

## MPC PUBLIC HEARING – SEPTEMBER 2, 2020

The Board will meet virtually for staff manager presentations on September 1, 2020 at 1:30

### MEETING NOTICE AND AGENDA

**DATE:** Wednesday, September 2, 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 – August 12<sup>th</sup>, 2020 **APPROVED**

### CONSENT AGENDA

6. [CASE NUMBER 20-2-SP FINAL PLAT \(MINOR\)](#)

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: N/A

Parish Commission District: 12/Epperson

Applicant: STEPHEN LEROY LAND SURVEYING, INC.  
Owner: Greg and Vicki Turner  
Location: TBD Rice Road (Located on the west side of Rice Road, approx. 2,500 ft. north of Greenwood Road.)  
Existing Zoning: R-A  
Request: **1-Lot Subdivision**  
Proposed Use: **Single-Family Residential**  
**APPROVED**

7. [CASE NUMBER 20-3-SP FINAL PLAT \(MINOR\)](#)

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: N/A

Parish Commission District: 12/Epperson

Applicant: STEPHEN LEROY LAND SURVEYING, INC.  
Owner: Hans Holton Hopkins  
Location: TBD Rice Road (Located on the west side of Rice Road, approx. 2,500 ft. north of Greenwood Road.)  
Existing Zoning: R-A  
Request: **1-Lot Subdivision**  
Proposed Use: **Single-Family Residential**  
**APPROVED**

### SCHEDULED PUBLIC HEARINGS

8. [CASE NUMBER 20-85-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Ben Mohler  
City Council District: C/Nickelson  
Parish Commission District: 6/Cawthorne

Applicant: H & R INVESTMENTS  
Owner: Weiss Simon Properties  
Location: 300 blk. E. 71<sup>st</sup> Street (North side of E. 71<sup>st</sup> Street, approx. 130 ft. west of Fairfield Ave.)  
Existing Zoning: C-2  
Request: **C-2 to C-3**  
Proposed Use: **Vehicle Dealership with Outdoor Display**  
**DEFERRED AND CONTINUED FROM THE AUGUST 12, 2020 PUBLIC HEARING**  
**RECOMMENDED FOR DENIAL**

**MPC PUBLIC HEARING – SEPTEMBER 2, 2020**

9. **CASE NUMBER 20-5-P ZONING REQUEST**

[Interactive Map](#)

PLANNER: Benjamin Mohler  
City Council District: N/A  
Parish Commission District: 1/Hopkins

Applicant: RICHARD NELSON  
Owner: Richard Nelson  
Location: 7763 S. Lakeshore Dr. (South of S. Lakeshore Dr. & 360' east of Jolly Napier Rd.)  
Existing Zoning: R-1-7  
Request: **R-1-7 to R-A**  
Proposed Use: **Single-Family Residential**  
**RECOMMENDED FOR APPROVAL**

10. **CASE NUMBER 20-1-CAC CLOSURE & ABANDONMENT**

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: A/Taylor  
Parish Commission District: 7/Gage-Watts

Applicant: SWEPCO  
Owner: Caddo Parish School Board  
Location: 3460 Hutchinson St (Westside of Hutchinson Street, approx. 1,200 ft. north of the Greenwood Rd. and Monkhouse Drive Intersection)  
Existing Zoning: R-1-7  
Request: **Closure and Abandonment**  
Proposed Use: **Offices**  
**RECOMMENDED FOR APPROVAL**

11. **CASE NUMBER 20-2-CAC CLOSURE AND ABANDONMENT**

[Interactive Map](#)

PLANNER: Emily Trant  
City Council District: B/Fuller  
Parish Commission District: 3/Jackson

Applicant: BRENTWOOD ACQUISITION-SHREVEPORT INC.  
Owner: Brentwood Acquisition-Shreveport INC.  
Location: 504 Vine St. (West side of Highland Avenue, approx. 135' south of Vine Street)  
Existing Zoning: C-UC  
Request: **Closure and Abandonment**  
Proposed Use: **Parking Lot**  
**RECOMMENDED FOR APPROVAL**

12. **CASE NUMBER 20-3-CAC CLOSURE AND ABANDONMENT**

[Interactive Map](#)

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

Applicant: CITY OF SHREVEPORT  
Owner: City of Shreveport  
Location: 6319 W 70<sup>th</sup> St. (South side of West 70<sup>th</sup> Street, approx. 670' west of Klug Pines Rd.)  
Existing Zoning: R-1-7 (PUD)  
Request: **Closure and Abandonment**  
Proposed Use: **Residential Care Facility**  
**RECOMMENDED FOR APPROVAL**

13. **CASE NUMBER 20-99-C ZONING MAP AMENDMENTS**

[Interactive Map](#)

PLANNER: Jake Palant  
City Council District: F/Green  
Parish Commission District: 7/Gage-Watts

Applicant: MARIA CARBAJAL MONRROY  
Owner: Maria Carbajal Monroy  
Location: 2661 Waggoner Ave. (Southeast corner of Waggoner Ave. and Hearne Ave.)  
Existing Zoning: C-1  
Request: **C-1 to R-1-7**  
Proposed Use: **Single-Family Residential**  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—

**MPC PUBLIC HEARING – SEPTEMBER 2, 2020**

14. **Old Business**
  - Committee Chair Reports
15. **New Business**
  - Research
16. **Other Matters to be Reviewed by the Commission**
  - Director's Report
  - Public Comments
17. **Chair / Board Member's Comments**
18. **Adjournment**