

**MPC PUBLIC HEARING – AUGUST 2, 2023  
 MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, August 2, 2023  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
 505 Travis Street  
 Shreveport, LA 71101

0. **Work Session** *(The MPC Board will meet in the MPC Conference Room at 1:30 PM prior to the regularly scheduled meeting)*
1. **Open Meeting** *(Meeting is being recorded)*
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – July 12, 2023 APPROVED**

**SCHEDULED PUBLIC HEARINGS**

6. **CASE NUMBER 23-48-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)  
**PLANNER:** Emily Trant  
**City Council District:** B/Brooks  
**Parish Commission District:** 4/ Young

Applicant: Taylor Family Property LLC  
 Owner: Taylor Family Property LLC  
 Location: 527 STONER AVE (Southside of Stoner Ave., approx. 316' West of Highland Ave.)  
 Existing Zoning: C-2  
 Request: Special Use Permit  
 Proposed Use: Food Truck Park

**APPROVED WITH STIPULATIONS**

7. **CASE NUMBER 23-5-CAC CLOSURE & ABANDONMENT**

[Interactive Map](#)  
**PLANNER:** Ben Koby  
**City Council District:** B/Brooks  
**Parish Commission District:** 3/Jackson

Applicant: Thrash Properties LLC.  
 Owner: City of Shreveport  
 Location: 1010 Marshall St  
 Existing Zoning: I-1  
 Request: Closure and Abandonment  
 Proposed Use: Light Industrial Uses

**RECOMMENDED FOR APPROVAL**

8. **CASE NUMBER 23-124-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)  
**PLANNER:** Jomari Smith  
**City Council District:** C/Taliaferro  
**Parish Commission District:** 8/ Cothran

Applicant: Laura Tedesco  
 Owner: KELSEY SUZANNE REGAN  
 Location: 283 CARROLLTON AVE (South side of Carrollton Ave., approx. 550ft east of Youree Dr)  
 Existing Zoning: R-1-7  
 Request: Special Use Permit & Site Plan Approval  
 Proposed Use: Accessory Dwelling Unit

**DEFER AND CONTINUE**

9. **CASE NUMBER 23-125-C ZONING REQUEST**

[Interactive Map](#)  
**PLANNER:** Ben Koby  
**City Council District:** A/Taylor  
**Parish Commission District:** 2/Johnson

Applicant: Felix Mills Properties, LLC  
 Owner: Felix Mills Properties, LLC  
 Location: 4450 HILRY HUCKABY III AVE (North side of Hilry Huckaby III Ave., approx. 1375 ft North of David Raines Rd.)  
 Existing Zoning: C-2  
 Request: C-2 to C-3  
 Proposed Use: Contractor's Office

**RECOMMENDED FOR DENIAL**

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**10. CASE NUMBER 23-126-C ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** C/Taliaferro  
**Parish Commission District:** 8/ Cothran

**Applicant:** Abrams Architecture and Design, SCORP  
**Owner:** KEN SHEPHERD PROPERTIES LLC  
**Location:** 310 BELLMEAD ST (North side of Bellmead St, approx. 140' West of Youree Dr.)  
**Existing Zoning:** R-1-7  
**Request:** R-1-7 to C-UC  
**Proposed Use:** Restaurant with Drive-Thru

**RECOMMENDED FOR APPROVAL**

**11. CASE NUMBER 23-127-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Jomari Smith  
**City Council District:** A/Taylor  
**Parish Commission District:** 3/Jackson

**Applicant:** Dave's Tint  
**Owner:** Larry Devers  
**Location:** 1215 JOSEPH ST (Southside of Joseph Ave, approx. 150' Southeast of Thomas Drive)  
**Existing Zoning:** I-2  
**Request:** Special Use Permit and Site Plan Approval  
**Proposed Use:** Vehicle Repair – Minor

**APPROVED WITH STIPULATIONS**

**12. CASE NUMBER 23-128-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** B/Brooks  
**Parish Commission District:** 4/ Young

**Applicant:** The Highland Center Corporation  
**Owner:** The Highland Center Corporation  
**Location:** 520 OLIVE ST (Northwest corner of Olive St and Stephens Ave)  
**Existing Zoning:** R-HU  
**Request:** Special Use Permit and Site Plan Approval  
**Proposed Use:** Medical Office

**APPROVED**

**13. CASE NUMBER 23-137-C SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** C/Taliaferro  
**Parish Commission District:** 4/ Young

**Applicant:** Madison Park Property LLC  
**Owner:** Madison Park Property LLC  
**Location:** 4015 FERN AVE (south side of Gregg St., approx. 160' east of Fern Ave)  
**Existing Zoning:** C-2  
**Request:** Special Use Permit & Site Plan Approval  
**Proposed Use:** Self Storage Facility - Climate Controlled

**APPROVED WITH STIPULATIONS**

—end of public hearing—

**14. Old Business**

- Committee Chair Reports
  - Approval of Bi-Laws
- APPROVED**

**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**