

**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

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 **APPROVED**

**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  
**APPROVED**
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  
**APPROVED**
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  
**APPROVED**
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 2<sup>ND</sup> PUBLIC HEARING  
 DEFER AND CONTINUE TO THE OCTOBER 6<sup>TH</sup> PUBLIC HEARING**

**MPC PUBLIC HEARING – SEPTEMBER 6, 2023**

**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  
**RECOMMENDED FOR APPROVAL TO C-1**

**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  
**APPROVED**

**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  
**RECOMMENDED FOR APPROVAL TO C-1**

**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  
**RECOMMENDED FOR APPROVAL**

**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  
**RECOMMENDED FOR APPROVAL**

**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  
**RECOMMENDED FOR APPROVAL**

**MPC PUBLIC HEARING – SEPTEMBER 6, 2023**

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  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—

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