr and Associates, Inc.**  
Owner: Muslim Community of Shreveport  
Location: 9204 YOUREE DR (NW corner of Youree Dr. and King Place)  
Existing Zoning: **I-2**  
Request: I-2 to C-3  
Proposed Use: Funeral Home  
**RECOMMENDED FOR APPROVAL**

**17. CASE NUMBER 21-22-P ZONING REQUEST**

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: N/A  
Parish Commission District: 11/ Lazarus

Applicant: **Casey Ho**  
Owner: Casey Ho  
Location: 11731 MANSFIELD RD (East side of Mansfield Rd., approx. 650' south of Stage Coach Rd.)  
Existing Zoning: **I-2**  
Request: I-2 to C-2  
Proposed Use: Personal Services, Retail, Restaurant  
**RECOMMENDED FOR APPROVAL**

**18. CASE NUMBER 21-2-CAP CLOSURE & ABANDONMENT**

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: N/A  
Parish Commission District: 9/ Atkins

Applicant: **Caddo Parish Public Works**  
Owner: Caddo Parish Public Works  
Location: Unnamed Dedication (west side of General Bradley Avenue, approx. 650' south of Mayo Road.)  
Existing Zoning: **R-1-7**  
Request: Closure and abandonment  
Proposed Use: Single Family Residential  
**RECOMMENDED FOR APPROVAL**

**MPC PUBLIC HEARING – JULY 7, 2021**

19. [CASE NUMBER 21-3-CAP CLOSURE & ABANDONMENT](#)

[Interactive Map](#)

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

Applicant: **Caddo Parish Public Works**  
Owner: Caddo Parish Public Works  
Location: Unnamed Road (North side of Shepherd Road, approx. 100' east of Roy Road)  
Existing Zoning: **R-A**  
Request: Closure and Abandonment  
Proposed Use: Rural Agriculture  
**RECOMMENDED FOR APPROVAL**

20. [CASE NUMBER 21-85-C CODE TEXT AMENDMENT](#)

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

Applicant: **Shreveport Caddo Metropolitan Planning Commission**  
Owner: Code Text (Ordinance) Amendments to the City of Shreveport Unified Development Code  
**RECOMMENDED FOR APPROVAL**

21. [CASE NUMBER 21-94-C CODE TEXT AMENDMENT](#)

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

Applicant: **Shreveport Caddo Metropolitan Planning Commission**  
Owner: Code Text (Ordinance) Amendments to the City of Shreveport Unified Development Code  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—

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22. Old Business
    - Committee Chair Reports
  23. New Business
    - Research
  24. Other Matters to be Reviewed by the Commission
    - Director's Report
    - Public Comments
  25. Chair / Board Member's Comments
  26. Adjournment