

**MPC PUBLIC HEARING – JANUARY 6<sup>TH</sup>, 2021**  
**The Board will meet January 5th, 2021 via Zoom for case manager presentations**  
**MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, January 6<sup>th</sup>, 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** – *December 2nd, 2020*
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**CONSENT AGENDA**

6. [CASE NUMBER 20-14-SC FINAL PLAT \(MINOR\)](#)

Applicant: EAGLE WATER, LLC  
Owner: **Eagle Water, LLC**  
Location: 6005 Youree Drive (Southeast corner of Youree Drive and Carroll Street)  
Existing Zoning: **C-2**  
Request: **3 Lot Subdivision**  
Proposed Use: Commercial Uses  
**APPROVED**

[Interactive Map](#)  
PLANNER: Emily Trant  
City Council District: C/Nickelson  
Parish Commission District: 8/ Taliaferro

7. [CASE NUMBER 20-15-SC FINAL PLAT \(MAJOR\)](#)

Applicant: **LAKESIDE RMA, LLC**  
Owner: **OK, LLC**  
Location: 100 Blk. Creston Lane (west end of Newburn Lane)  
Existing Zoning: **R-1-12**  
Request: **Final Plat**  
Proposed Use: 54 Lot Subdivision  
**APPROVED**

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

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**SCHEDULE PUBLIC HEARING**

8. [CASE NUMBER 20-11-P ZONING REQUEST](#)

Applicant: **MOHR AND ASSOCIATES, INC**  
Owner: **Testament Real Estate, LLC**  
Location: 71115 Greenwood Rd. (Southside of Greenwood Rd. at Calderwood Drive)  
Existing Zoning: **R-A**  
Request: **R-A to C-1, C-3, & I-MU**  
Proposed Use: Commercial and Industrial uses  
**RECOMMENDED FOR APPROVAL**

[Interactive Map](#)  
PLANNER: Jake Palant  
City Council District: N/A  
Parish Commission District: 12/Epperson

## MPC PUBLIC HEARING — JANUARY 6<sup>TH</sup>, 2021

### 9. [CASE NUMBER 20-14-P ZONING REQUEST](#)

Applicant: **SHREVEPORT-CADDO MPC**  
Owner: **OK, LLC**  
Location: 100 Blk. Creston Lane (West end of Newburn Lane)  
Existing Zoning: **R-1-12**  
Request: **R-1-12 to R-1-7**  
Proposed Use: Single Family Residences  
**RECOMMENDED FOR APPROVAL**

[Interactive Map](#)  
PLANNER: Jake Palant  
City Council District: N/A  
Parish Commission District: 9/Atkins

### 10. [CASE NUMBER 20-124-C ZONING REQUEST](#)

Applicant: CAPTAIN SHREVE AUTO  
Owner: **A&M Property Investment s LLC**  
Location: 1343 Captain Shreve Dr. (NE corner of Captain Shreve Dr. and E. Preston St.)  
Existing Zoning: **C-2**  
Request: **C-2 to C-2 (SPUD)**  
Proposed Use: Vehicle Repair Minor & Vehicle dealership  
**RECOMMENDED FOR APPROVAL**

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

### 11. [CASE NUMBER 20-151-C SPECIAL USE PERMIT & SITE PLAN](#)

Applicant: **MOHR AND ASSOCIATES, INC**  
Owner: **Yolanda F. Burnom**  
Location: 1519 Creswell Ave. (East side of Creswell Ave., approx. 240' south of Jordan St.)  
Existing Zoning: **R-HU**  
Request: **Special Use Permit & Site Plan Approval**  
Proposed Use: Office with Expanded parking  
**DEFERRED AND CONTINUED TO THE FEB. 3, 2021 PUBLIC HEARING**

[Interactive Map](#)  
PLANNER: Alice Correa  
City Council District: B/Fuller  
Parish Commission District: 4/Young

### 12. [CASE NUMBER 20-4-CAC CLOSURE & ABANDONMENT](#)

Applicant: **CITY OF SHREVEPORT**  
Owner: **City of Shreveport**  
Location: 9535 Mansfield Rd. (Sections of Coltrane Way located on the east side of Mansfield Rd. between Baird Rd and Williamson Way)  
Existing Zoning: I-1, C-2, C-3  
Request: **Closure and Abandonment**  
Proposed Use: Two dedications  
**RECOMMENDED FOR APPROVAL**

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

**MPC PUBLIC HEARING — JANUARY 6<sup>TH</sup>, 2021**

13. [CASE NUMBER 20-142-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa  
City Council District: E/Flurry  
Parish Commission District: 11/ Lazarus

Applicant: TOBACCO DISCOUNT HOUSE  
Owner: Sandra Carson  
Location: 9464 Mansfield Rd. (West side of Mansfield Rd., at the intersection of Baird Rd.)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Bar  
**APPROVED**

14. [CASE NUMBER 20-158-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: B/Fuller  
Parish Commission District: 3/Jackson

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Yolanda Burnom  
Location: 2812 Elm St. (west side of Elm St. approx. 120 ft. south of E Washington.)  
Existing Zoning: R-2  
Request: R-2 to C-1  
Proposed Use: NonProfit Office  
**RECOMMENDED FOR APPROVAL**

15. [CASE NUMBER 20-170-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Jake Palant  
City Council District: B/Fuller  
Parish Commission District: 4/Young

Applicant: FAIRFIELD PLACE  
Owner: Fairfield Place  
Location: 2213 Fairfield Ave. (East side of Fairfield Ave. approx. 110 ft. south of College Street.)  
Existing Zoning: R-HU  
Request: Special use Permit & Site Plan Approval  
Proposed Use: Accessory Dwelling Unit  
**APPROVED**

16. [CASE NUMBER 20-174-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Jake Palant  
City Council District: C/Nickelson  
Parish Commission District: 4/Young

Applicant: I ARCHITECTURE, LLC  
Owner: Sara Med Properties, LLC  
Location: 3508 Youree Dr. (Southwest corner of Youree Dr. and Stratford Ave.)  
Existing Zoning: C-UC  
Request: C-UC to C-UC (SPUD)  
Proposed Use: Healthcare Institution  
**RECOMMENDED FOR APPROVAL**

17. [CASE NUMBER 20-173-C UDC AMENDMENTS](#)

MPC Staff Member: Adam Bailey

Applicant: HOME BUILDERS ASSOC. OF NWLA  
Request: To amend the City of Shreveport the United Development Code  
**RECOMMENDED FOR APPROVAL**

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18. [CASE NUMBER 20-177-C & 20-19-P UDC AMENDMENTS](#)

MPC Staff Member: Maryam Moradian

Applicant: **SHREVEPORT-CADDO MPC**  
Request: To amend the City of Shreveport United Development Code  
and Caddo Parish Unified Development Code  
**RECOMMENDED FOR APPROVAL**

19. [CASE NUMBER 20-118-C UDC AMENDMENTS](#)

MPC Staff Member: Adam Bailey

Applicant: **SHREVEPORT-CADDO MPC**  
Request: To amend the City of Shreveport the United Development Code  
**RECOMMENDED FOR APPROVAL**

*—end of public hearing—*

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- 20. **Old Business**
    - Committee Chair Reports
  - 21. **New Business**
    - Research
    - MPC to pass a resolution to halt the acceptance of new annexation applications for a period of six (6) months.
  - 22. **Other Matters to be Reviewed by the Commission**
    - Director's Report
    - Public Comments
  - 23. **Chair / Board Member's Comments**
  - 24. **Adjournment**