

MPC PUBLIC HEARING – August 4, 2021
The Board will meet August 3, 2021 via Zoom for case manager presentations
MEETING NOTICE AND AGENDA

DATE: Wednesday, August 4, 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 – July 7, 2021**

SCHEDULED PUBLIC HEARINGS

6. **CASE NUMBER: 21-75-C ZONING REQUEST**

Applicant: **Mohr and Associates, Inc.**
Owner: San Jose Rental, LLC.
Location: 3316 BEVERLY PL (West side of Beverly Pl, approx. 90' north of Broadmoor Blvd)
Existing Zoning: **R-2**
Request: R-2 to C-2
Proposed Use: Restaurant

[Interactive Map](#)
PLANNER: Austin Chen
City Council District: C/Nickelson
Parish Commission District: 4/ Young

7. **CASE NUMBER: 21-76-C ZONING REQUEST**

Applicant: **Belcher Enterprise Construction and Remodeling LLC**
Owner: Belcher Enterprise Construction and Remodeling, LLC
Location: 2901 MILAM ST (SW corner of Milam St. and Arkansas Ave.)
Existing Zoning: **C-1**
Request: C-1 to C-3
Proposed Use: Convenience Store with Liquor Sales

[Interactive Map](#)
PLANNER: Ben Mohler
City Council District: G/Bowman Jr.
Parish Commission District: 2/Johnson

8. **CASE NUMBER: 21-101-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: **Belcher Enterprise Construction and Remodeling LLC**
Owner: Belcher Enterprise Construction and Remodeling LLC
Location: 2901 MILAM ST. (SW corner of Milam St. and Arkansas Ave.)
Existing Zoning: **C-1**
Request: Special Use Permit and Site Plan Review for Convenience Store with Liquor Sales
Proposed Use: Convenience Store with Liquor Sales

[Interactive Map](#)
PLANNER: Ben Mohler
City Council District: G/Bowman Jr.
Parish Commission District: 2/Johnson

9. **CASE NUMBER: 21-79-C SPECIAL USE PERMIT & SITE PLAN**

Applicant: **GB License LLC**
Owner: Sunray Investments, LLC.
Location: 304 W. 70TH STREET (NW corner of W. 70th St & Dowdell Ave)
Existing Zoning: **C-3**
Request: Special Use Permit and Site Plan Review for Retail Sales-Liquor
Proposed Use: Retail Sales - Liquor

[Interactive Map](#)
PLANNER: Ben Mohler
City Council District: F/Green
Parish Commission District: 6/ Cawthorne

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10. [CASE NUMBER: 21-100-C ZONING REQUEST](#)

Applicant: **Vintage Design Group**
Owner: WPS Holdings, LLC
Location: 0 WILLARD AVE (SE corner of Pierremont Rd & Willard Ave)
Existing Zoning: **R-1-7**
Request: R-1-7 to C-1
Proposed Use: Light commercial retail

[Interactive Map](#)
PLANNER: Emily Trant
City Council District: C/Nickelson
Parish Commission District: 4/ Young

11. [CASE NUMBER: 21-103-C ZONING REQUEST](#)

Applicant: **Ambience**
Owner: A Queen's Nails
Location: 3004 W. 70TH ST. (North side of W 70th St., approx. 179' east of Suntan St.)
Existing Zoning: **C-2**
Request: C-2 to C-3
Proposed Use: Reception facility, Retail

[Interactive Map](#)
PLANNER: Alice Correa
City Council District: F/Green
Parish Commission District: 7/ Gage-Watts

12. [CASE NUMBER: 21-5-SC FINAL PLAT \(MAJOR\)](#)

Applicant: **Sealy & Company**
Owner: Sealy Bossier Towne Center LLC
Location: 9600 ST. VINCENT AVENUE (NE corner of St. Vincent Ave. and Benton Kelly Dr.)
Existing Zoning: **I-2, C-4**
Request: 7-Lot Subdivision
Proposed Use: Commercial

[Interactive Map](#)
PLANNER: Emily Trant
City Council District: E/Flurry
Parish Commission District: 6/ Cawthorne

13. [CASE NUMBER: 21-27-P ZONING REQUEST](#)

Applicant: **Joseph S Partain Architect LLC**
Owner: Riordan Properties, LLC
Location: 9471 ELLERBE ROAD (North side of Ellerbe Rd. at the end of Redrick Dr.)
Existing Zoning: **R-1-7**
Request: R-1-7 to C-1
Proposed Use: Office/Retail

[Interactive Map](#)
PLANNER: Alice Correa
City Council District: N/A
Parish Commission District: 10/Chavez

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

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: 21 lot single family residential subdivision
Proposed Use: Single-Family Residential

[Interactive Map](#)
PLANNER: Emily Trant
City Council District: A/Taylor
Parish Commission District: 7/ Gage-Watts

DEFERRED AND CONTINUED FROM THE JULY 7TH PUBLIC HEARING

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15. CASE NUMBER: 21-78-C ZONING REQUEST

[Interactive Map](#)

PLANNER: Austin Chen
City Council District: G/Bowman Jr.
Parish Commission District: 12/Epperson

Applicant: **Johnathan Smith**
Owner: Johnathan Smith
Location: 0 Buncombe Road (North side of Buncombe Road, approx. 440' east of Pines Road.)
Existing Zoning: **C-2**
Request: C-2 to R-3
Proposed Use: Dwelling - Multi-Family
WITHDRAWN BY APPLICANT

—end of public hearing—

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16. **Old Business**
 - Committee Chair Reports
 17. **New Business**
 - Consideration of the proposed [2022 MPC Budget](#)
 - Research
 18. **Other Matters to be Reviewed by the Commission**
 - Director's Report
 - Public Comments
 19. **Chair / Board Member's Comments**
 20. **Adjournment**