MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 10, 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 October 13 and October 27, 2026 meetings

Business

2. **Zoning Docket 109/26**
   Applicant(s): 241 Holdings, LLC
   Request: Conditional uses to permit commercial short term rentals in the VCE Vieux Carré Entertainment District and the Transient Lodging Interim Zoning District
   Property description: Square 68, Lot 8-X, in the Second Municipal District, bounded by Bourbon Street, Bienville Street, Dauphine Street, and Iberville Street
   Address(es): 235-241 Bourbon Street

3. **Zoning Docket 110/26**
   Applicant(s): Red Rum VI Enterprises, LLC
   Request: Conditional uses to permit commercial short term rentals in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District
   Property description: Square 233, Lots 21 and 22, in the First Municipal District, bounded by Baronne Street, Carondelet Street, Girod Street, and Lafayette Street
   Address(es): 626-628 Baronne Street, Unit 303

4. **Zoning Docket 111/26**
   Applicant(s): Updog Holdings, LLC
   Request: Conditional use to permit a standard restaurant with the sale of alcoholic beverages in an HU-B1A Historic Urban Neighborhood Business District and the HU-B1A Use Restriction Overlay District
   Property description: Square 694, an undesignated lot, in the Sixth Municipal District, bounded South Derbigny Street, General Pershing Street, Napoleon Avenue, and South Claiborne Avenue
   Address(es): 4300-4302 South Derbigny and 3030 General Pershing Street

5. **Zoning Docket 112/26**
Applicant(s): Orleans Ave Store, LLC.
Request: Conditional use to permit a standard restaurant with the sale of alcoholic beverages in an HU-B1A Historic Urban Neighborhood Business District and the HU-B1A Use Restriction Overlay District
Property description: Square 372, Lot 9, in the Second Municipal District, bounded by Orleans Avenue, North Dupre Street, North White Street, and Saint Ann Street
Address(es): 2833-2835 Orleans Avenue

6. **Zoning Docket 113/26**
Applicant(s): Grandline Equity Group, LLC
Request: Conditional Use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 401, Lot A or 6, in the Second Municipal District, bounded by Conti Street, the Lafitte Greenway, North Gayoso Street, and North Salcedo Street
Address(es): 3017-3019 Conti Street

7. **Zoning Docket 114/26**
Applicant(s): CPS Enterprises, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 579**,** Lots 6A and 11, in the Second Municipal District, bounded by Canal Street, North Hennessey Street, North Alexander Street, and Iberville Street
Address(es): 4317 Canal Street and 119-121 North Hennessey Street

8. **Zoning Docket 115/26**
Applicant(s): 4124 Tchoupitoulas, LLC
Request: Conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District
Property description: Square 88, Lot 21A, in the Sixth Municipal District, bounded by Tchoupitoulas Street, South Front Street, Marengo Street, and Milan Street
Address(es): 4120-4124 Tchoupitoulas Street and 4111-4115 South Front Street

9. **Zoning Docket 116/26**
Applicant(s): Poree's Embroidery, LLC
Request: Conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District
Property description: Square 28, Lot 1-A, in the Fifth Municipal District, bounded by Mac Arthur Boulevard, Halsey Avenue and General de Gaulle Drive,
Address(es): 3725 Mac Arthur Boulevard

10. **Subdivision Docket 124/26**
Applicant(s): Emanuel Lain, Jr.
Request: Re-subdivision of Lots 1, 2, 11A, 12A, 16, 17, 18, 19, and 20 into Lot 11B
Property description: Square 62, Section B, Elmwood Subdivision, Fifth Municipal District, bounded by Charges Street, Hudson Street, Nevada Street, and Ohio Street
Address(es): 3350 Nevada Street, 3320-3326 Charges Street, 3227 Hudson Street

11. **Subdivision Docket 127/26**
Applicant(s): Tory Lewis
Request: Re-subdivision of 5-H-1, 5-I-3-A and 5-I-5 into Lot 5-I-5-A
Property description: Square 7, Third Municipal District and bounded by Edgelake Court, Hayne Boulevard, and Crowder Road
Address(es): 7939 Edgelake Court, 7980 Crowder Road, 7935 Edgelake Court

12. **Subdivision Docket 130/26**
Applicant(s): Ten and Two, LLC
Request: Re-subdivision of Lots 53-B-3 and 53-B-10 into Lot 53-B-11 and Lot 53-B-12
Property description: Gentilly Lands Section 43, T12S – R12E, Third Municipal District, bounded by Chef Menteur Highway, Read Boulevard, the L&N Railroad right-of-way, and Old Gentilly Road
Address(es): 9200 Chef Menteur Highway

13. **Street Name Change 004/26**
Consideration of the renaming of Northline Street, bounded by Palmetto Street to the Jefferson Parish border, to Palmetto Street

14. **Property Acquisition 001/26**
The acquisition of tracts designated as D1, D2, D3, D4, D5, D6, D7, and D8 of River District Subdivision per plan by Linfield, Hunter, & Junius, Inc., bounded by Tchoupitoulas, Henderson, Front, and Orange Streets in the 1st Municipal District. These portions to be donated to the City by the Ernest N. Morial Exhibition Hall Authority and dedicated as public streets.

15. **Property Acquisition 002/26**
The acquisition of tracts designated as D9, D10, and D11 of River District Subdivision per plan by Linfield, Hunter, & Junius, Inc., in the 1st Municipal District. Said portions are located along Front St. and bounded by Race St. (to be dedicated), Convention Center Blvd. (to be dedicated), Euterpe St. (to be dedicated), and the Mississippi River. These tracts are to be donated to the City by Riversphere One, LLC, as part of an exchange with Ernest N. Morial Exhibition Hall Authority and dedicated as a public street.

16. **Property Disposition 002/26**
The disposition of tracts designated as R1, R2, R3, and R4 of River District Subdivision per plan by Linfield, Hunter, & Junius, Inc., bounded by Tchoupitoulas, Henderson, and Orange Streets, and the Mississippi River in the 1st Municipal District. R1 being an unconstructed portion of Euterpe St.; R2 and R3 being unconstructed portions of S. Peters St.; and R4 being an unconstructed portion of Front St. These street dedications are to be revoked as part of an exchange with the Ernest N. Morial Exhibition Hall Authority and developed as part of the Master Plan for the River District Neighborhood.

17. **Consideration of Revisions to Chapter 1, Sections A and I of the City Planning Commission Administrative Rules Policies and Procedures**

18. **Consideration of the 2027 City Planning Commission regular meeting schedule**

19. **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.