

**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

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**

**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

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

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

## MPC PUBLIC HEARING – DECEMBER 2nd, 2020

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

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## 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 FROM THE NOV. 4 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 FROM THE NOV. 4 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)

**MPC PUBLIC HEARING – DECEMBER 2nd, 2020**

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

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**

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

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

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

**MPC PUBLIC HEARING – DECEMBER 2nd, 2020**

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

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

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

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

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 4<sup>th</sup> Street)  
Existing Zoning: I-MU  
Request: **I-MU to C-3**  
Proposed Use: Residential Care Facility

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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

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**

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**

*—end of public hearing—*

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