

**MPC PUBLIC HEARING – FEBRUARY 1, 2023  
 MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, February 1, 2023  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
 505 Travis Street  
 Shreveport, LA 71101

0. **Work Session** *(The MPC Board will meet in the MPC Conference Room at 1:30 PM prior to the regularly scheduled meeting)*
1. **Open Meeting** *(Meeting is being recorded)*
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes** – January 4, 2023

**CONSENT AGENDA**

6. [CASE NUMBER 22-17-SC FINAL PLAT \(MINOR\)](#)

Applicant: **Shane's Shreveport Real Estate, LLC**  
 Owner: **Shane's Shreveport Real Estate, LLC**  
 Location: 3141 Bert Kouns Industrial Loop  
 Existing Zoning: **R-1-12**  
 Request: **Final Plat for 3-lot subdivision**  
 Proposed Use: Single-Family Residential  
**APPROVED**

[Interactive Map](#)  
 PLANNER: Ben Koby  
 City Council District: E/Jackson  
 Parish Commission District: 10/Chavez

7. [CASE NUMBER 22-18-SC FINAL PLAT \(MAJOR\)](#)

Applicant: **Coyle Engineering Co., Inc.**  
 Owner: **Lakeside RMA, LLC**  
 Location: 0 Newburn Lane (West end of Newburn Lane)  
 Existing Zoning: **R-1-7**  
 Request: **Final plat for 54-lot subdivision.**  
 Proposed Use: Single-family Residential  
**APPROVED**

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

**SCHEDULED PUBLIC HEARINGS**

8. [CASE NUMBER 22-268-C SPECIAL USE PERMIT & SITE PLAN](#)

Applicant: **Cothren, Graff, Smoak Engineering, Inc.**  
 Owner: **DEW Enterprises, Inc. D/B/A Campers RV Center**  
 Location: 7700 W. 70th Street (north side of W 70th St., approx. 590' west of Dinkins Dr.)  
 Existing Zoning: **C-3**  
 Request: **Special Use Permit and Site Plan Approval**  
 Proposed Use: Camper/RV Park  
**RECOMMENDED FOR APPROVAL**

[Interactive Map](#)  
 PLANNER: Lauren Witt  
 City Council District: G/Bowman  
 Parish Commission District: 12/Epperson

9. [CASE NUMBER 22-269-C ZONING REQUEST](#)

Applicant: **Taylor Family Property LLC**  
 Owner: **Taylor Family Property LLC**  
 Location: 0 Stoner Ave (south side of E Stoner Ave., approx. 870 west of Youree Dr.)  
 Existing Zoning: **R-3**  
 Request: **R-3 to C-2**  
 Proposed Use: Amusement Facility – Indoor  
**RECOMMENDED FOR APPROVAL**

[Interactive Map](#)  
 PLANNER: Alexis DeJohn  
 City Council District: B/Brooks  
 Parish Commission District: 3/Jackson

## MPC PUBLIC HEARING — FEBRUARY 1, 2023

### 10. [CASE NUMBER 22-236-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Koby  
City Council District: B/Brooks  
Parish Commission District: 3/Jackson

Applicant: **Leonel Padron**  
Owner: **Leonel Padron**  
Location: 0 Merrick St (North side of Merrick St. approx. 130' west of Roosevelt Ave.)  
Existing Zoning: **R-1-5**  
Request: **R-1-5 to C-2**  
Proposed Use: Office Space  
**DEFERRED FROM JANUARY 4<sup>TH</sup> PUBLIC HEARING  
RECOMMENDED FOR APPROVAL**

### 11. [CASE NUMBER 22-244-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alexis DeJohn  
City Council District: A/Taylor  
Parish Commission District: 3/Jackson

Applicant: **Jones Legacy Holdings, LLC**  
Owner: **Jones Legacy Holdings, LLC**  
Location: 1126 N MARKET ST (North side of N Market St., approx. 360' north of Aero Dr.)  
Existing Zoning: **I-2**  
Request: **I-2 to C-3**  
Proposed Use: Reception Facility & Outdoor Dining  
**DEFERRED FROM JANUARY 4<sup>TH</sup> PUBLIC HEARING  
RECOMMENDED FOR APPROVAL**

### 12. [CASE NUMBER 22-215-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Lauren Witt  
City Council District: G/Bowman  
Parish Commission District: 2/Johnson

Applicant: **Beechwood Residential**  
Owner: **The Notre Dame Development Site, LLC**  
Location: 2932 Murphy Street (North side of Murphy St, contained by: Arkansas Ave, Ashton St, and Alabama Ave.)  
Existing Zoning: **R-1-5**  
Request: **R-1-5 to R-3**  
Proposed Use: Multi-Family Residential  
**DEFERRED FROM JANUARY 4<sup>TH</sup> PUBLIC HEARING  
RECOMMENDED FOR APPROVAL**

—end of public hearing—

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13. Old Business
    - Committee Chair Reports
  14. New Business
    - Research
    - Introduction of by-laws
    - Consideration of terms of office
  15. Other Matters to be Reviewed by the Commission
    - [Director's Report](#)
    - Public Comments
  16. Chair / Board Member's Comments
  17. Adjournment