

**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

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**

**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**

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**

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**

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 70<sup>th</sup> 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**

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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**

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**

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**

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**

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**

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)**

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**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**

**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**

**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**

**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**

**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.

—end of public hearing—

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- 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**