



# Metropolitan **Planning** Commission

## **MPC PUBLIC HEARING – July 10, 2019**

### **MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, July 10, 2019  
**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 – June 5, 2019** **APPROVED**

### **CONSENT AGENDA ITEMS**

*-public comments provided upon request for the following items-*

*-end of consent agenda-*

### **SCHEDULED PUBLIC HEARINGS**

6. [CASE NUMBER](#) [19-312-C SMALL PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN](#) [Interactive Map](#)  
**DEFERRED & CONTINUED**  
 Planner: Manasvini Thiagarajan  
 City Council District: G - Bowman, Jr.  
 Parish Commission District: 12 - Johnson

Applicant: We Care Ministries Outreach Program  
 Owner: BAPTIST CHURCH, STEEPLER CHASE, INC.  
 Location: 6339 W 70TH ST (South of West 70th Street;  
 Approximately 380' east of Broadacres Road)  
 Existing Zoning: R-1-7  
 Request: Small Planned Unit Development  
 Proposed Use: Adult Day Care Center

7. [CASE NUMBER](#) [19-314-C SPECIAL USE PERMIT & SITE PLAN](#) [Interactive Map](#)  
**APPROVED W/STIPS**  
 Planner: Manasvini Thiagarajan  
 City Council District: G - Bowman, Jr.  
 Parish Commission District: 12-Johnson

Applicant: Collins Used Auto Sales  
 Owner: V & J LAND COMPANY LLC  
 Location: 3920 GREENWOOD RD (North of Greenwood Road;  
 Approx. 578' east of Esplanade Ave.)  
 Existing Zoning: C-3  
 Request: Special Use Permit & Site Plan Approval  
 Proposed Use: Used Auto Sales



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8. [CASE NUMBER](#)    [19-324-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

**APPROVED  
W/STIPS**

Planner: Manasvini Thiagarajan  
City Council District: C - Nickelson  
Parish Commission District: 4 - Linn

Applicant: Reginald Pinkney  
Owner: Reginald Pinkney  
Location: 5931 FAIRFIELD AVE (Southeast corner of Fairfield Ave. & Mitchell Lane)  
Existing Zoning: R-1-7  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Barber shop

9. [CASE NUMBER](#)    [19-328-C ZONING REQUEST](#)

[Interactive Map](#)

**RECOMMENDED  
FOR APPROVAL**

Planner: Alice Correa  
City Council District: A - Bradford  
Parish Commission District: 2 - Johnson

Applicant: Mohr and Associates, Inc.  
Owner: Abdulla Aieroos Yafai  
Location: 4100 blk Shreveport-Blanchard Highway (West side of Shreveport Blanchard Hwy., at intersection of N. Lakeshore Dr.)  
Existing Zoning: R-A  
Request: R-A to I-2  
Proposed Use: Gas Station

10. [CASE NUMBER](#)    [19-303-P ZONING REQUEST](#)

[Interactive Map](#)

**RECOMMENDED  
FOR APPROVAL**

Planner: Manasvini Thiagarajan  
City Council District:  
Parish Commission District: 12 - Johnson

Applicant: Colin Christian  
Owner: Colin Christian  
Location: 7529 South Lakeshore Drive (South side of South Lakeshore Drive, approx 1,500 ft northeast of Duncan Road)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-1-12  
Proposed Use: Single-family residential with livestock



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11. [CASE NUMBER](#)    [19-337-C ZONING REQUEST](#)

[Interactive Map](#)

**RECOMMENDED  
FOR APPROVAL**

Planner: Emily Trant

City Council District: B - Fuller

Parish Commission District: 3 - Jackson

Applicant: Shreveport-Caddo MPC

Owner: ROCU CAPITAL, LLC 99% & ROCU CAPITAL, LLC 1%

Location: 300 blk 4<sup>th</sup> Street (Southeast side of 4th St., approx. 580' east of Marshall St.)

Existing Zoning: I-MU

Request: Rescind Ordinance 129 of 2017 and rezone from I-MU to I-2

Proposed Use: Outdoor Storage / Fuel Distribution Site

12. [CASE NUMBER](#)    [19-343-C ZONING REQUEST](#)

[Interactive Map](#)

**RECOMMENDED  
FOR APPROVAL**

Planner: Alice Correa

City Council District: A - Bradford

Parish Commission District: 12 - Johnson

Applicant: Tim Brandon Architecture

Owner: SHREVEPORT YATCH CLUB

Location: 2905 Municipal Pier Rd (East side of Municipal Pier Rd., approx. 1,150' east of Lakeshore Dr.)

Existing Zoning: C-1

Request: C-1 & R-1-7 to OS

Proposed Use: Country Club and Marina

13. [CASE NUMBER](#)    [19-344-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN](#)

[Interactive Map](#)

**APPROVED  
W/STIPS**

Planner: Jake Palant

City Council District: E-Flurry

Parish Commission District: 10 - Chavez

Applicant: CC&D

Owner: CROSSROADS SHOWROOM PROPERTIES L.L.C.

Location: 2940 BERT KOUNS INDUSTRIAL LOOP (North Side of West Bert Kouns Industrial Loop, approx 150 ft east of Southwood Drive)

Existing Zoning: C-4

Request: C-4 to C-4 (SPUD)

Proposed Use: Light Industrial (Glass Tempering)



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14. [CASE NUMBER](#)    [19-345-C SPECIAL USE PERMIT & SITE PLAN](#)

**APPROVED**

[Interactive Map](#)

Planner: Alice Correa

City Council District: D - Boucher

Parish Commission District: 9 - Atkins

Applicant: DE 3 INC

Owner: SNL INVESTMENTS, LLC

Location: 8620 YOUREE DR (West side of Youree Dr., approx. 330' south of Millicent Way)

Existing Zoning: C-3

Request: Special Use Permit & Site Plan Approval

Proposed Use: Retail Sale of Alcohol - Liquor

15. [CASE NUMBER](#)    [19-346-C SPECIAL USE PERMIT & SITE PLAN](#)

**DENIED**

[Interactive Map](#)

Planner: Jake Palant

City Council District: A - Bradford

Parish Commission District: 3 - Jackson

Applicant: Jambeaux LLC

Owner: MARTHA TANOLI

Location: 315 PIERRE AVE (Southeast corner of Pierre Ave. & Garden St.)

Existing Zoning: C-2

Request: Special Use Permit & Site Plan Approval

Proposed Use: Retail sales of alcohol-liquor

16. [CASE NUMBER](#)    [19-347-C SPECIAL USE PERMIT & SITE PLAN](#)

**APPROVED**

**W/STIPS**

[Interactive Map](#)

Planner: Jake Palant

City Council District: C - Nickelson

Parish Commission District: 4 - Linn

Applicant: D.L. Rogers Corp

Owner: HOME FEDERAL BANK

Location: 901 PIERREMONT RD (Southwest corner of Pierremont Road and Thornhill Avenue)

Existing Zoning: C-2

Request: Special Use Permit & Site Plan Approval

Proposed Use: Restaurant with Drive Through Facility

17. [CASE NUMBER](#)    [19-304-SC PRELIMINARY & FINAL PLAT \(MAJOR\)](#)

**DENIED**

[Interactive Map](#)

Planner: Stephen Jean, AICP

City Council District: D - Boucher

Parish Commission District: 9 - Atkins

Applicant: Sinclair Law Firm, LLC

Owner: Larkin Development at Railsback, L.L.C.

Location: tbd Forbing Ridge Road (Northeast corner of Railsback Ridge Drive and Cross Ridge Court)

Existing Zoning: R-1-12

Request: 14-Lot Single Family Subdivision

Proposed Use: Single Family Residential



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18. [CASE NUMBER](#)    [19-305-SC PRELIMINARY & FINAL PLAT \(MAJOR\)](#)

**DENIED**

[Interactive Map](#)

Planner: Stephen Jean, AICP  
City Council District: D - Boucher  
Parish Commission District: 9 - Atkins

Applicant: Sinclair Law Firm, LLC  
Owner: Larkin Development at Railsback, L.L.C.  
Location: 1000 blk Cross Ridge Court (Northeast corner of  
                  Railsback Ridge Drive and Cross Ridge Court)  
Existing Zoning: R-1-12  
Request: 15-Lot Single Family Subdivision  
Proposed Use: Single Family Residential

19. [CASE NUMBER](#)    [19-300-AXM ANNEXATION](#)

**RECOMMENDED  
FOR APPROVAL**

[Interactive Map](#)

Planner: Emily Trant  
City Council District:  
Parish Commission District: 6 - Cawthorne

Applicant: Property Management Section  
Owner: City of Shreveport  
Location: 2900 blk Meriwether Road (Between Walker Road  
                  and Jewella Avenue.)  
Existing Zoning: C-2, R-1-7  
Request: Annexation  
Proposed Use: Undetermined Non-Residential Uses

20. [CASE NUMBER](#)    [19-301-AXM ANNEXATION](#)

**RECOMMENDED  
FOR APPROVAL**

[Interactive Map](#)

Planner: Jake Palant  
City Council District:  
Parish Commission District: 9 - Atkins

Applicant: City of Shreveport  
Owner: N/A  
Location: 2000 blk of Southern Loop (A section of Southern  
                  Loop extending approximately 4,290 feet east from  
                  Wallace Lake Road)  
Existing Zoning: R-A, R-2 (PUD), C-2  
Request: Annexation  
Proposed Use: Road

21. [CASE NUMBER](#)    [19-301-WFC SPECIAL USE PERMIT & SITE PLAN](#)

**DEFERRED &  
CONTINUED**

[Interactive Map](#)

Planner: Manasvini Thiagarajan  
City Council District: A - Bradford  
Parish Commission District: 9 - Atkins

Applicant: Hemphill, LLC  
Owner: Goodwill Industrial of North Louisiana, Inc.  
Location: 8100 JUMP RUN DR (East of Obie Street & Jump  
                  Run Drive intersection)  
Existing Zoning: C-3  
Request: Special Use Permit & Site Plan Approval  
Proposed Use: Monopole Wireless Telecommunication Facility



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22. [CASE NUMBER](#) [19-303-AXM ANNEXATION](#)

**RECOMMENDED  
FOR APPROVAL**

[Interactive Map](#)

Planner: Adam Bailey  
City Council District: D - Boucher  
Parish Commission District: 10 - Chavez

Applicant: City of Shreveport  
Owner: Joe Fertitta  
Location: 400 blk E Flournoy Lucas (NW side of Flournoy Lucas Road, just north of the Ellerbe Road intersection)  
Existing Zoning: C-1 (PUD)  
Request: Annexation  
Proposed Use: Commercial Businesses

23. [CASE NUMBER](#) [19-304-AXM ANNEXATION](#)

**RECOMMENDED  
FOR APPROVAL**

[Interactive Map](#)

Planner: Emily Trant  
City Council District:  
Parish Commission District: 2 - Johnson

Applicant: The City of Shreveport  
Owner: The Alta and John Franks Foundation  
Location: 3800 blk Old Mooringsport Rd (Approx. 1,455 ft north of Pinehill Road and Old Mooringsport Rd)  
Existing Zoning: R-1-7  
Request: Annexation  
Proposed Use: Annexation for Trinity Heights Subdivision

24. [CASE NUMBER](#) [19-341-C & 19-304-P UDC AMENDMENTS](#)

**DEFERRED**

[Interactive Map](#)

Planner: Adam Bailey  
City Council District:  
Parish Commission District:

Applicant: Shreveport-Caddo MPC  
Owner: N/A  
Request: Amend Wireless Telecommunication sections of the City of Shreveport UDC and the Caddo Parish UDC

—end of public hearing—

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- 24. Old Business
  - 25. New Business
  - 26. Other Matters to be Reviewed by the Commission
    - Director's Report
    - [NWLA Mega Project Update](#)
    - Public Comments
  - 27.
  - 28. Chair / Board Member's Comments  
Adjournment