

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, FEBRUARY 10, 2026  
1:30 PM**

**CITY HALL, 1300 PERDIDO STREET  
CITY COUNCIL CHAMBER, ROOM 1E07**

**The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing. The Commission will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.**

**Minutes**

1. Adoption of the minutes of the January 13 and 27, 2026 meetings

**Business**

2. **Zoning Docket 003/26**  
**Applicant(s):** 3201 Orleans Ave, LLC  
**Request:** Amendment of Ordinance No. 27,971 MCS (Zoning Docket 126/18) to permit the expansion of a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District. The expansion requires waivers of standards limiting the neighborhood commercial establishment to 3,000 square feet and to the first floor of the structure.  
**Property description:** Square 445, Lots D and E, in the Second Municipal District, bounded by Orleans Avenue, North Rendon Street, Hagan Avenue, and Saint Ann Street  
**Address(es):** 3201-3205 Orleans Avenue and 721-725 North Rendon Street
3. **Zoning Docket 013/26**  
**Applicant(s):** PJS Investments, LLC  
**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District  
**Property description:** Square 506, Lots 13 and 14, in the First Municipal District, bounded by Erato Street, South Gayoso Street, South Salcedo Street, and Thalia Street  
**Address(es):** 4200 Erato Street
4. **Zoning Docket 014/26**  
**Applicant:** 2400 Napoleon Avenue, LLC  
**Request:** Amendment to Ordinance No. 29,359 MCS (Zoning Docket 084/22, which granted a conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District) to permit a Planned Development authorizing a Live Performance Venue

**Property description:** Square 584, Lot 1A-3, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue

**Address(es):** 2400 Napoleon Avenue

5. **Extension request for Subdivision Docket 114/24, which was approved at the January 15, 2025 CPC meeting**

**Applicant(s):** St. Paul Church of God in Christ

**Proposal:** Resubdivide Lots D-2, D-3, D-4, D-5, R-2, and H-1 into Lots H-2, H-3, D-6, D-7, and D-8

**Property description:** Square 340, in the Third Municipal District, bounded by Forstall Street, North Rampart Street, Reynes Street, and Saint Claude Avenue

**Municipal Address(es):** 5020-5030 Saint Claude Avenue and 1020-1030 Forstall Street

6. **Subdivision Ratifications**

This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.