

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JANUARY 13, 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 December 9, 2025 meeting

**Business**

2. **Property Acquisition 003/25 – deferred from the December 9, 2025 meeting**  
The acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 & 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 & 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, & F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St.
3. **Property Disposition 001/25 – deferred from the December 9, 2025 meeting**  
Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003-25. This disposition was previously considered as PD005-15.
4. **Zoning Docket 067/25 – deferred from the December 9, 2025 meeting**  
**Applicant(s):** Crescent City Schools Foundation, Inc.  
**Request:** Zoning change from an OS-N Neighborhood Open Space District to an HU-RD2 Historic Urban Two-Family Residential District  
**Property description:** Lots B and C, Prosper Marigny Plantation, in the Fifth Municipal District, bounded by Lawrence Street, Pace Boulevard, Socrates Street, the Magellan Canal, and Morris F.X. Jeff Park  
**Address(es):** 2701 Lawrence Street

5. **Zoning Docket 001/26**  
**Applicant(s):** Earl Myers, Jr.  
**Request:** Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District  
**Property description:** Square 327 or 328, Lots 4, 5, 6, and A, in the Fourth Municipal District, bounded by Philip Street, Simon Bolivar Avenue, and Reverend John Raphael Jr. Way  
**Address(es):** 2300 Philip Street
  
6. **Zoning Docket 002/26**  
**Applicant(s):** Isaiah Byrd and Angeonita Byrd  
**Request:** Conditional use to permit a single-family residence in a GPD General Planned Development District  
**Property description:** Square 171, Lots 50 through 54, Riverside Subdivision, in the Fifth Municipal District, bounded by Oliver Street, Rankin Street, Paul Street, and the Mississippi River  
**Address(es):** 3350 Oliver Street
  
7. **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
  
8. **Zoning Docket 004/26**  
**Applicant(s):** Icannotstandthistown, LLC and the City of New Orleans  
**Request:** Planned development for the adaptive reuse of an existing brewery over 10,000 square feet in floor area as an amusement facility (indoor and outdoor) in a C-1 General Commercial District and an HU-MU Historic Urban Neighborhood Mixed Use District and the rescission of Ordinance No. 28,218 MCS (Zoning Docket 046/19) and Ordinance No. 28,601 MCS (Zoning Docket 089/20)  
**Property description:** Square 482-A, Lots 13-A, 14, and 23, in the First Municipal District, bounded by South Broad Street, Martin Luther King, Jr., Boulevard, Thalia Street, and South Dorgenois Street  
**Address(es):** 3935-3943 Martin Luther King, Jr. Boulevard, 3940 Thalia Street, and 1400 South Broad Street
  
9. **Zoning Docket 005/26**  
**Applicant(s):** Russell J. Frank  
**Request:** Zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and a conditional use to permit outdoor live entertainment (secondary use) in conjunction with a hotel in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District. The applicant seeks a waiver of the limitation on operating hours to permit operating hours of 9 am to 10 pm on weekdays and 10 am to 12 midnight on weekends.

**Property description:** Square 196, Lots 3A, 5A, A-1, M or B, 10A, 11, and Pt. Lot 15 (Proposed Lot 10B), in the Second Municipal District, bounded by Dumaine Street, North Claiborne Avenue, North Robertson Street, and Saint Ann Street  
**Address(es):** 1608-1620 Dumaine Street, 816-834 North Claiborne Avenue

10. **Zoning Docket 006/26**

**Applicant(s):** City Council Motion No. M-25-530

**Request:** Text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish an Interim Zoning District called the Transient Lodging Interim Zoning District to require conditional use approval for hotels/motels; hostels; short-term rentals, commercial; timeshares; bed and breakfasts, principal and accessory in all zoning districts citywide where they are otherwise permitted.

11. **Zoning Docket 007/26**

**Applicant(s):** City Council Motion No. M-25-567

**Request:** Text amendment to the Comprehensive Zoning Ordinance to:

- Define “dwelling, shipping container” as a dwelling constructed wholly or partially from one or more repurposed shipping containers.
- Prescribe use standards for shipping container dwellings, including but not limited to the following:
  - “In S-RS Suburban Single-Family Residential Districts, Shipping Container Dwellings shall be subject to the following requirements:
    - a. The exterior walls of such structures shall be clad in permitted building materials, including but not limited to wood siding, stucco, brick, fiber cement panels, or corrugated metal panels. The cladding shall fully obscure the seams, corrugation, markings, and original metal surface of the shipping container from view.
    - b. Roof surfaces that originate from the container unit shall be obscured or concealed by an additional roof structure, such as a pitched or parapet roof, so as not to be visibly identifiable as a container.”
- Adding shipping container dwellings as a permitted or conditional use to zoning district use tables as appropriate.

12. **Zoning Docket 008/26**

**Applicant(s):** 2915 Bienville Properties, LLC

**Request:** Conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District

**Property description:** Square 395, Lot 5 and Pt. 6, in the Second Municipal District, bounded by Bienville Avenue, North Dupre Street, North Gayoso Street, and Conti Street

**Address(es):** 2915 Bienville Avenue

13. **Zoning Docket 009/26**

**Applicant(s):** Grace 9999, LLC

**Request:** Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

**Property description:** Square 217, Lot D, in the Sixth Municipal District, bounded by Magazine Street, Louisiana Avenue, Toledano Street, and Camp Street

**Address(es):** 3329 Magazine Street

14. **Zoning Docket 010/26**  
**Applicant(s):** Wilson Canal II, LLC  
**Request:** Amendment to Ordinance No. 8,046 MCS (Zoning Docket 51/80) for a conditional use to permit a motor vehicle dealership, small in a CBD-4 Exposition District  
**Property description:** Lot 2 CP on an undesignated square, in the Second Municipal District, bounded by Canal Street, North Peters Street, Iberville Street, and Badine Street West  
**Address(es):** 333 Canal Street
  
15. **Zoning Docket 011/26**  
**Applicant(s):** Corvus Real Estate Holdings, LLC  
**Request:** Amendment to Article 8, Section 8.2 and Table 8-1 of the Comprehensive Zoning Ordinance to classify "contractor storage yard," "outdoor storage yard," and "warehouse" as conditional uses in the M-MU Maritime Mixed-Use District
  
16. **Zoning Docket 012/26**  
**Applicant(s):** Corvus Real Estate Holdings, LLC  
**Request:** Conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU Maritime Mixed-Use District  
**Property description:** Tract A or H1, a roadway, and Lots 170, 172, 174, 176, 178, Faubourg de Montluzin, in the Third Municipal District, bounded by Chef Menteur Highway and Ridgeway Boulevard  
**Address(es):** 19001 Chef Menteur Highway
  
17. **Subdivision Docket 126/25**  
**Applicant(s):** Bryan Gonzales and Gateway Phase II Investor Group, LLC  
**Request:** Resubdivision of Lot 1 into Lot 1A in Square 8, Chef Menteur Subdivision in the SE district, east of the Mississippi river and Square 1 (Lots 39, 40, and 41), Chef Menteur Subdivision in the southeast district, east of the Mississippi River AND resubdivision of Lots 39, 40, 41, and a portion of Section 27, T11S, R14E into Lots 39A, 40A, and 41A in Square 1, Chef Menteur Subdivision in the SE district, east of the Mississippi River  
**Property Description:** Third Municipal District and bounded by Chef Menteur Highway, Lake St. Catherine, and the Intracoastal Waterway  
**Address(es):** 21500-21590 Chef Menteur Highway
  
18. **Subdivision Docket 001/26**  
**Applicant(s):** Mercy Partners, LLC and the St. Margaret's Daughters  
**Request:** Resubdivision of Square 467A into Lots A, B, and C  
**Property Description:** Square 467A, Second Municipal District, and bounded by North Norman C. Francis Parkway, Bienville Street, North Cortez Street, and Conti Street.  
**Address(es):** 301 North Norman C. Francis Parkway
  
19. **Transient Lodging Study – *deferred from the December 9, 2025 meeting. The Commission vote on this study will likely be deferred to the January 27 CPC meeting.***  
The purpose of this study shall be to study the impacts and recommend updated regulations of Commercial Short Term Rentals and transient lodging uses, including but not limited to hotel/motel, timeshare, hostel, and bed and breakfasts.

20. **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.