

**MPC PUBLIC HEARING – May 1, 2019  
MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, May 1, 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 – April 3, 2019 APPROVED**

**CONSENT AGENDA**

6. **CASE NUMBER 19-300-SP/19-299-SC FINAL PLAT (MINOR)**

[Interactive Map](#)

**PLANNER:** Jake Palant

**City Council District:** N/A

**Parish Commission District:** 8/Middleton

Applicant: Mohr and Associates, Inc.  
Owner: WIMWAL, LLC  
Location: 10900 Block of East Kings Highway (Northwest corner of East Kings Hwy and East Flournoy Lucas Rd)  
Existing Zoning: C-3, R-A  
Request: **Three-Lot Commercial Subdivision**  
Proposed Use: **Kings Bend Subdivision, Unit No. 2**  
**APPROVED**

**SCHEDULED PUBLIC HEARINGS**

7. **CASE NUMBER 19-300-SC PRELIMINARY & FINAL PLAT (MAJOR)**

[Interactive Map](#)

**PLANNER:** Jake Palant

**City Council District:** E/Flurry

**Parish Commission District:** 9/Atkins

Applicant: Forte and Tablada  
Owner: WiVi Land Development, LLC  
Location: 9551 Wallace Lake Road (approx. 600 ft east of Wallace Lake Road and 1,600 ft south of E Flournoy Lucas Road)  
Existing Zoning: R-1-5  
Request: **37- Lot Single Family Subdivision**  
Proposed Use: **Lucien Field Estates Phase II Unit D**  
**APPROVED**

8. **CASE NUMBER 19-301-SC PRELIMINARY & FINAL PLAT (MAJOR)**

[Interactive Map](#)

**PLANNER:** Jake Palant

**City Council District:** E/Flurry

**Parish Commission District:** 9/Atkins

Applicant: Forte and Tablada  
Owner: WiVi Land Development, LLC  
Location: 9551 Wallace Lake Road (approx. 200 ft east of Wallace Lake Road and 2,200 ft south of E Flournoy Lucas Road)  
Existing Zoning: R-1-5  
Request: **29-Lot Single Family Subdivision**  
Proposed Use: **Lucien Field Estates Phase II Unit C**  
**APPROVED**

**MPC PUBLIC HEARING – May 1, 2019**

9. **CASE NUMBER 19-300-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: 300 blk 4th Street (Between 4th St. and Creswell Ave., approx. 425' NE of Marshall St.)  
Existing Zoning: I-MU  
Request: **I-MU to 1-2**  
Proposed Use: **Outdoor Storage/ Fuel Distribution Site**  
**RECOMMENDED FOR APPROVAL**

10. **CASE NUMBER 19-303-C ZONING REQUEST**

[Interactive Map](#)

PLANNER: Manasvini Thiagarajan  
City Council District: G/Bowman  
Parish Commission District: 12/L.Johnson

Applicant: Fox Den Motors, LLC  
Owner: Fox Den Motors, LLC  
Location: 6110 Greenwood Road (Northwest corner of Greenwood Road & Danny R. Wimberly Road)  
Existing Zoning: C-3  
Request: **C-3 to C-4**  
Proposed Use: **Vehicle Repair – Major**  
**RECOMMENDED FOR DENIAL**

11. **CASE NUMBER 19-304-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

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

Applicant: The Dartmouth 2810  
Owner: Barton and Bailey, LLC  
Location: 2810 Summer Grove Drive (North side of Summer Grove Dr., approx. 1,075' east of Mansfield Rd)  
Existing Zoning: C-2  
Request: **Special Use Permit and Site Plan Approval**  
Proposed Use: **Reception Facility**  
**APPROVED**

12. **CASE NUMBER 19-305-C ZONING REQUEST**

[Interactive Map](#)

PLANNER: Manasvini Thiagarajan  
City Council District: B/Fuller  
Parish Commission District: 6/Cawthorne

Applicant: Duncan's Automotive  
Owner: Duncan's Automotive  
Location: 6308 Linwood Avenue (Southwest corner of Linwood Avenue and West 63rd Street)  
Existing Zoning: R-1-5  
Request: **R-1-5 to I-1**  
Proposed Use: **Vehicle Repair – Major (Auto Paint & Body Shop)**  
**RECOMMENDED FOR APPROVAL**

13. **CASE NUMBER 19-306-C SPECIAL USE PERMIT**

[Interactive Map](#)

PLANNER: Jake Palant  
City Council District: C/Nickelson  
Parish Commission District: 8/Middleton

Applicant: Words of Grant, LLC  
Owner: Words of Grant, LLC  
Location: 1319 Anniston Avenue (East corner of Patton Avenue and Anniston Avenue)  
Existing Zoning: R-1-7  
Request: **Special Use Approval of Existing Accessory Unit**  
Proposed Use: **Accessory Dwelling Unit**  
**APPROVED W/ STIPS**

**MPC PUBLIC HEARING – May 1, 2019**

**14. CASE NUMBER 19-308-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Manasvini Thiagarajan  
**City Council District:** B/Fuller  
**Parish Commission District:** 3/Jackson

Applicant: Lagniappe Lending, LLC  
 Owner: Lagniappe Lending, LLC  
 Location: 404 Highland Avenue (NW corner of Highland Ave., approx. 103' southwest of Edwards Dr.)  
 Existing Zoning: I-MU  
 Request: **Special Use Permit and Site Plan Approval**  
 Proposed Use: **Multi-Family Housing**  
**APPROVED W/ STIPS**

**15. CASE NUMBER 19-300-P ZONING REQUEST**

[Interactive Map](#)

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

Applicant: Glenda Brice  
 Owner: Glenda Brice  
 Location: 2903 Williamson Way (SW corner of Williamson Way and Union Pacific Line)  
 Existing Zoning: R-E  
 Request: **R-E to I-1**  
 Proposed Use: **Solar Farm**  
**RECOMMENDED FOR APPROVAL**

**16. CASE NUMBER P-8-19 ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Manasvini Thiagarajan  
**City Council District:** N/A  
**Parish Commission District:** 2/Johnson

Applicant: WORDS OF GRANT, LLC  
 Owner: Words of Grant, LLC  
 Location: 7749 Womack Road (Northeast corner of Acorn Street and Womack Road)  
 Existing Zoning: R-A  
 Request: **R-A to R-MHS**  
 Proposed Use: **Sing-Family Residential**  
**Deferred and continued from the April 3<sup>rd</sup>, 2019 Public Hearing**  
**RECOMMENDED FOR DENIAL**

**17. CASE NUMBER C-36-19, P-12-19 UDC CODE TEXT AMENDMENTS**

**MPC Staff Member:** Adam Bailey

Applicant: MPC  
 Owner: Various  
 Location: N/A  
 Existing Zoning: N/A  
 Request: **Amend Various Sections of the City of Shreveport UDC and the Caddo Parish UDC**  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—

- 18. **Old Business**
  - Committee Chair Reports
- 19. **New Business**
  - Research
- 20. **Other Matters to be Reviewed by the Commission**
  - Director's Report
- 21. **Chair / Board Member's Comments**
- 22. **Adjournment**