

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 12, 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 April 28, 2026 meeting

Business

2. **Zoning Docket 030/26 – *deferred from the April 14, 2026 meeting***
Applicant(s): Octavia-Laurel, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District
Property description: Square 187, Lots 1, 2, and 3, in the Sixth Municipal District, bounded by Octavia Street, Laurel Street, Constance Street, and Jefferson Avenue
Address(es): 5433 Laurel Street and 509-515 Octavia Street
3. **Zoning Docket 047/26**
Applicant(s): City Council Motion No. M-26-104
Request: Text amendment to Article 24, Section 24.14.B.2d of the Comprehensive Zoning Ordinance to exempt the existing billboard located at 100 Poydras Street from the list of prohibited locations for billboards
4. **Zoning Docket 048/26**
Applicant(s): City Council Motion No. M-26-105
Request: Text amendment to the Comprehensive Zoning Ordinance to add a new section, Section 21.6.JJ, and to add a new definition to Article 26 to permit Park Concession Facilities as accessory uses only in the VCP Vieux Carré Park District and OS-R Regional Open Space District subject to standards related to the size of the park, the size of concession facilities, food and alcoholic beverage sales, and operating hours
5. **Zoning Docket 049/26**
Applicant(s): Propertydoc, LLC

Request: Conditional Use to allow a Vocational educational facility in the C-1 General Commercial District.

Property description: Square Deer Park, Section 24, Building #3, Unit 3D, Lot 3B8B, in the Third Municipal District, bounded by Lake Forest Boulevard, Deer Park Boulevard, Deer Trail and Farrar Canal

Address(es): 10555 Lake Forest Boulevard

6. **Zoning Docket 050/26**

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

7. **Zoning Docket 051/26**

Applicant(s): 709 Jackson Ave, LLC

Request: Conditional use to permit a hotel over 10,000 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 73, Lot 12-AB, in the Fourth Municipal District, bounded by Jackson Avenue, Chippewa Street, Annunciation Street, and Josephine Street

Address(es): 709 Jackson Avenue and 2135 Chippewa Street

8. **Zoning Docket 052/26**

Applicant(s): Mag Oak Management, LLC

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

Property description: Square 236, Lot 14 and part of Lot 15, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Camp Street, and Lyons Street

Address(es): 4807 Magazine Street

9. **Property Disposition 001/26**

A request by the Ernest N. Morial Exhibition Hall Authority for the sale of a portion of the John Churchill Chase St. right-of-way in the First Municipal District, between Squares 25 and 26, bounded by S. Peters St. and Convention Center Blvd. The sale is also to include a 2.38' x 307.14' section of 350 John Churchill Chase St. (Mississippi River Heritage Park) in Square 26 up to the fence line of the park. The street and the 731 square foot section of the park are to be incorporated into a future hotel development after the street dedication is revoked.

10. **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.