

**MPC PUBLIC HEARING – SEPTEMBER 6, 2023
MEETING NOTICE AND AGENDA**

DATE: Wednesday, September 6, 2023
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

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0. **Work Session** (*The MPC Board will meet in the MPC Conference Room September 6, 2023 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 – August 2, 2023**
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SCHEDULED PUBLIC HEARINGS

6. **CASE NUMBER 23-3-SC PRELIMINARY & FINAL PLAT (MAJOR)**

[Interactive Map](#)
PLANNER: Staci Matz
City Council District: D/Boucher
Parish Commission District: 9/ Atkins

Applicant: **Ramsey Hoffpauir ST Development, LLC**
Owner: **Ramsey Hoffpauir ST Development, LLC**
Location: Southern Trace Phase V-Section 31
Existing Zoning: **R-1-7 (PUD)**
Request: **12-Lot Subdivision**
Proposed Use: Single-Family Residential
7. **CASE NUMBER 23-4-SC PRELIMINARY PLAT**

[Interactive Map](#)
PLANNER: Staci Matz
City Council District: D/Boucher
Parish Commission District: 9/ Atkins

Applicant: **WIVI II Land Development, LLC**
Owner: **WIVI II Land Development, LLC**
Location: TBD Cessna Drive Phase III Unit A (east end of Cessna Dr Lucien Fields Phase II)
Existing Zoning: **R-1-5**
Request: **41 Lot Subdivision**
Proposed Use: Single-Family Residential
8. **CASE NUMBER 23-5-SC PRELIMINARY PLAT**

[Interactive Map](#)
PLANNER: Staci Matz
City Council District: D/Boucher
Parish Commission District: 9/ Atkins

Applicant: **WIVI II Land Development, LLC**
Owner: **WIVI II Land Development, LLC**
Location: TBD Lucien Fields Phase III Unit B (east end of Cessna Dr Lucien Fields Phase II)
Existing Zoning: **R-1-5**
Request: **41 Lot Subdivision**
Proposed Use: Single-Family Residential
9. **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: **Laura Tedesco**
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
DEFERRED FROM AUGUST 2ND PUBILC HEARING

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10. [CASE NUMBER 23-123-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Jomari Smith
 City Council District: G/Bowman
 Parish Commission District: 5/ Burrell

Applicant: **Grace Community Outreach Ministries INC**
 Owner: **SHIRLEY DELOIS WRIGHT**
 Location: 4007 LAKESHORE DR (East side of Lakeshore Dr., approx. 230 ft south of Dilg League Dr)
 Existing Zoning: **R-1-7**
 Request: **R-1-7 to R-3**
 Proposed Use: Shelter Housing

11. [CASE NUMBER 23-140-C SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

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

Applicant: **Jeter Therapy Group**
 Owner: **JETER SPEECH LANGUAGE PATHOLOGY SERVICE, LLC**
 Location: 2025 SOUTHERN AVE (NE lot at intersection of Southern Ave & Sheridan Ave)
 Existing Zoning: **R-HU**
 Request: **Special Use Permit**
 Proposed Use: Medical Office

12. [CASE NUMBER 23-150-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Jomari Smith
 City Council District: F/Green
 Parish Commission District: 6/ Jones

Applicant: **John Flippo**
 Owner: **Peaceful Rest Missionary Baptist Church**
 Location: 8115 LINWOOD AVE (east side of Linwood Ave, approximately 160 ft north of 83rd st)
 Existing Zoning: **R-1-7**
 Request: **R-1-7 to C-2**
 Proposed Use: Commercial

13. [CASE NUMBER 23-155-C ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Emily Trant
 City Council District: B/Brooks
 Parish Commission District: 3/Jackson

Applicant: **Harriss Holdings -18 LLC**
 Owner: **PGW AUTO GLASS, LLC**
 Location: 525 COTTON ST (NE lot at intersection of Cotton St. & Mc Neill St.)
 Existing Zoning: **D-1-CBD**
 Request: **D-1-CBD to D-1-HC**
 Proposed Use: Storage Facility Climate Controlled

14. [CASE NUMBER 23-4-CTAC CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
 City Council District: N/A
 Parish Commission District: N/A

Applicant: **Metropolitan Planning Commission**
 Request: **Code Text Amendments to the Shreveport UDC regarding Abandoned Signs**

15. [CASE NUMBER 23-6-CTAC CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
 City Council District: N/A
 Parish Commission District: N/A

Applicant: **Metropolitan Planning Commission**
 Request: **Code Text Amendments to the Shreveport UDC regarding queuing and vehicle stacking**

16. [CASE NUMBER 23-7-CTAC CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
 City Council District: N/A
 Parish Commission District: N/A

Applicant: **Metropolitan Planning Commission**
 Request: **Code Text Amendments to the Shreveport UDC regarding various items**

MPC PUBLIC HEARING – SEPTEMBER 6, 2023

—end of public hearing—

17. **Old Business**
 - Committee Chair Reports
18. **New Business**
 - Research
 - Recommendation for Master Plan Sub-Committee
19. **Other Matters to be Reviewed by the Commission**
 - Director's Report
 - Public Comments
20. **Chair / Board Member's Comments**
21. **Adjournment**