

MPC PUBLIC HEARING – DECEMBER 2nd, 2020
The Board will meet December 1st, 2020 via Zoom for case manager presentations
MEETING NOTICE AND AGENDA

DATE: Wednesday, December 2nd, 2020
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 – November 4th, 2020** **APPROVED**
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CONSENT AGENDA

6. **CASE NUMBER 20-10-SC FINAL PLAT (MINOR)**

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: D/Boucher
Parish Commission District: 9/Atkins

Applicant: **FORTE AND TABLADA, INC**
Owner: Ram-Mark, Inc
Location: Unknown (Northwest corner of Southern Trace Parkway and Whispering Path Drive)
Existing Zoning: R-1-7 (PUD)
Request: **4-lot single-family residential subdivision**
Proposed Use: Single-Family Residential
APPROVED

7. **CASE NUMBER 20-11-SC FINAL PLAT (MINOR)**

[Interactive Map](#)

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

Applicant: **PROVENANCE DEVELOPMENT COMPANY, LLC**
Owner: Provenance Development Company, LLC
Location: Unknown (West end of Woodsong Lane)
Existing Zoning: R-2 (PUD)
Request: **Two-lot residential subdivision with dedication**
Proposed Use: Single-Family Residential
APPROVED

8. **CASE NUMBER 20-12-SC FINAL PLAT (MAJOR)**

[Interactive Map](#)

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

Applicant: **PROVENANCE DEVELOPMENT COMPANY, LLC**
Owner: Provenance Development Company, LLC
Location: Unknown (Approximately 125' south of Hollybrook Drive and Woodberry Avenue Intersection)
Existing Zoning: R-2 (PUD)
Request: **4-lot single-family residential subdivision**
Proposed Use: 14-lot subdivision Provenance Phase II-Unit
APPROVED

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9. [CASE NUMBER 20-13-SC FINAL PLAT \(MAJOR\)](#)

[Interactive Map](#)

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

Applicant: MOHR AND ASSOCIATES, INC
Owner: **Harper Homes, LLC**
Location: TBD Jayce Michael Drive
Existing Zoning: **R-1-7**
Request: **47-Lot Subdivision**
Proposed Use: Single-Family Residential
APPROVED

SCHEDULED PUBLIC HEARING

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

[Interactive Map](#)

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 JAN. 6 PUBLIC HEARING

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

[Interactive Map](#)

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 Drive (NE corner of Captain Shreve Drive and E Preston Street)
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 JAN. 6 PUBLIC HEARING

12. [CASE NUMBER 20-15-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Benjamin Mohler
City Council District: N/A
Parish Commission District: 10/Chavez

Applicant: CHRIS FULTZ
Owner: Chris Riser
Location: 808 Stewart Drive (East corner of Ellerbe Road and Stewart Drive)
Existing Zoning: R-1-7
Request: **R-1-7 to C-1**
Proposed Use: Medical Office (Physical Therapy)
RECOMMENDED FOR APPROVAL

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13. [CASE NUMBER 20-12-P ZONING REQUEST](#)

[Interactive Map](#)

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

Applicant: WALKER-ALLEY & ASSOCIATES
Owner: Gator & Friends
Location: 5948 N Market St. (N side of N Market St., approx. 1,165 ft NW of Roy Rd. Ext.)
Existing Zoning: R-A
Request: **R-A to C-1**
Proposed Use: Medical Office
RECOMMENDED FOR APPROVAL

14. [CASE NUMBER 20-16-P PUD & PRELIMINARY SITE PLAN](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: N/A
Parish Commission District: 12/Epperson

Applicant: ALL DOGS UNLEASHED
Owner: Troy Phillips
Location: 8595 Greenwood Springridge Rd. (West side of Greenwood Springridge Rd., approx. 700 ft. north of Meadowview Creek Drive.)
Existing Zoning: R-A
Request: **R-A to R-A (PUD) and Final Site Plan**
Proposed Use: **Animal Care Facility and Residence**
RECOMMENDED FOR APPROVAL

15. [CASE NUMBER 20-146-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: D/Boucher
Parish Commission District: 9/Atkins

Applicant: SHREVEPORT-CADDO MPC
Owner: Various
Location: 10000 blk Reaville Lane (Intersection of Reaville and Newburn Lane)
Existing Zoning: R-1-12
Request: **R-1-12 to R-1-7**
Proposed Use: Single-Family Residential
RECOMMENDED FOR DENIAL

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

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: N/A
Parish Commission District: 9/Atkins

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 Residential
DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING

17. [CASE NUMBER 20-3-AXM ANNEXATION](#)

[Interactive Map](#)

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

Applicant: CITY OF SHREVEPORT
Owner: OK, LLC
Location: West end of Newburn Lane (West end of Newburn Lane)
Existing Zoning: R-1-12
Request: **Annexation**
Proposed Use: Single-Family Residential
RECOMMENDED FOR DENIAL

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18. [CASE NUMBER 20-148-C ZONING REQUEST](#)

[Interactive Map](#)

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

Applicant: Aaron Lewis
Owner: Aaron Lewis
Location: 1703 Norton St. (Southeast corner of Peach Street and Norton Street)
Existing Zoning: R-1-5
Request: **R-1-5 to R-3**
Proposed Use: Dwelling-Two-Family
RECOMMENDED FOR APPROVAL

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

[Interactive Map](#)

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

Applicant: MOHR AND ASSOCIATES, INC
Owner: Yolanda F. Burnom
Location: 1519 Creswell Avenue (East side of Creswell Ave. approx.. 240 ft. 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 JAN. 6 PUBLIC HEARING

20. [CASE NUMBER 20-153-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Benjamin Mohler
City Council District: E/Flurry
Parish Commission District: 6/Cawthorne

Applicant: JOHN R. BOWMAN & ASSOCIATES
Owner: Gary Wayne Shovan
Location: 8114 Mansfield Rd. (West of Mansfield Rd. approx. 680 ft. north of McCutcheon Avenue)
Existing Zoning: R-1-7
Request: **R-1-7 to C-4**
Proposed Use: Outdoor Storage Yard
RECOMMENDED FOR APPROVAL

21. [CASE NUMBER 20-155-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: D/Boucher
Parish Commission District: 9/Atkins

Applicant: SHREVEPORT-CADDO MPC
Owner: Various
Location: 8757 Business Park Dr. (Both sides of E. Bert Kouns Industrial Loop Expressway between Fern Avenue and Brookhollow Drive)
Existing Zoning: C-3
Request: **C-3 to C-4**
Proposed Use: Existing vehicle dealership and other auto oriented uses
WITHDRAWN BY APPLICANT

22. [CASE NUMBER 20-152-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: B/Fuller
Parish Commission District: 3/Jackson

Applicant: MAVCO CAPITAL LLC
Owner: MAVCO CAPITAL LLC
Location: 1500 MARSHALL ST (South corner of Marshall St and 4th Street)
Existing Zoning: I-MU
Request: **I-MU to C-3**
Proposed Use: Residential Care Facility
RECOMMENDED FOR APPROVAL

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23. [CASE NUMBER 20-154-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Benjamin Mohler
City Council District: B/Fuller
Parish Commission District: 5/Burrell

Applicant: COMMUNITY BANK OF LOUISIANA
Owner: J T Dupree Properties, LLC
Location: 1725 Lakeshore D. (South side of Lakeshore Dr., approx. 215 ft. west of Levy St.)
Existing Zoning: I-1
Request: **I-1 to R-2**
Proposed Use: Dwelling-Two Family
RECOMMENDED FOR APPROVAL

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

PLANNER: Adam Bailey

Applicant: SHREVEPORT-CADDO METROPOLITAN PLANNING COMMISSION
Request: **Amending Various Sections of the City of Shreveport Unified Development Code**
RECOMMEND FOR APPROVAL

25. [CASE NUMBER 20-163-C CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey

Applicant: SHREVEPORT-CADDO METROPOLITAN PLANNING COMMISSION
Request: **Amending Various Section of the City of Shreveport Unified Development Code**
RECOMMENDED FOR APPROVAL

—end of public hearing—

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1. Old Business
 - Committee Chair Reports
 2. New Business
 - Research
 - 2021 Slate of Officers **APPROVED**
 - MPC to pass a resolution to halt the acceptance of new annexation applications for a period of six (6) months.
DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING
 3. Other Matters to be Reviewed by the Commission
 - Director's Report
 - Public Comments
 4. Chair / Board Member's Comments
 5. Adjournment