



# New Orleans City Planning Commission Design Advisory Committee Final Agenda

Wednesday, October 15, 2025, 10:00 AM  
City Hall, 1300 Perdido Street, 7th Floor Conference Room

## Order of Business

1. Call to order and roll call
2. Adoption of minutes
3. Presentation of cases: staff presentation, applicant presentation (limited to 10 minutes), public comment, rebuttal
4. Consideration of cases
5. Adjournment

## Minutes

**Item 1:** Approval of the September 17, 2025 DAC meeting minutes

## CPC Items

**Item 2:** DR058-25

**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

**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:** DR060-25

**Property Location:** 5700 Morrison Avenue

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

**Project Planner:** Sarah King ([Sarah.King@nola.gov](mailto:Sarah.King@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 and Section 18.16.B** for the renovation of and addition to an existing UPS sorting facility over 40,000 square feet on a site with over 100 feet in a CT Corridor Transformation Overlay District. The building design is to be reviewed in accordance with **Article 16, Section 16.3.B** the building design standards for the Centers for Industry.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR060-25>

**Item 5:** DR061-25

**Property Location:** 228 Audubon Boulevard

**Contact:** Ira Conception ([ira@sensoarchitects.com](mailto:ira@sensoarchitects.com))

**Project Planner:** Valerie McMillan ([Valerie.McMillan@nola.gov](mailto:Valerie.McMillan@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 and Article 18, Section 18.32** for the expansion of a residentially-zoned structure in the University Area Design Overlay. The existing structure will remain a single-family residence. The proposal is to add a second-floor addition. This request requires a variance from the provisions of **Article 18, Section 18.32.B** to permit an addition to a single-family residence that exceeds the allowable height. Permitted: 30 feet, Provided: 34 feet, 5.5 inches, Waiver: 4 feet, 5.5 inches

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR061-25>

**Item 6:** DR063-25

**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 7:** DR065-25

**Property Location:** 519 Hagan Street

**Contact:** Jonnie Beth Bryan ([johnnie@zachsmithconsulting.com](mailto:johnnie@zachsmithconsulting.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 DAC, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.17** for the renovation of a former gas station on a site with over 100 feet of frontage in a GC Greenway Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR065-25>

## Meeting Information

## Committee Members

Haley Molina, City Planning Commission - Chair

H.V. Nagendra, Capital Projects Administration - Vice Chair

Eleanor Burke, Historic District Landmarks Commission

Django Szilagi, Regional Transit Authority

Lindsay Glatz, Arts Council

Louis Haywood, Department of Public Works

William Kraus, Parks and Parkways

Stephen Kroll, City Planning Commission

## General Rules of Order and Public Comment

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Committee. If you wish to appear before the Committee, please fill out a speaker card provided at the meeting, prior to the Committee taking up the matter of interest, and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone. Comments by the public in support or in opposition shall be limited to a maximum of two minutes. Written comments must be submitted by 5 p.m. on the Wednesday seven days prior to the meeting date. You may submit written comments through email at [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov). Written public comment will not be read aloud at the meeting but will be acknowledged into the record.

## Decisions and Appeals

In accordance with **Article 4, Section 4.5.D.2.b**, the Executive Director of the City Planning Commission must render a decision within 90 days after the application is deemed complete. To meet that deadline, the DAC shall provide a recommendation within 60 days from its first consideration. Once initial design review comments are provided, the 90-day deadline is tolled until resubmittal. Revised plans shall be emailed to your assigned planner.

In accordance with **Article 4, Section 4.5.D.2** of the Comprehensive Zoning Ordinance, the applicant may file a written appeal of the final decision of the Executive Director to the City Planning Commission within 45 days. The applicant may file a written appeal of the decision of the City Planning Commission to the City Council within 45 days.

## Materials

Application and presentation information will be available at <https://nola.gov/next/cityplanning/meetings/> in advance of the meeting. Please check the website on the meeting date to view the most current agenda. The meeting will be recorded on the [City Planning Commission's YouTube Page](#).

## Accessibility

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504) 658-4020 (voice), 711 LA Relay Service, or e-mail [emhurst@nola.gov](mailto:emhurst@nola.gov). Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.