

MPC PUBLIC HEARING – OCTOBER 6, 2021
The Board will meet October 5, 2021 via Zoom for case manager presentations
MEETING NOTICE AND AGENDA

DATE: Wednesday, October 6, 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** – *September 1, 2021*
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CONSENT AGENDA

6. [CASE NUMBER 21-10-SC FINAL PLAT \(MINOR\)](#)

[Interactive Map](#)

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

Applicant: **Polaris Services, LLC**
Owner: **Liberty Baptist Church of Shreveport**
Location: 3075 Colquitt Road (south side of Colquitt Road, approx.
1,430 feet southwest of Mansfield Road.)
Existing Zoning: **R-1-7**
Request: **3-lot Subdivision**
Proposed Use: 3-lot subdivision

SCHEDULED PUBLIC HEARINGS

7. [CASE NUMBER 21-7-SC FINAL PLAT \(MAJOR\)](#)

[Interactive Map](#)

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

Applicant: **Mohr and Associates, Inc**
Owner: **Latsos, Richard Craig, ETAL**
Location: tbd proposed Ardenwood Street (East side of Kingston Rd.,
approx. 155' north of Melba Dr.)
Existing Zoning: **R-1-7**
Request: **42 Lot Subdivision**
Proposed Use: Single-Family Residential Subdivision

DEFERRED AND CONTINUED FROM THE SEPT. 1ST PUBLIC HEARING

8. [CASE NUMBER 21-5-CAP CLOSURE & ABANDONMENT](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: N/A
Parish Commission District: 1/Hopkins

Applicant: **Caddo Parish Public Works**
Owner: **Caddo Parish Public Works**
Location: 1100 blk E Pine Island Road (East end of E Pine Island
Road, approx. 980' southeast of Pine Island Road intersection.)
Existing Zoning: **R-1-12**
Request: **Closure and abandonment**
Proposed Use: Single Family Residential

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9. [CASE NUMBER 21-9-SC FINAL PLAT \(MAJOR\)](#)

[Interactive Map](#)

PLANNER: Austin Chen
 City Council District: D/Boucher
 Parish Commission District: 9/ Atkins

Applicant: **Wallace Lake Development, LLC**
 Owner: **Country Club Estates Number One, LLC**
 Location: 0 Pitcairn Pointe (East side of Wallace Lake Rd, approx. 1835 feet north of Southern Trace Parkway)
 Existing Zoning: **R-E**
 Request: **19-Lot Subdivision**
 Proposed Use: Single -Family Residential

10. [CASE NUMBER 21-136-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler
 City Council District: C/Nickelson
 Parish Commission District: 3/Jackson

Applicant: **William Hall**
 Owner: **William Hall**
 Location: 828 SHREVEPORT BARKSDALE HWY (NW side of Shreveport Barksdale Hwy. at the intersection of Reily Lane)
 Existing Zoning: **C-2**
 Request: **C-2 to C-3**
 Proposed Use: Law Office

11. [CASE NUMBER 21-139-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Austin Chen
 City Council District: B/Fuller
 Parish Commission District: 4/ Young

Applicant: **Zhiqiang Ni**
 Owner: **ZHIQIANG AND XUELAI WU NI**
 Location: 826 Gladstone Blvd (North side of Gladstone Blvd. approx. 260' west of Line Ave.)
 Existing Zoning: **R-2**
 Request: **R-2 to C-UC**
 Proposed Use: Above the Ground Floor Dwelling – Clinic

12. [CASE NUMBER 21-145-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: **EAN Holdings, LLC**
 Owner: **Autos Mall Boat RV & Self Storage, LLC**
 Location: 8748 QUIMPER PL (North side of Quimper Place, approx. 665' east of Business Park Dr.)
 Existing Zoning: **C-3**
 Request: **Special Use Permit & Site Plan Approval for Vehicle Rental w/ Outdoor Storage/Display**
 Proposed Use: **Vehicle Rental - With Outdoor Storage/Display**

13. [CASE NUMBER 21-146-C PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: Shreveport Highland LLC
 Owner: **CADDO PARISH SCHOOL BOARD**
 Location: 1545 COTY ST (NE corner of Coty St. and Herndon St.)
 Existing Zoning: **C-1 (PUD)**
 Request: **Re-approval of Preliminary Site Plan for General Commercial**
 Proposed Use: General Commercial

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14. [CASE NUMBER 21-147-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Austin Chen
City Council District: C/Nickelson
Parish Commission District: 4/ Young

Applicant: Marsha Everett
Owner: VIP Enterprises, LLC
Location: 220 East Stephenson St (North side of East Stephenson St. Approx. 260' of West of Beverly PL.)
Existing Zoning: C-1
Request: C-1 to R-2
Proposed Use: Single Family Residential

15. [CASE NUMBER 21-148-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler
City Council District: G/Bowman Jr.
Parish Commission District: 5/ Burrell

Applicant: Faida Hussain
Owner: Adair Holdings LLC
Location: 3420 JEWELLA AVE (NW corner of Jewella Ave & Woodrow St.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Used Vehicle Sales w/ Outdoor Display

16. [CASE NUMBER 21-149-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Ben Mohler
City Council District: G/Bowman Jr.
Parish Commission District: 5/ Burrell

Applicant: Faida Hussain
Owner: Adair Holdings LLC
Location: 3420 JEWELLA AVE (NW corner of Jewella Ave. & Woodrow St.)
Existing Zoning: C-2
Request: Special Use Permit & Site Plan Approval for Vehicle Sales w/ Outdoor Display
Proposed Use: Used Vehicle Sales w/ Outdoor Display

17. [CASE NUMBER 21-30-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: N/A
Parish Commission District: 7/ Gage-Watts

Applicant: SWEPCO
Owner: SWEPCO
Location: 5006 Jefferson Paige Rd (East side of Ratcliff Rd., approx. 400' south of S Roach Dr.)
Existing Zoning: C-1
Request: C-1 to I-1
Proposed Use: Vehicle Operations Facility

18. [CASE NUMBER 21-165-C CODE TEXT AMENDMENTS](#)

PLANNER: Adam Bailey
City Council District: N/A

Applicant: SHREVEPORT CADDO METROPOLITAN PLANNING COMMISSION
Request: To amend various sections of the City of Shreveport UDC

—end of public hearing—

19. Old Business

MPC PUBLIC HEARING — OCTOBER 6, 2021

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