

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### DRAFT MINUTES – November 19, 2025

#### Committee Members

Haley Molina, City Planning Commission – Chair – Absent  
H.V. Nagendra, Capital Projects Administration - Vice Chair – Present  
Eleanor Burke, Historic District Landmarks Commission - Present  
Django Szilagi, Regional Transit Authority – Present  
Lindsay Glatz, Arts Council - Absent  
Louis Haywood, Department of Public Works – Absent  
Lillian Haggerty, Parks and Parkways - Present  
Stephen Kroll, City Planning Commission - Present

#### MINUTES:

**Item 1:** Approval of October **15, 2025** meeting minutes.

The **CPA** representative made a motion for **APPROVAL** that was seconded by the **HDLC** representative and was unanimously adopted.

**DAC MEETING RECORDING:** [City Planning Commission - YouTube](#)

#### CPC ITEMS:

**Item 2:** DR058-25 – *DAC Meeting No Longer Required (Administrative Review)*

**Property Location:** 3800 Texas Drive

**Contact:** Linfield, Hunter, & Junius, Inc. ([cmounton@lhjunius.com](mailto:cmounton@lhjunius.com))

**Project Planner:** Haley Webb ([Haley.webb@nola.gov](mailto:Haley.webb@nola.gov))

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5** for a new multifamily development over 40,000 square feet. The building design is to be reviewed in accordance with **Article 13, Section 13.3.B.2** the building design standards for the Suburban Neighborhoods Residential Districts.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR058-25>

**Item 3:** DR059-25 – *Deferred from the October 15 DAC Meeting (Not heard)*

**Property Location:** 1228 O C Haley Boulevard

**Contact:** Zach Smith Consulting & Design ([info@zachsmithconsulting.com](mailto:info@zachsmithconsulting.com))

**Project Planner:** Valerie Goines ([Valerie.Goines@nola.gov](mailto:Valerie.Goines@nola.gov))

**Request:** This request is for an administrative 'site plan' design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F and Section 18.15.B** for the conversion of an existing structure to a bar on a site with over 100 feet in an EC Enhancement Corridor Design Overlay District. This review is for site plan only. The building design has been reviewed by HDLC because the building is a locally designated landmark.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR059-25>

**Item 4:** DR063-25 - *Deferred to the December 19 DAC Meeting*

**Property Location:** 29028 S. Norman C. Francis Parkway (Xavier University)

**Contact:** Denechaud and Denechaud, LLC Attn: Todd Gennardo  
([tgennardo@denechaudlaw.com](mailto:tgennardo@denechaudlaw.com))

**Project Planner:** Julia Nickle ([Julia.Nickle@nola.gov](mailto:Julia.Nickle@nola.gov))

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F, Article 15, Section 15.5.F, and Article 18, Section 18.15** for the amendment to Design Review 094/16, an institutional master plan for Xavier University.

The proposal is for new ground-based mechanical equipment on a site with over 100 ft in an EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR063-25>

**Item 5:** DR064-25

**Property Location:** 5601 Bullard Avenue

**Contact:** Glenn G. Harris ([thedesigngroup41@yahoo.com](mailto:thedesigngroup41@yahoo.com))

**Project Planner:** Bria Dixon ([Bria.Dixon@nola.gov](mailto:Bria.Dixon@nola.gov))

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5** for a drive-through restaurant with over 100 feet of frontage in a CT Corridor Transformation Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR064-25>

CPC staff presented an overview of the request as generally not meeting the design standards in accordance with **Article 18, Section 18.16.B**. Upon analysis of the existing site conditions staff believe that the proposal is not compatible with pedestrian friendly requirements of the CT corridor. The site plan shows a dominant parking and vehicle plan with a structure that is not proportionate with the size of the parking lot and incompatible with over-emphasis on a large drive through lane. Staff recommended reducing the proposed development to encompass half or less than half of the subject site including the front yard parking along Bullard Avenue. In its present iteration, this request requires a revised site plan to show that parking is not the predominant visual focus of the site.

The **CPC** representative stated that everything about the design is car-oriented, which is not the purpose of the CT Corridor. To come into compliance the parking will need to be reduced by removing the front four spaces and consolidating the drive-through lane to reduce the total footprint of the lot.

The **RTA** representative stated that four (4) bicycle spaces are not appropriate in comparison with the fourteen (14) provided parking spaces. A suggestion to include outdoor seating was made to provide a seating area for patrons of the business.

The applicant explained that the design of the property is meant to deter from criminal activity at this location.

The **HDLC** representative explained that this request does not meet the regulations, therefore it cannot be recommended for approval.

The **CPA** representative mentioned that the site is generally incompatible with the surrounding area due to the footprint of the site as too small for emphasis on parking spaces.

The **CPC** representative stated that the applicant may continue by either revising plans that come into compliance with all requirements or choose to move forward with the Committee's recommendation for denial that would be decided by CPC's Executive Director.

The **RTA** representative made a motion for **DENIAL** that was seconded by the **HDLC** representative, and the motion was adopted.

YEAS: RTA, HDLC, PKWYS, CPC, CPA

NAYS: CPC

ABSENT: DPW, Arts Council