

**MPC PUBLIC HEARING — April 3, 2019
MEETING NOTICE AND AGENDA**

DATE: Wednesday, April 3, 2019
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 – March 6, 2019 APPROVED**
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SCHEDULED PUBLIC HEARINGS

6. **CASE NUMBER SP/SC-6-19 PRELIMINARY & FINAL PLAT (MAJOR)**

[Interactive Map](#)

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

Applicant: MOHR AND ASSOCIATES INC.
Owner: The Alta and John Franks Foundation
Location: 3800 Block of Old Mooringsport Road (Northeast Side of Old Mooringsport Rd at Pinehill)
Existing Zoning: R-1-7
Request: **36-Lot Single Family Subdivision**
Proposed Use: **Trinity Bluff Subdivision Unit No. 1**
APPROVED

7. **CASE NUMBER P-9-19 ZONING REQUEST**

[Interactive Map](#)

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

Applicant: MOHR AND ASSOCIATES, INC.
Owner: The Alta and John Franks Foundation
Location: 3800 Block of Old Mooringsport Rd (Approx 1,455 ft north of Pinehill Rd and Old Mooringsport Rd)
Existing Zoning: R-A
Request: **R-A to R-1-7**
Proposed Use: **Trinity Bluff Subdivision**
RECOMMENDED FOR APPROVAL

8. **CASE NUMBER C-23-19 SPECIAL USE PERMIT (SUP) & SITE PLAN**

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: A/Bradford
Parish Commission District: 3/Jackson

Applicant: VINTAGE DESIGN GROUP
Owner: Reliance Mechanical Group
Location: 426 North Market Street (North Corner of North Market Street and Agurs Street)
Existing Zoning: C-3
Request: **Special Use Permit**
Proposed Use: **Special Use Permit for a Contractors Office**
APPROVED W/STIPS

9. **CASE NUMBER C-24-19 ZONING REQUEST**

[Interactive Map](#)

PLANNER: Manasvini Thiagarajan
City Council District: D/Corbin
Parish Commission District: 8/Middleton

Applicant: SARTORI ENTERPRISES LLC
Owner: Paul Davis
Location: 2200 Blk. of E 70th Street (Southwest Corner of East 70th St. and E. Bert Kouns Industrial)
Existing Zoning: R-1-7
Request: **R-1-7 to C-3**
Proposed Use: **Vehicle Rental-Enclosed and Medical Office**
RECOMMENDED FOR DENIAL

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10. [CASE NUMBER C-25-19 ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: B/Fuller
Parish Commission District: 3/Jackson

Applicant: EXIE AND KIM ANGELETTI
Owner: Exie and Kim Angeletti
Location: 1925 Cross Lake Blvd (West side of Cross Lake Blvd, approx. 80' northwest of Lakeshore Drive)
Existing Zoning: C-1
Request: **C-1 to R-2**
Proposed Use: **Single or Multi-Family Residence**
R-1-7 REZONING RECOMMENDED FOR APPROVAL

11. [CASE NUMBER C-26-19 SPECIAL USE PERMIT \(SUP\) & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: 2106 FAIRFIELD, LLC
Owner: 2106 Fairfield, LLC
Location: 2106 Fairfield Ave. (SW corner of Fairfield Ave. and Sheridan Ave.)
Existing Zoning: R-HU
Request: **Special Use Permit for Law Office**
Proposed Use: **Law Office**
APPROVED W/STIPS

12. [CASE NUMBER C-27-19 ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Alice Correa
City Council District: B/Fuller
Parish Commission District: 5/Bowman

Applicant: MAKERS DESIGN
Owner: Timber Wolf Properties, LLC
Location: 2640 Linwood Ave. (West side of Linwood Ave. between Bolinger St. and Wilkinson St.)
Existing Zoning: I-2 and C-3
Request: **I-2 and C-3 to C-4**
Proposed Use: **Brewery**
RECOMMENDED FOR APPROVAL

13. [CASE NUMBER C-28-19 SPECIAL USE PERMIT\(SUP\) & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: LARSON FAMILY LP
Owner: Larson Family LP
Location: 708 Cotton St. (West side of Cotton St., approx. 125' south of Louisiana Ave.)
Existing Zoning: D-1-AC
Request: **Special Use Permit**
Proposed Use: **Distillery**
APPROVED W/STIPS

14. [CASE NUMBER C-29-19 SPECIAL USE PERMIT\(SUP\) & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: TIM BRANDNON ARCHITECTURE
Owner: Mitzi Harris
Location: 1700 Centenary Blvd. (Southwest Corner of Centenary Blvd. and Wyandotte St.)
Existing Zoning: C-1
Request: **Special Use Permit**
Proposed Use: **Shelter Housing**
APPROVED W/STIPS

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15. [CASE NUMBER C-30-19 ZONING REQUEST](#)

[Interactive Map](#)

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

Applicant: QUIK TRIP CORPORATION
Owner: Raspberry Mineral Lands, LLC
Location: 6901 W Bert Kouns Industrial (Southeast Corner of W Bert Kouns Industrial Loop and Westport)
Existing Zoning: C-3
Request: **C-3 to I-1**
Proposed Use: **Truck Stop (Travel Center)**
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: WORD OF GRANT, LLC
Owner: Word 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: **Single-Family Residential Uses**
DEFERRED AND CONTINUED TO MAY 1, 2019 PUBLIC HEARING

17. [CASE NUMBER P-10-19 SPECIAL USE PERMIT \(SUP\) & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: MOHR AND ASSOCIATES, INC.
Owner: WIMAL, LLC
Location: 10900 Block East Kings Highway (W side of E Kings Hwy, approx. 683 ft N of E Flournoy Lucas Rd)
Existing Zoning: C-3
Request: **Special Use Permit (SUP) with Site Plan**
Proposed Use: **Contractor Office with Storage**
APPROVED W/STIPS

18. [CASE NUMBER C-35-19 SHREVEPORT UDC ANNEXATION](#)

MPC Staff Member: Adam Bailey

Applicant: MPC
Owner: Progressive Bank
Location: Located on the right-of-way line of former Golf Ridge District
Existing Zoning: C-2
Request: **Annexation**
RECOMMENDED FOR APPROVAL

19. [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

20. Properties that have been downzoned as a result of the UDC

Applicant: MPC
Owner: Various
Location: N/A
Existing Zoning: N/A
Request: Extend MPC policy concerning property down zoned by the UDC an additional calendar year.
APPROVED

—end of public hearing—

MPC PUBLIC HEARING — April 3, 2019

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