

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JUNE 9, 2026

1:30 PM

**CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER (CITY HALL - 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 May 26, 2026 meeting

Business

2. **Zoning Docket 050/26 – *deferred from the May 12, 2026 meeting***
Applicant(s): Esplanade Ventures, LLC
Request: Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to a HU-B1A Historic Urban Neighborhood Business District and a conditional use to permit a principal bed and breakfast
Property description: Square 761, Lot B, in the Third Municipal District, bounded by North Roman Street, Esplanade Avenue, North Derbigny Street and Kerlerec Street.
Address(es): 1731 Esplanade Avenue
3. **Zoning Docket 058/26**
Applicant(s): Allison & Glenn, Inc.
Request: Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 464, Lots 15 and 16, in the Seventh Municipal District, bounded by Earhart Boulevard, Short Street, Fern Street, and Oleander Street
Address(es): 7979 Earhart Street and 3127 Short Street
4. **Zoning Docket 059/26**
Applicant(s): Three GSI, LLC
Request: Conditional Use to permit a Commercial Short Term Rental in an HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 425, Lots 15 and 16, in the Sixth Municipal District, bounded by Louisiana Avenue, Carondelet Street, Toledano Street and Saint Charles Avenue
Address(es): 1622 Toledano Street

5. **Zoning Docket 060/26**
Applicant(s): Pou Properties, LLC
Request: Conditional Use to permit a standard restaurant in the HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District.
Property description: Square 153, Lot A, in the Fourth Municipal District, bounded by Sixth, Seventh, Camp and Magazine Streets
Address(es): 2901 Magazine Street

6. **Zoning Docket 061/26**
Applicant(s): Ignatius J. Morales, Jr.
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 17, Lot 21A, in the Sixth Municipal District, bounded by Camp, Audubon, Magazine and Broadway Streets
Address(es): 139 Broadway Street

7. **Zoning Docket 062/26**
Applicant(s): James Beard
Request: Zoning Change from an HU-RS Historic Urban Single-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District
Property Description: Square 1981, Lot V, in the Third Municipal District, bounded by Treasure, Deers, Benefit and Eads Streets
Address(es): 2657-2659 Treasure Street

8. **Zoning Docket 063/26**
Applicant(s): Wells One Investments, LLC
Request: Conditional use to permit a bed-and-breakfast (accessory) in an HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District
Property Description: Square 211, Lot A, in the First Municipal District, bounded by Carondelet Street, Thalia Street, Saint Charles Avenue and Martin Luther King Jr. Boulevard
Address(es): 1428 Carondelet Street

9. **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.