

**MPC PUBLIC HEARING – NOVEMBER 4, 2020**

**The Board will meet November 3<sup>rd</sup>, 2020 via Zoom for case manager presentations  
MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, November 4, 2020  
**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** – *October 7th, 2020*

**CONSENT AGENDA**

6. [CASE NUMBER 20-5-SP FINAL PLAT \(MINOR\)](#)  
[Map](#)

[Interactive](#)

**PLANNER:** Emily Trant  
**City Council District:** N/A  
**Parish Commission District:** 4/Young

Applicant: MOHR AND ASSOCIATES, INC  
Owner: Carolyn H. & Forest Dean Griffen, et al  
Location: 4668 and 4669 Dixie Garden Loop (Located on the north side of Dixie Gardens Loop, approx. 3,650 ft. east of E. Kings Hwy.  
Existing Zoning: R-E  
Request: **4-lot subdivision**  
Proposed Use: **Single-Family Residential**  
**APPROVED**

**SCHEDULED PUBLIC HEARING**

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

[Interactive](#)

**PLANNER:** Jake Palant  
**City Council District:** N/A  
**Parish Commission District:** 12/Epperson

Applicant: MOHR AND ASSOCIATES, INC.  
Owner: Testament Real Estate, LLC  
Location: 7115 Greenwood Rd. (South side of Greenwood Road at Calderwood Dr.)  
Existing Zoning: R-A  
Request: **R-A to I-1 & C-1**  
Proposed Use: **Industrial and commercial subdivision**  
**DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING**

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

[Interactive](#)

**PLANNER:** Alice Correa  
**City Council District:** C/Nickelson  
**Parish Commission District:** 4/Young

Applicant: CAPTAIN SHREVE AUTO  
Owner: A & M Property Investments, 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-3**  
Proposed Use: **Minor Vehicle Repair & Vehicle Dealership with Outdoor Display**  
**DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING**

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9. [CASE NUMBER 20-125-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive](#)

[Map](#)

Applicant: CAPTAIN SHREVE AUTO  
Owner: A & M Property Investments, LLC  
Location: 1343 Captain Shreve Dr. (NE corner of Captain Shreve Dr. and E Preston St.)  
Existing Zoning: C-2  
Request: **Special Use Permit and Site Plan Approval**  
Proposed Use: **Vehicle Display with Outdoor Display**

**PLANNER:** Alice Correa  
**City Council District:** C/Nickelson  
**Parish Commission District:** 4/Young

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

10. [CASE NUMBER 20-128-C ZONING REQUEST](#)

[Interactive](#)

[Map](#)

Applicant: CITY OF SHREVEPORT, SPAR  
Owner: City of Shreveport  
Location: 7401 Jewella Ave. (East side of Jewella Ave., approx. 790 ft. south of Valley View Dr.)  
Existing Zoning: OS  
Request: **OS to I-MU**  
Proposed Use: **Industrial Light**

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

**RECOMMENDED FOR APPROVAL**

11. [CASE NUMBER 20-8-SC PRELIMINARY & FINAL PLAT \(MAJOR\)](#)

[Interactive](#)

[Map](#)

Applicant: PROVENANCE DEVELOPMENT COMPANY, LLC  
Owner: Provenance Development Company, LLC  
Location: NONE (North side of the Copper Lily Lane and Bridgewater Ave. intersection in the Provenance Subdivision)  
Existing Zoning: R-2 (PUD)  
Request: **12-Lot Subdivision Provenance Phase III-Unit C**  
Proposed Use: **Single-Family Residential**

**PLANNER:** Emily Trant  
**City Council District:** D/Boucher  
**Parish Commission District:** 9/Atkins

**APPROVED**

12. [CASE NUMBER 20-141-C ZONING REQUEST](#)

[Interactive](#)

[Map](#)

Applicant: BONNIE SUMMERS  
Owner: Lorraine Summers 1/3 Mull  
Location: 2629 S Lakeshore Dr. (NE corner of S Lakeshore Dr. and Lakeshore Dr.)  
Existing Zoning: R-1-7  
Request: **R-1-7 to C-1**  
Proposed Use: **Light Commercial**

**PLANNER:** Benjamin Mohler  
**City Council District:** G/Bowman  
**Parish Commission District:** 5/Burrell

**RECOMMENDED FOR APPROVAL**

**MPC PUBLIC HEARING – NOVEMBER 4, 2020**

13. [CASE NUMBER 20-7-P SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive](#)

[Map](#)

**PLANNER:** Alice Correa  
**City Council District:** N/A  
**Parish Commission District:** 1/Hopkins

Applicant: RILEY CO  
 Owner: Joyce O'Neal Haynes  
 Location: 0 L.Q. Buckley Comm Station Rd (East side if L Q Buckley Comp Station Rd. approx. 1,600' north of Furrh Rd.)  
 Existing Zoning: R-A  
 Request: **Special Use Permit and Site Plan Approval**  
 Proposed Use: **Wireless Telecommunication Tower**  
**APPROVED**

14. [CASE NUMBER 20-127-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

**PLANNER:** Alice Correa  
**City Council District:** E/Flurry  
**Parish Commission District:** 10/Chavez

Applicant: SHEPARD'S FLOCC LLC DBA CONNECTED BOTTLE SHOP  
 Owner: Reda Bey  
 Location: 8982 Mansfield Rd. (SW corner of Mansfield Rd. and Southside Dr.)  
 Existing Zoning: C-UC  
 Request: **Special Use Permit and Site Plan Approval**  
 Proposed Use: **Retail Sales of Alcohol-Liquor**  
**APPROVED**

15. [CASE NUMBER 20-129-C ZONING REQUEST](#)

[Interactive](#)

[Map](#)

**PLANNER:** Benjamin Mohler  
**City Council District:** A/Taylor  
**Parish Commission District:** 2/Johnson

Applicant: BOSS LIVE2 LOUNGE & EVENT CENTER  
 Owner: Cheeriton LLC  
 Location: 3151 N Market ST (West side of N Market St. approx. 1000 ft. North of Ravendale Dr.)  
 Existing Zoning: C-2  
 Request: **C-2 to C-3**  
 Proposed Use: **Reception Hall**  
**RECOMMENDED FOR APPROVAL**

16. [CASE NUMBER 20-130-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive](#)

[Map](#)

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

Applicant: ROBYN STEWART  
 Owner: Beau Stewart  
 Location: 3890 Fairfield Ave. (NW corner of Fairfield Dr. and Ockley Dr.)  
 Existing Zoning: R-1-7  
 Request: **Special Use Permit & Site Plan Approval**  
 Proposed Use: **Home-based Beauty Salon**  
**APPROVED**

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17. [CASE NUMBER 20-131-C SPECIAL USE PERMIT & SITE PLAN](#) [Interactive](#)  
[Map](#)

**PLANNER:** Jake Palant  
**City Council District:** G/Bowman  
**Parish Commission District:** 5/Burrell

Applicant: VERNELL MILLER  
 Owner: Vernell Miller  
 Location: 1409 Cross Lake Cir. (West side of Cross Lake Circle, approx. 160' southwest of Cross Lake Blvd)  
 Existing Zoning: R-1-7  
 Request: **Special Use Permit & Site Plan Approval**  
 Proposed Use: **Home-Based Beauty Salon**  
**APPROVED**

18. [CASE NUMBER 20-132-C ZONING REQUEST](#) [Interactive](#)  
[Map](#)

**PLANNER:** Benjamin Mohler  
**City Council District:** B/Fuller  
**Parish Commission District:** 4/Young

Applicant: DOROTHY FARNELL  
 Owner: Heartland Ministries  
 Location: 657 Jordan St. (South side of Jordan St., approx. 250ft east of Irving Place)  
 Existing Zoning: R-HU  
 Request: **R-HU to C-UC**  
 Proposed Use: **Community Center**  
**RECOMMENDED FOR APPROVAL**

19. [CASE NUMBER 20-134-C SPECIAL USE PERMIT & SITE PLAN](#) [Interactive](#)  
[Map](#)

**PLANNER:** Jake Palant  
**City Council District:** G/Bowman  
**Parish Commission District:** 12/Epperson

Applicant: VINTAGE DESIGN GROUP  
 Owner: Fulco-Woodson, L.L.C.  
 Location: 6109 Greenwood Rd. (South side of Greenwood Rd. approx. 565 ft. west of Danny R Wimberly Drive)  
 Existing Zoning: C-3  
 Request: **Special Use Permit & Site Plan Approval**  
 Proposed Use: **Heavy retail, rental, and service**  
**APPROVED WITH STIPS**

20. [CASE NUMBER 20-9-SC PRELIMINARY PLAT \(MAJOR\)](#) [Interactive](#)  
[Map](#)

**PLANNER:** Jake Palant  
**City Council District:** A/Taylor  
**Parish Commission District:** 2/Johnson

Applicant: MOHR AND ASSOCIATES, INC.  
 Owner: Harper Homes, LLC  
 Location: 0 NONE (North End of Jayce Michael Drive, approx. 750 ft north of Pine Hill Road.)  
 Existing Zoning: R-1-7  
 Request: **47-lot subdivision**  
 Proposed Use: **Single-Family Residential**  
**APPROVED**

**MPC PUBLIC HEARING – NOVEMBER 4, 2020**

21. [CASE NUMBER 20-2-AXM ANNEXATION](#)  
[Map](#)

[Interactive](#)

**PLANNER:** Maryam Moradian  
**City Council District:** D/Boucher  
**Parish Commission District:** 9/Atkins

Applicant: CITY OF SHREVEPORT  
Owner: Aramco Inc.  
Location: 10400 blk. Norris Ferry Road (NW corner of Norris Ferry Road and Southern Loop)  
Existing Zoning: R-E  
Request: **Annexation**  
Proposed Use: **Retail Grocery Store**  
**RECOMMENDED FOR APPROVAL**

22. [CASE NUMBER 20-119-C CODE TEXT AMENDMENT](#)

**PLANNER:** Adam Bailey

Applicant: MPC  
Request: Amending the City of Shreveport Unified Development Code  
**DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING**

—end of public hearing—

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23. **Old Business**
    - Committee Chair Reports
  24. **New Business**
    - Research
    - MPC to pass a resolution to halt the acceptance of new annexation applications for a period of six (6) months.  
**Deferred and continued**
    - Nominating the proposed slate of officers for 2021
  25. **Other Matters to be Reviewed by the Commission**
    - Director's Report
    - Public Comments
  26. **Chair / Board Member's Comments**
  27. **Adjournment**