



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Charles Scott, Chairman  
**DATE:** February 27, 2026

The regular meeting of the Monroe Planning Commission will be held on **Monday, March 9, 2026, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following items:

**MINUTES**

None

**PLANNING**

- XX Oliver Road – Holyfield Construction** - Final Resubdivision of Broadmoor Subdivision
- REV 102-25: Lexicon Inc/Steel Fabricators of Monroe** – Request to revoke Reese Street, being approx. 53’ wide by 931’ long, running from Martin L. King, Jr. Drive to Booth Street.
- REV 100-26: Cope’s Towing** - Request to revoke an approx. 15’ wide by 300’ long alley, Request for the revocation of a 14’ wide by 150’ long alley, located behind 1715 Jackson Street.

**PUBLIC HEARING**

- ANX 100-26: Martin Engineering Svc.** – Request to annex 26.024 – acre tract of land, more or less, located at 156 Arnold Drive

**ZONING**

- CUP 101-26 (Major): Law Office of Breshatta Davis** - Request for on-premises alcohol sales, in the B-2 (Neighborhood Business) District, for a new restaurant – 1207 DeSiard Street, Ste. 1

**PUBLIC HEARING**

- MA 100-26:** Zoning Map Amendment to zone a 26.024-acre tract of land, more or less, from the OS (Open Space) District to the R-1 (Single Family Residence) District, located at 156 Arnold Drive
  - TAM 100-26:** An ordinance amending Section 37-92 (Use Standards) of the Monroe City Code for Sober Living Homes
- Review and approval of the **Monroe Downtown Economic Development District Master Plan**

**OTHER BUSINESS**

- 2026 Officers:**  
Charles Scott – Chairman  
Pamela Saulsberry – Vice-Chairman  
Robert Riddle – 2<sup>nd</sup> Vice-Chairman

**City of Monroe  
Planning Commission**

**CASE NO.:** XX Oliver Road  
**NAME OF APPLICANT:** **Holyfield Construction**  
**ADDRESS:** 2310 Forsythe Avenue  
**COUNCIL DISTRICT:** 2

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**REQUEST:** This is a request for a final resubdivision plat review of Lot 1 Broadmoor Subdivision, into Lots A & B of Broadmoor Office Park Subdivision, within the B-2 (Neighborhood Business) District.

**PURPOSE OF REQUEST:** The applicant wishes to resubdivide a tract of land from one (1) lot to two (2) commercial lots. The applicant would like to develop commercial office spaces.

**SIZE OF PROPERTY:** 4.067-acre tract of land, more or less

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**MOST NEARLY BOUNDED BY:** To the north and east of Oliver Road and south of Forsythe Avenue and west of Broadmoor Boulevard.

**SURROUNDING LAND USE:** The surrounding land use consists of commercial in all directions.

**ADVERSE INFLUENCES:** Increase in traffic in the area.

**POSITIVE INFLUENCES:** Property tax revenue will increase.

**COMPREHENSIVE PLAN:** The Future Land Use map shows this area as **Neighborhood Mixed Use Commercial** - The future land is planned to be commercial and residential, lending to a vibrant street life and vitality.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to resubdivide Lot 1, Broadmoor Subdivision, into Lot A & Lot B Broadmoor Office Park Subdivision. The proposed acreage for each lot is as follows: Lot A is (127,601.47 square feet) or 2.93 acres and Lot B is (49,608.6 square feet) or 1.14 acres, which is 7.647 acres, more or less. There are no new streets proposed for the site. Water and sewer are available for the site.

This is a resubdivision of one (1) lot into two (2) lots. The owner desires to create two (2) in order to build a commercial office building on the

proposed Lot B. The lot currently has a vacant commercial office building. (previously Century Link). The proposed Lot B is currently a parking lot. Lot 1 will remain the same.

Both proposed lots will meet all the subdivision regulation requirements. New structures are subject to a site plan review for future development, prior to construction on the site.

Any servitude(s) within the subdivision will remain the same as the current approved subdivision.

The current subdivision has its main frontage along Broadmoor Boulevard, with two (2) existing access points for the proposed Lot A. Lot B will share the existing access points. Both lots will have the same property owner.

The flood zone designation is "X", which means that the minimum floor slab must be at least 8" above grade or 8" above the crown of the nearest street, whichever is higher.

Utility reviews will be ready by meeting time.

**OPTIONS:**

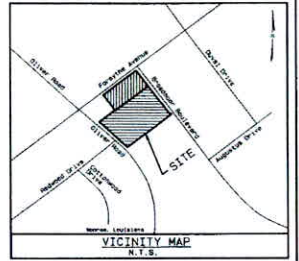
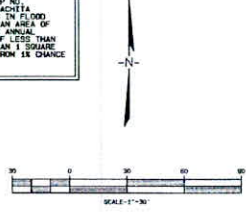
Approve the applicant's request for a final resubdivision of Lot 1 Broadmoor Subdivision, into Lots A & B Broadmoor Office Park Subdivision, as presented.

Deny the applicant's request for a final resubdivision of Lot 1 Broadmoor Subdivision, into Lots A & B Broadmoor Office Park , of Sq. A of DeSiard Plaza, into Lots 2A and 2B of LBD Properties Subdivision, as presented.

Proposed

SECTION 50, TOWNSHIP 18 NORTH, RANGE 4 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

**FLOOD ZONE DATA**  
BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 2007030100E JANUARY 20, 2018 FOR OUACHITA PARISH, LOUISIANA THIS PROPERTY LIES IN FLOOD ZONE (SHADED) DETERMINED TO BE AN AREA OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF 1.5 FEET OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVERS FROM 1% CHANCE FLOOD.

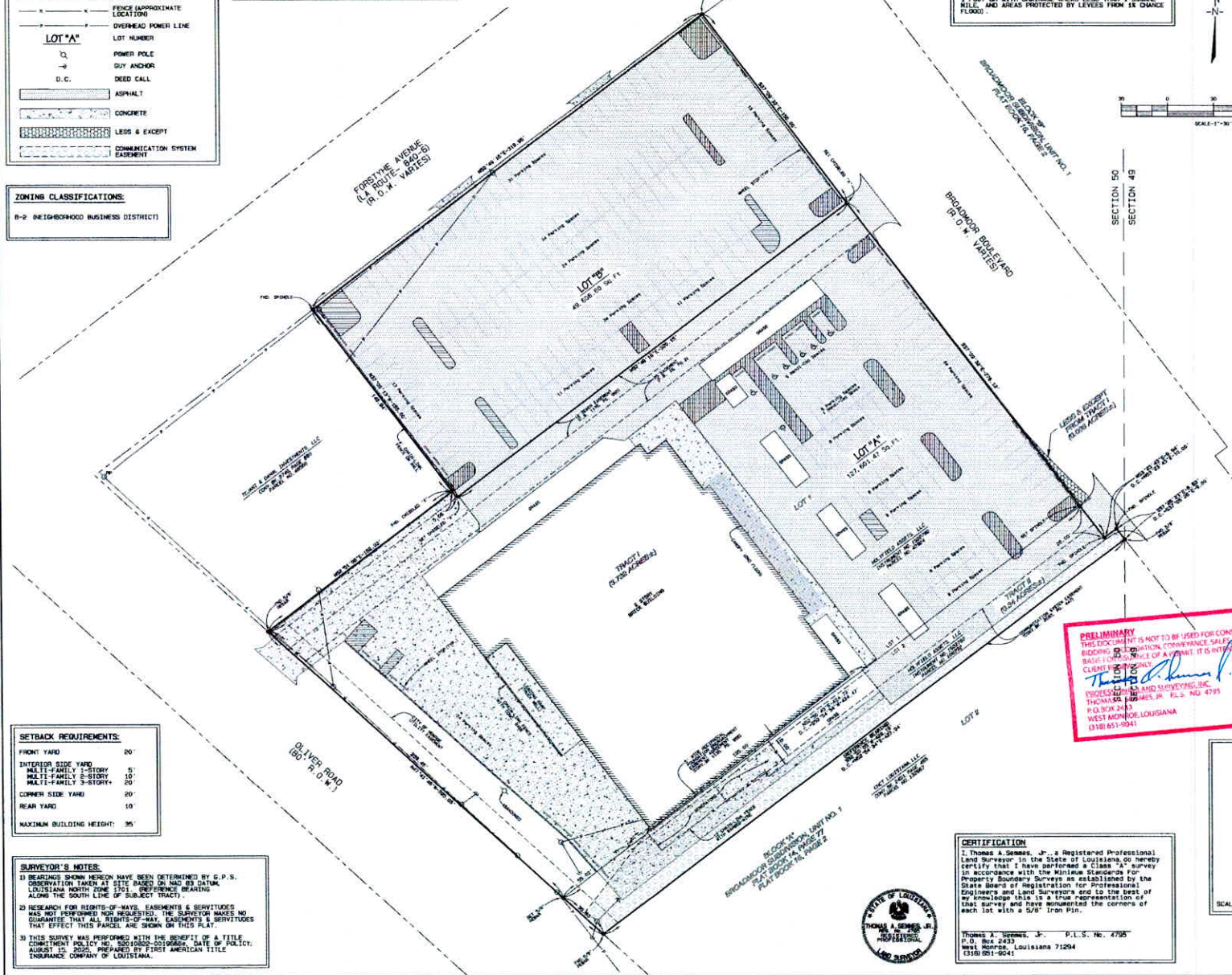


**LEGEND**

- FOUND MONUMENTATION
- SET SURV REBAR (UNLESS OTHERWISE NOTED)
- RIGHT-OF-WAY LINE
- - - FENCE (APPROXIMATE LOCATION)
- - - OVERHEAD POWER LINE
- LOT "A"
- LOT NUMBER
- POWER POLE
- GUY ANCHOR
- - - D.E. CALL
- ASPHALT
- CONCRETE
- LESS & EXCEPT
- COMMUNICATION SYSTEM (EASEMENT)

**ZONING CLASSIFICATIONS:**  
B-2 (NEIGHBORHOOD BUSINESS DISTRICT)

**REFERENCE PLATS:**  
1) PLAT OF ALTA/ARPS LAND TITLE SURVEY OF CENTURYLINK BUILDING SITUATED IN SECTION 50, TOWNSHIP 18 NORTH, RANGE 4 EAST, OUACHITA PARISH, LOUISIANA, PREPARED BY RONALD S. JENSEN, P.L.S., PROFESSIONAL LAND SURVEYOR, DATED FEBRUARY, 2020.



**DEDICATION**

STATE OF LOUISIANA  
PARISH OF OUACHITA

Before me, the undersigned Notary Public, personally came and appeared  
MELBYFIELD ASSETS, LLC, herein represented by Lisa Marie Melbyfield, its Manager, who declares and acknowledges that they are the owners of the property hereon shown, and they have subdivided the property into lots as shown hereon.

The 25 foot easement along the northerly line of Lot A shall favor both Lot A and Lot B as shown is hereby dedicated for ingress/egress from Oliver Road & Broadmoor Avenue.

The 12 foot sewer easement along the northerly line of Lot A shall favor both Lot A and Lot B as shown is hereby dedicated with this plat.

The servitudes as shown are hereby dedicated for all forms of utilities.

THIS DONE AND SIGNED at Monroe, Louisiana, on this \_\_\_ day of \_\_\_\_\_, 2020, in the presence of the undersigned competent witnesses and me, said Notary Public.

**WITNESSES:** HOLBYFIELD ASSETS, LLC

Witness Date Lisa Marie Melbyfield Manager

Witness Date  
Witness Date

Notary Public Date  
Printed Name  
"E.S. No."

**SETBACK REQUIREMENTS:**

FRONT YARD 20'  
INTERIOR SIDE YARD  
MULTI-FAMILY 1-STORY 5'  
MULTI-FAMILY 2-STORY 10'  
MULTI-FAMILY 3-STORY 20'  
CORNER SIDE YARD 20'  
REAR YARD 10'  
MAXIMUM BUILDING HEIGHT: 35'

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON HAVE BEEN DETERMINED BY G.P.S. OBSERVATION TAKEN AT SITE BASED ON NAD 83 DATUM, LOUISIANA NORTH ZONE 1701 (REFERENCE BEARING ALONG THE SOUTH LINE OF SUBJECT TRACT)
- 2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES WAS NOT PERFORMED NOR REQUESTED. THE SURVEYOR MAKES NO GUARANTEE THAT ALL RIGHTS-OF-WAY, EASEMENTS & SERVITUDES THAT AFFECT THIS PARCEL ARE SHOWN ON THIS PLAT.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY NO. 2020080-20190800, DATE OF POLICY: AUGUST 15, 2020, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA.

**PRELIMINARY**  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, DEDICATION, CONVEYANCE, SALES OR AS THE BASIS FOR A MORTGAGE OR ANY OTHER INSTRUMENT IF IT IS REFERRED FOR CLIENT USE ONLY.

*Thomas A. Semmes, Jr.* 3/21/2020  
PRODUCTION AND SURVEYING  
THOMAS A. SEMMES, JR., P.L.S. NO. 4795  
P.O. BOX 248  
WEST MONROE, LOUISIANA  
(337) 851-9241

**APPROVED:**

CITY ENGINEER  
CITY OF MONROE

PLANNING COMMISSION CHAIRMAN  
CITY OF MONROE

**CERTIFICATION**

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "A" survey in accordance with the Minimum Standards for Property Boundary Surveys as established by the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of the survey and have monumented the corners of each lot with a 5/8" Iron Pin.

Thomas A. Semmes, Jr. P.L.S. No. 4795  
P.O. Box 248  
West Monroe, Louisiana 71294  
(337) 851-9241



**BROADMOOR OFFICE PARK SUBDIVISION**

BEING  
LOT 1 & A PORTION OF LOT 2 OF BLOCK "A"  
BROADMOOR SUBDIVISION, UNIT NO. 1  
SITUATED IN  
SECTION 50, TOWNSHIP 18 NORTH, RANGE 4 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

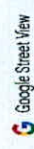
SCALE: 1" = 30' CLIENT: HOLBYFIELD ASSETS, LLC MARCH, 2020

TOMMY SEMMES, JR.  
PROFESSIONAL LAND SURVEYING CO., INC.  
P.O. BOX 2480, WEST MONROE, LOUISIANA 71294  
(337) 851-9241



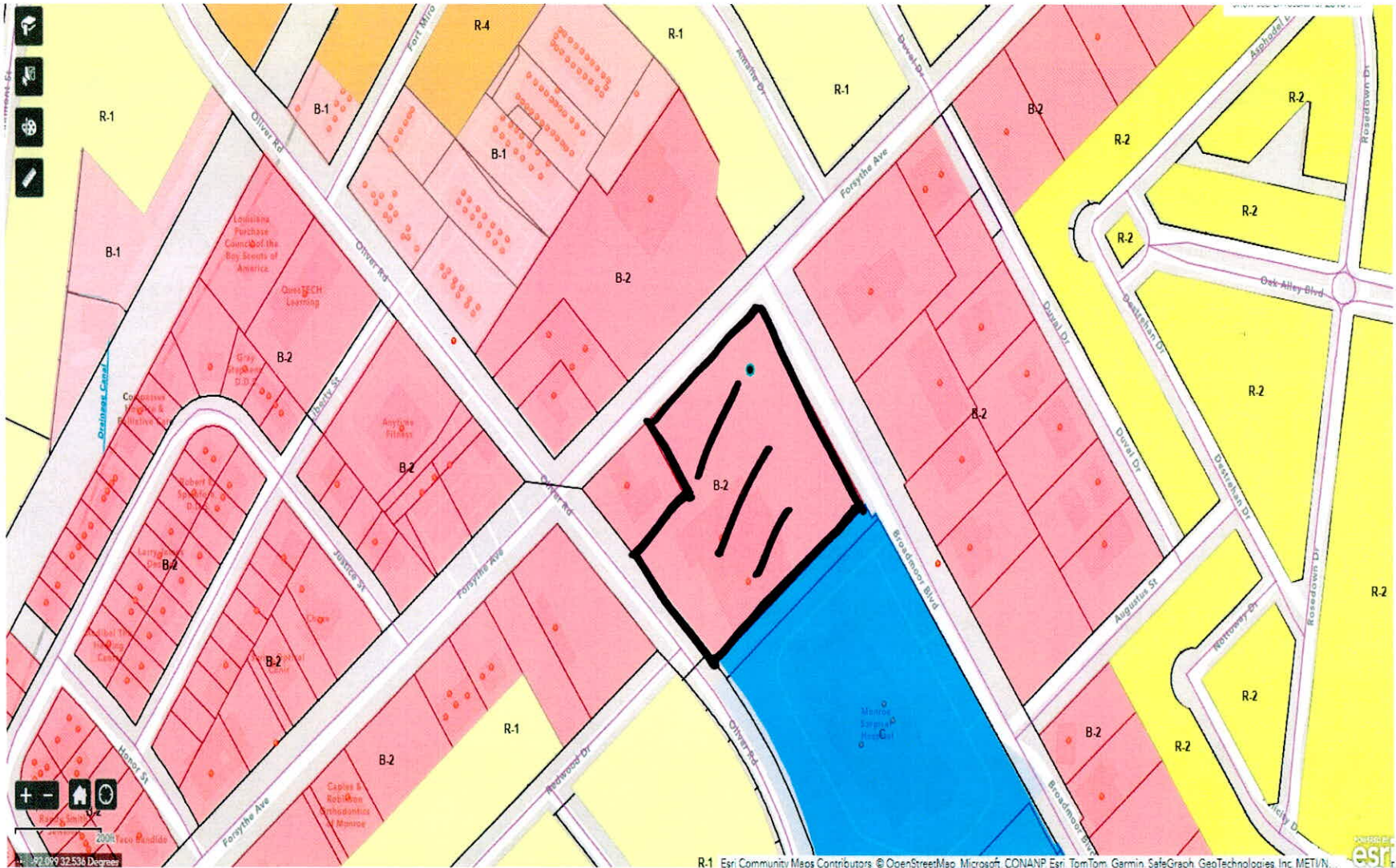


Monroe, Louisiana



Nov 2023 [See more dates](#)





XX Oliver Road – Holyfield Construction – 2310 Forsythe Avenue

**City of Monroe  
Planning Commission**

**CASE NO.:** REV 102-25  
**NAME OF APPLICANT:** **Lexicon Inc./Steel Fabricators of Monroe**  
**ADDRESS OF PROPERTY:** Revocation of Reese Street located between Booth Street and MLK, Jr. Drive  
**COUNCIL DISTRICT:** 3

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**REQUEST:** This is a request to revoke Reese Street, located north of Booth Street, south of Turner Street, east of Booth Street and west of Martin L. King, Jr. Drive.

**PURPOSE OF REQUEST:** The purpose of this request is to revoke a street, approximately 53' wide by 931' long street, in order to allow the applicant to provide safety during normal business hour operations.

**SIZE OF PROPERTY:** The approximate size of the street to be revoked is 53' wide x 931' long (approximately) or a 0.23-acre tract of land, which is currently a public street.

**PRESENT ZONING:** I-1 (Industrial Business Park) District

**PRESENT USE:** Public street

**MOST NEARLY BOUNDED BY (STREETS):** North of Booth Street, south of Turner Street, east of Booth Street and west of Martin L. King, Jr. Drive.

**SURROUNDING LAND USES:** The surrounding land use consists of businesses to the south, east and west, and residential properties to the north.

**ADVERSE INFLUENCES:** Closure of street to the public.

**POSITIVE INFLUENCES:** The business will gain access to the roadway for safety and ease of equipment transport.

**COMMENTS/  
RECOMMENDATIONS:** The applicant wishes to specifically revoke Reese Street, in order to allow the business to safely navigate and transport equipment across the roadway and alleviate interaction with public traffic. The business' daily operations consist of frequent transferring of steel beams across and along Reese Street and across and along Booth

Lexicon Inc/Steel Fabricators of Monroe

Street. The concern is that continued public access to Reese Street presents a safety hazard and detracts from normal practices. Lexicon Inc. owns all of the property along both sides of Reese Street.

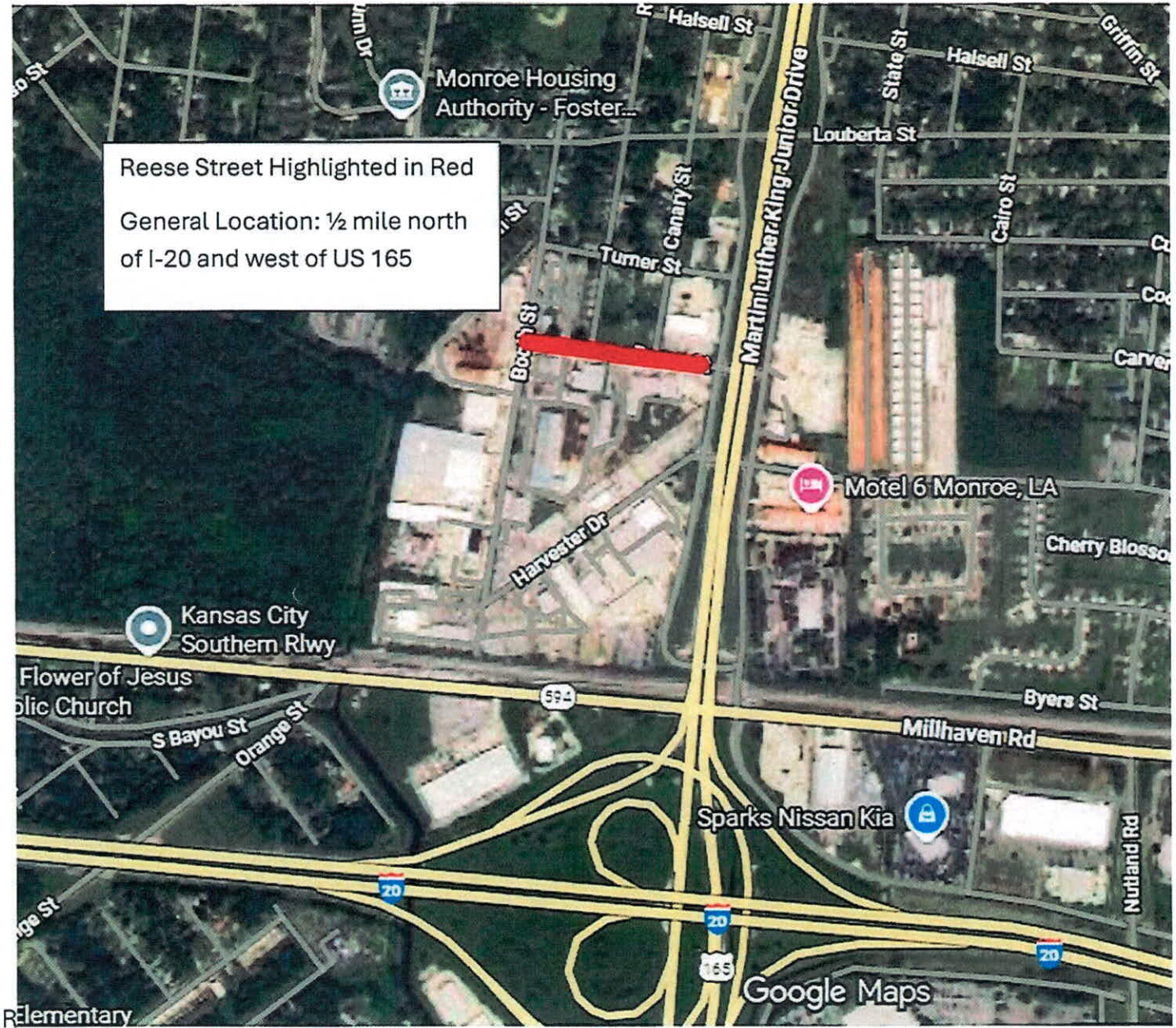
A 60-day temporary closure was administered on Reese Street, to provide further details about whether this street closure would disrupt traffic in the immediate area. Post study indicates the closure will not affect the area.

Utility reviews will be available by meeting time.

Site plan is available for review.

**OPTIONS:**

1. Approve the request to revoke Reese Street as submitted.
2. Deny the request to revoke Reese Street.



Reese Street Highlighted in Red  
General Location: 1/2 mile north  
of I-20 and west of US 165

Monroe Housing  
Authority - Foster...

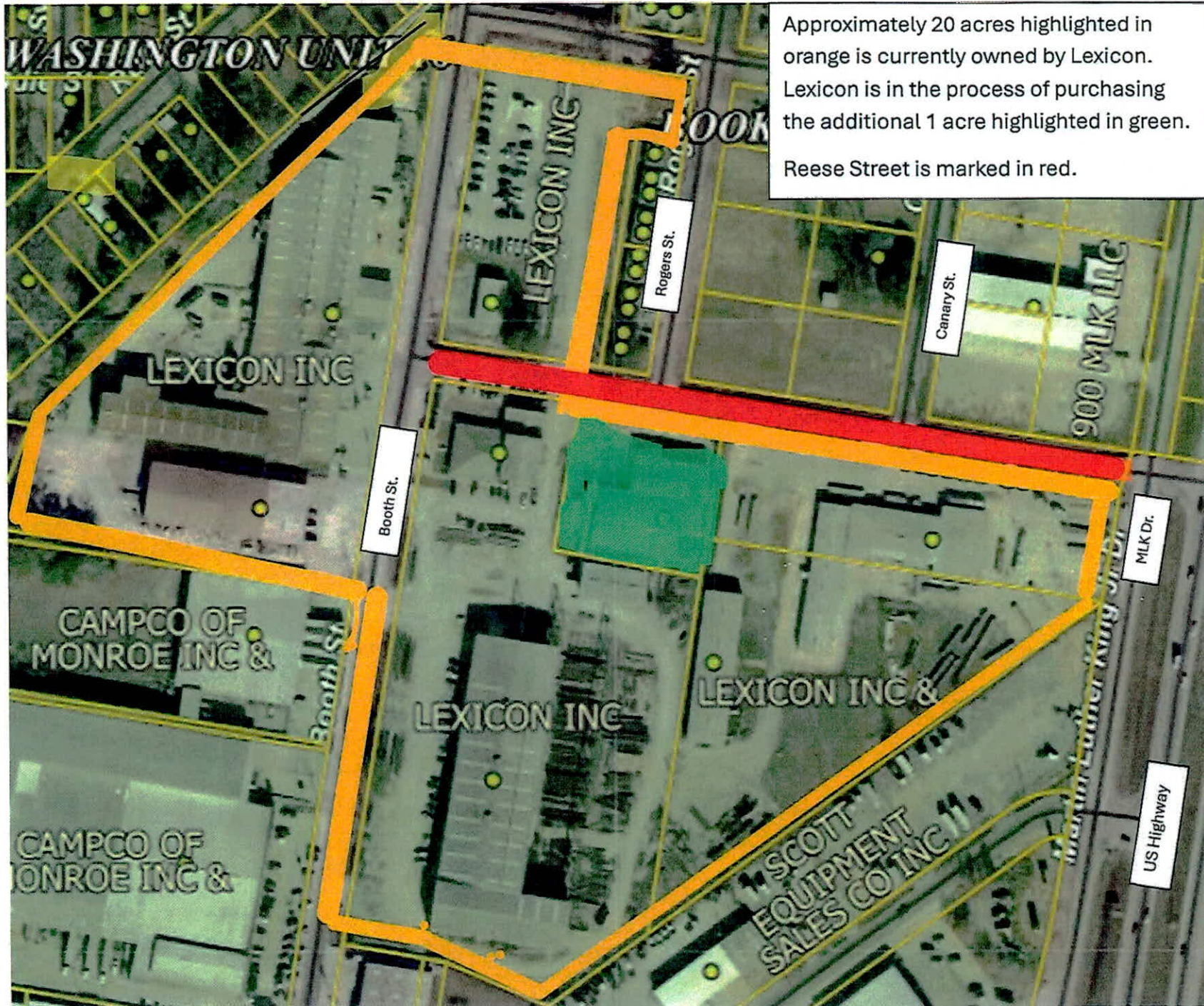
Motel 6 Monroe, LA

Kansas City  
Southern Rlwy

Flower of Jesus  
Public Church

Sparks Nissan Kia

Google Maps



Approximately 20 acres highlighted in orange is currently owned by Lexicon. Lexicon is in the process of purchasing the additional 1 acre highlighted in green. Reese Street is marked in red.

WASHINGTON UNIT

LEXICON INC

Rogers St.

Canary St.

900 MLK DR

LEXICON INC

Booth St.

MLK Dr.

CAMPCO OF MONROE INC &

LEXICON INC

LEXICON INC &

CAMPCO OF MONROE INC &

SCOTT EQUIPMENT SALES CO INC

US Highway





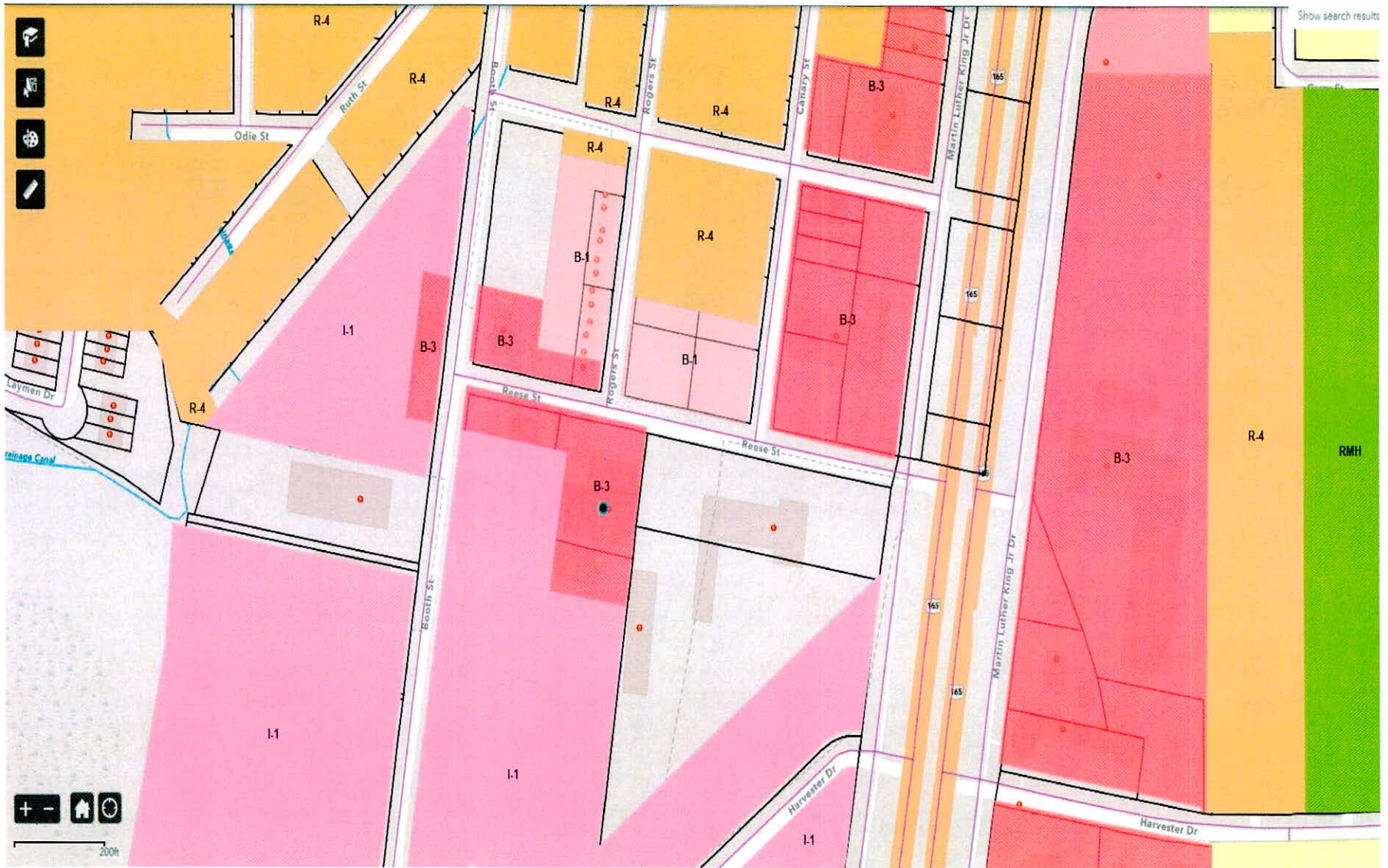




# Reese St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft



Revocation of Reese Street

**City of Monroe  
Planning Commission**

**CASE NO.:** REV 100-26  
**NAME OF APPLICANT:** **Cope's Towing**  
**ADDRESS OF PROPERTY:** Revocation of an alley located between Apple and Peach Street  
**COUNCIL DISTRICT:** 4

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**REQUEST:** This is a request to revoke an alley, located north of Peach Street, south of Apple Street, east of Jackson Street and west of Railroad Avenue.

**PURPOSE OF REQUEST:** The purpose of this request is to revoke an alley, approximately 15' wide by 300' long, to enhance security and gain additional property.

**SIZE OF PROPERTY:** The approximate size of the alley to be revoked is 15' wide x 300' long (approximately) or a 0.10-acre tract of land, which is currently a vacant alley.

**PRESENT ZONING:** B-3 (General Business/Commercial) District  
District

**PRESENT USE:** Vacant alley

**MOST NEARLY BOUNDED BY (STREETS):** North of Peach Street, south of Apple Street, east of Jackson Street and west of Railroad Avenue.

**SURROUNDING LAND USES:** The surrounding land use consists of residential to the east and commercial to the north, south and west.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** The business and adjacent property owners will gain additional property.

**COMMENTS/  
RECOMMENDATIONS:** The applicant wishes to specifically revoke an alley located behind Cope's Towing (1715 Jackson Street). The applicant currently owns the front half of the block. By closing the alley, it would enhance north security and spatial efficiency for Cope's Towing and the adjacent property owners. The area has not been maintained by the City for several years, resulting in conditions that have facilitated

undetected criminal activity. There have been reported incidents of break-ins and shootings in the vicinity.

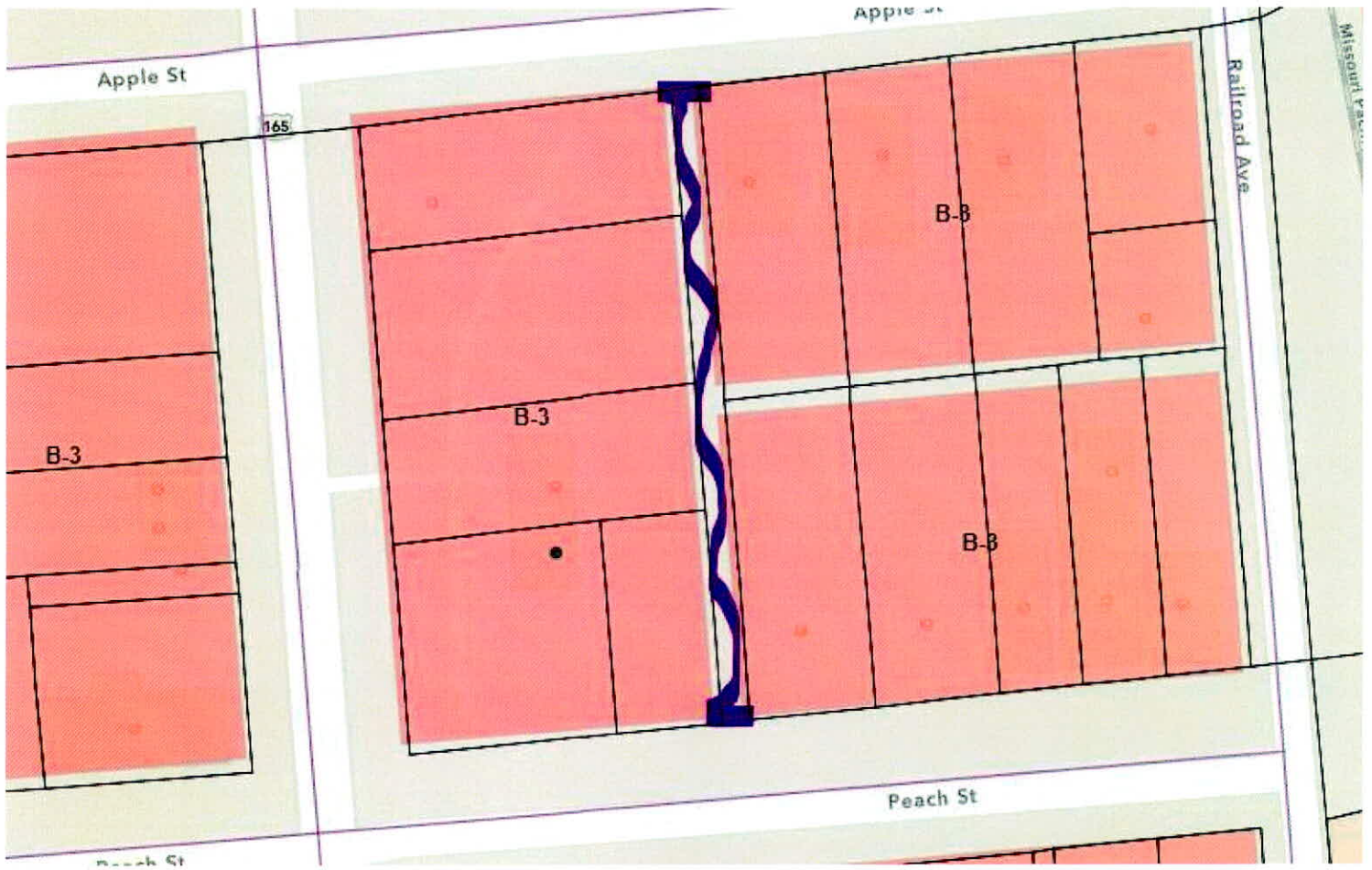
Utility reviews will be available by meeting time.

Site plan is available for review.

**OPTIONS:**

1. Approve the request to revoke the alley as submitted.
2. Deny the request to revoke the alley.

↑ North





Revocation of an alley located behind Cope's Towing (1715 Jackson Street)

**City of Monroe  
Planning Commission**

**CASE NO.:** ANX 100-26  
**NAME OF APPLICANT:** **Martin Engineering Services**  
**SITE ADDRESS:** **156 Arnold Drive**  
**COUNCIL DISTRICT:** 5 (once annexed)

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**REQUEST:** The applicant wishes to annex an approximately ±26.024-acre tract of land into the City Limits of Monroe, located at 156 Arnold Drive.

**SIZE OF PROPERTY:** ±26.024-acre, more or less

**PRESENT ZONING:** Presently the property is located within the Parish and does not have a designated zoning classification. The applicant has a separate application to zone the property to the R-1 (Single Family Residence) District.

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED BY (STREETS):** North of Buckhorn Bend Road, south of Riverfront Street, east of the Ouachita River (levee) and west of Jackson Street.

**SURROUNDING LAND USES:** The surrounding land use consists of residential to the south and east, with industrial to the north.

**ADVERSE INFLUENCES:** The proposed development will increase traffic in the area.

**POSITIVE INFLUENCES:** The proposed development will add to the housing stock and property taxes for the City of Monroe.

**COMPREHENSIVE PLAN:** Yes

**COMMENTS/  
RECOMMENDATIONS:**

The applicant, Martin Engineering Services/Vault LLC of Maryland currently owns the property in question and wishes to annex a 26.024-acre tract of land, in order to tie into the City of Monroe's sewer and water services. This request will allow the applicant to develop a new residential subdivision. This property abuts the Monroe City Limit line along the rear property line. There is a separate application on the agenda to zone the property R-1 (Single Family Residence) District (MA 100-26). The property is located in Ouachita Parish and does not currently have a zoning designation. The requested zoning will allow for single family residential

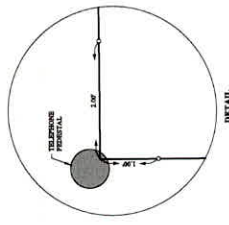
living, as a use-by-right, and will be submitted for Planning Commission review on March 9, 2026.

A letter has been sent to the Ouachita Parish Police Jury notifying them of this annexation petition.

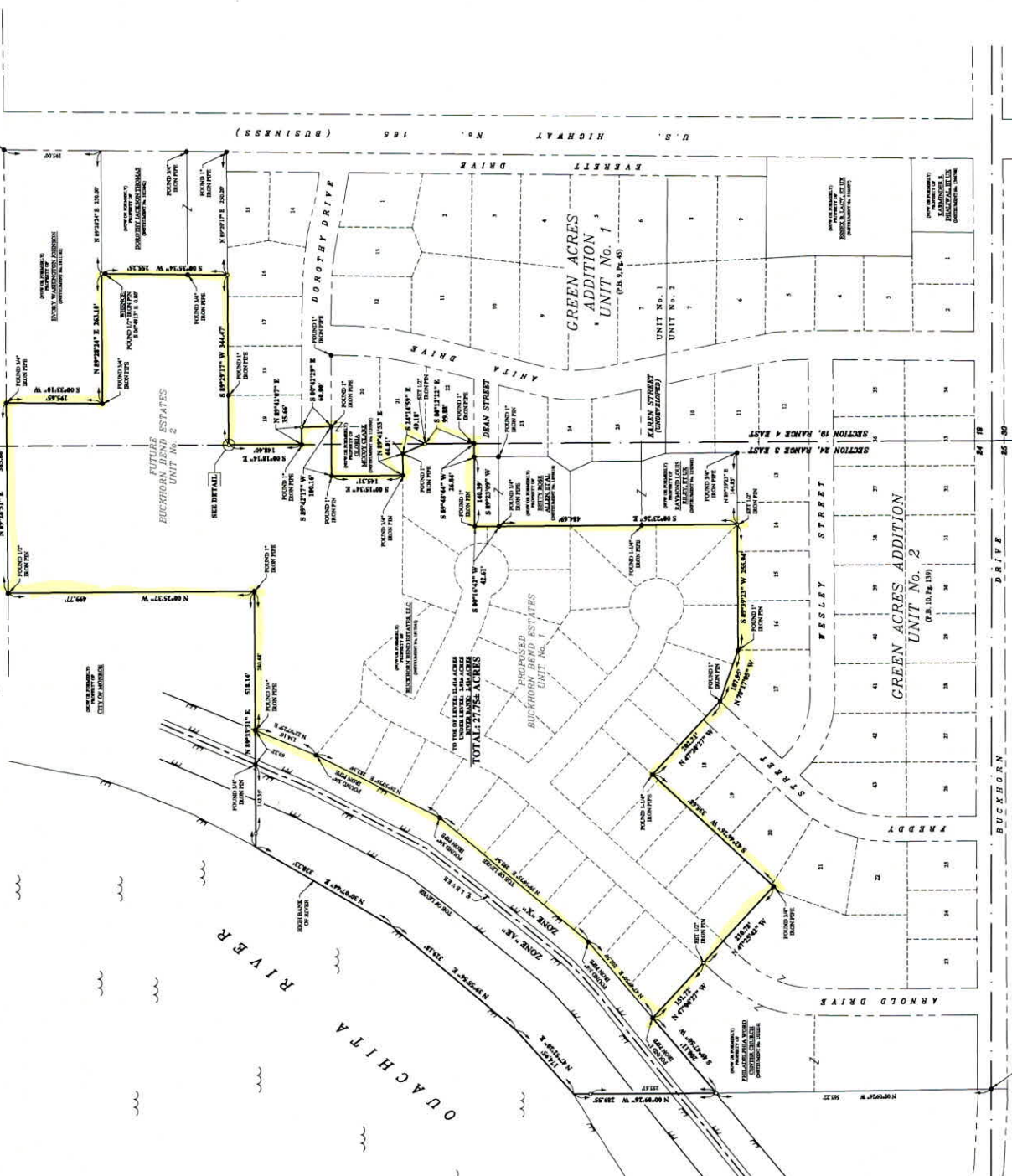
**OPTIONS:**

Approve the applicant's request to annex a ±26.024-acre tract of land into the City, as presented.

Deny the applicant's request to annex ±26.024-acre tract of land into the City, as presented.



SECTION 19, TOWNSHIP 17 NORTH, RANGE 4 EAST  
 SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST  
 LAND DISTRICT NORTH OF RED RIVER  
 LOUISIANA MERIDIAN  
 OUCHITA PARISH, LOUISIANA



BEARING: QUADRANT (170)  
 DATUM: NAD 83 (111)

- FLOOD ZONE DATA**
- INDICATES FLOOD ZONE DATA AS SHOWN ON THE FLOOD ZONE MAP FOR THE UNINCORPORATED AREA OF OUCHITA PARISH, LOUISIANA. THIS PROPERTY LIES IN FLOOD ZONE A-F & X.
- LEGEND**
- INDICATES SUBMITTED BOUNDARY
  - INDICATES EXISTING ROAD ROW
  - INDICATES MONUMENTATION FOUND
  - INDICATES SET POINT SET
  - INDICATES SET POINT (ELEVATION)
  - INDICATES C&E OF LEVY
- NOTES**
- BOUNDARY LINES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY CONDUCTED BY LARRY G. BERRY, C.E. IN 1978, DATED OCTOBER, 1978, AND THE SURVEY CONDUCTED BY LARRY G. BERRY, C.E. IN 1979, DATED OCTOBER, 1979, BOTH IN OUCHITA PARISH, LOUISIANA.
  - A PLAT OF SURVEY OF GREEN ACRES SUBDIVISION, UNIT No. 1, WAS FILED IN PUBLIC RECORDS OF OUCHITA PARISH, LOUISIANA, ON 08/24/1978, BOOK 10, PAGE 103.
  - A PLAT OF SURVEY OF GREEN ACRES SUBDIVISION, UNIT No. 2, WAS FILED IN PUBLIC RECORDS OF OUCHITA PARISH, LOUISIANA, ON 08/24/1978, BOOK 10, PAGE 104.
  - A PLAT OF SURVEY OF THE ZAGLER ESTATE SITUATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 4 EAST, SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF RED RIVER, OUCHITA PARISH, LOUISIANA, BY J.A. ARBERTS, P.L.S., INC., WAS FILED IN PUBLIC RECORDS OF OUCHITA PARISH, LOUISIANA, ON 08/24/1978, BOOK 10, PAGE 105.
  - NO TITLE SEARCH WAS PERFORMED FOR THE EXISTING BOUNDARY LINES SHOWN ON THIS PLAT.
  - UTILITY LOCATIONS ARE SHOWN FROM AVAILABLE INFORMATION THAT MAY AFFECT THIS PROPERTY.
  - THESE ARE THE EXISTING BOUNDARY LINES AND MONUMENTATION FOUND BY THE SURVEYOR. THESE ARE NOT NECESSARILY THE EXACT LOCATIONS OF THE BOUNDARY LINES.



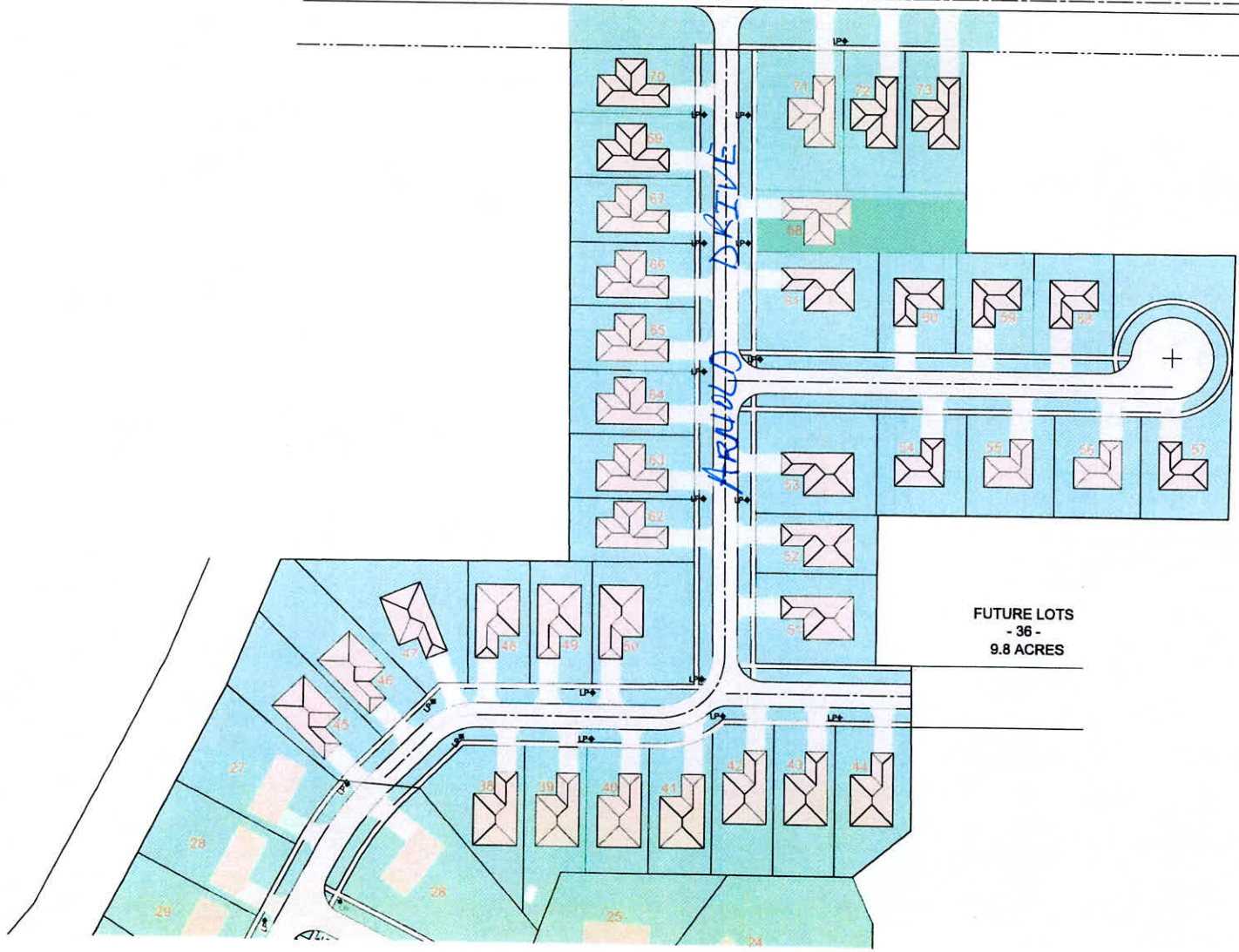
**CERTIFICATION**

This is to certify that the herein is a true and correct copy of the original as filed in the public records of the Parish of Ouachita, Louisiana, in accordance with the applicable provisions of practice as stipulated in Chapter 29 of Title 46, State of Louisiana, as amended, and that the same was prepared by a duly Licensed Professional Engineer and Surveyor, subject to the current laws of the State of Louisiana.

Wayne Acree, P.L.S., Inc.  
 A Professional Surveying Corporation  
 801 CYPRUS ST. WEST MONROE, LA. 70135-1704  
 DATE: 10/19/2022  
 SCALE: 1"=50'  
 PROJECT NO.: 0773

CLIENT: BUCKHORN BEND ESTATES, LLC
BOUNDARY SURVEY
27.75+ ACRES TRACT
SECTION 19, TOWNSHIP 17 NORTH, RANGE 4 EAST
SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST
LAND DISTRICT NORTH OF RED RIVER
LOUISIANA MERIDIAN
OUCHITA PARISH, LOUISIANA
WAYNE ACREE, P.L.S., INC.
A Professional Surveying Corporation
801 CYPRUS ST. WEST MONROE, LA. 70135-1704
DATE: 10/19/2022
SCALE: 1"=50'
PROJECT NO.: 0773

# Buckhorn DRIVE



FUTURE LOTS  
- 36 -  
9.8 ACRES



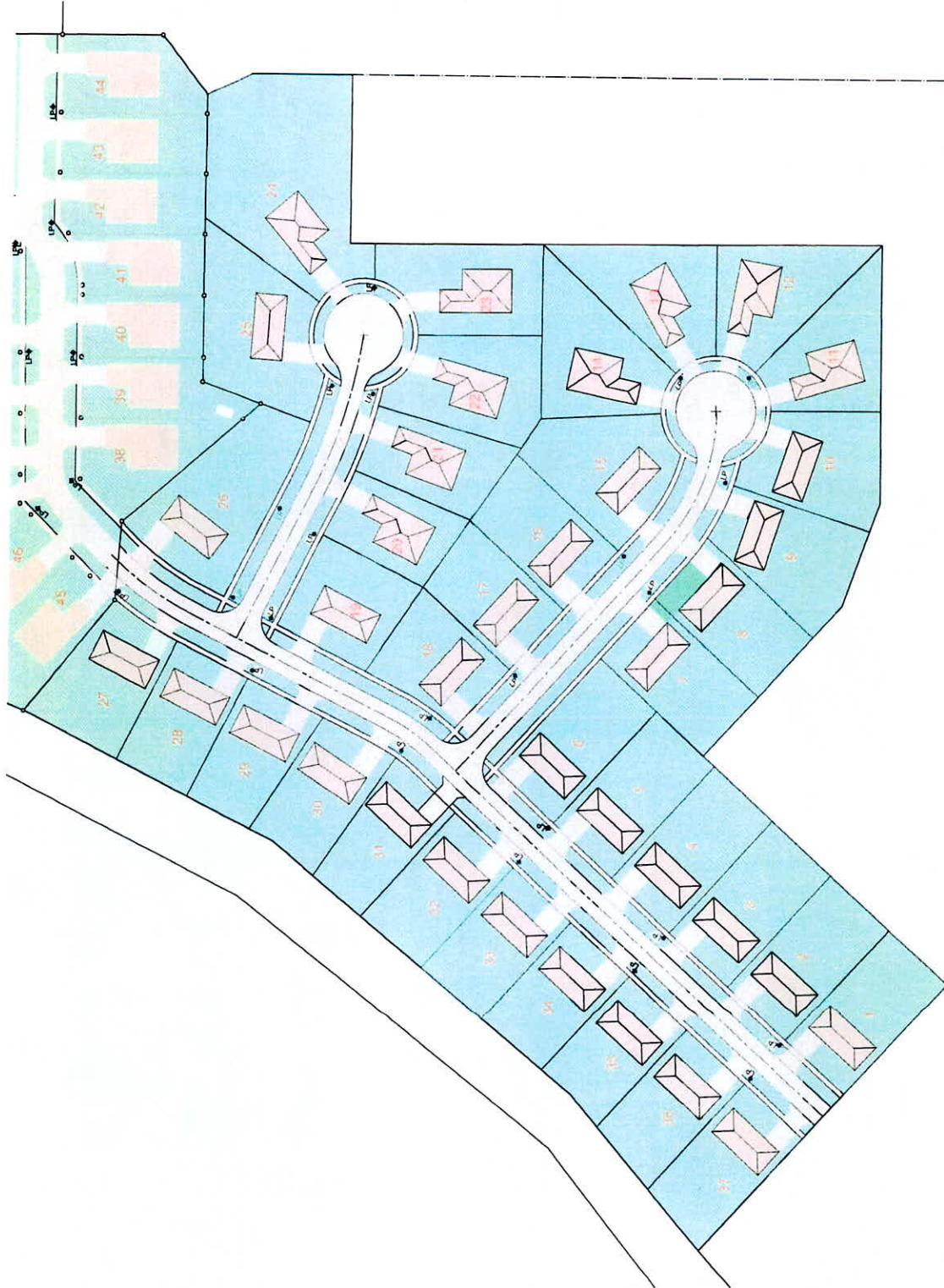
1100 Morgan Hwy E.  
Monroe, Louisiana  
318.247.4848  
www.howsplans.ca

PROJECT:

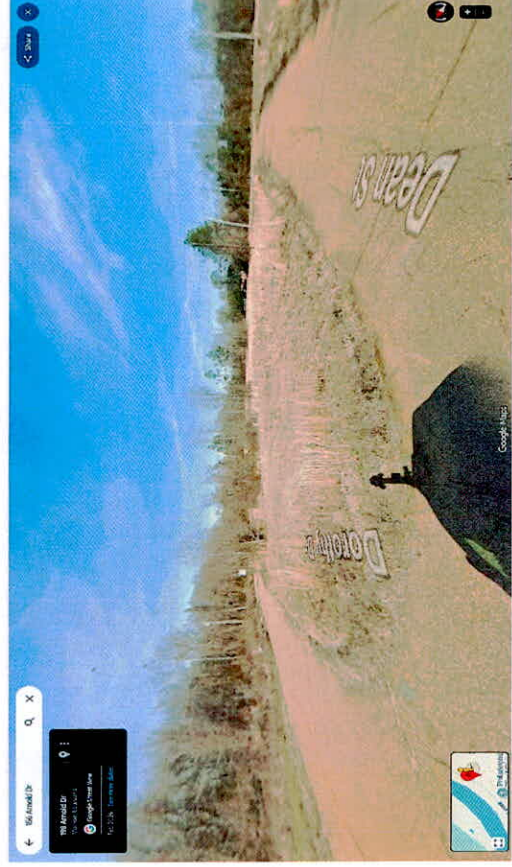
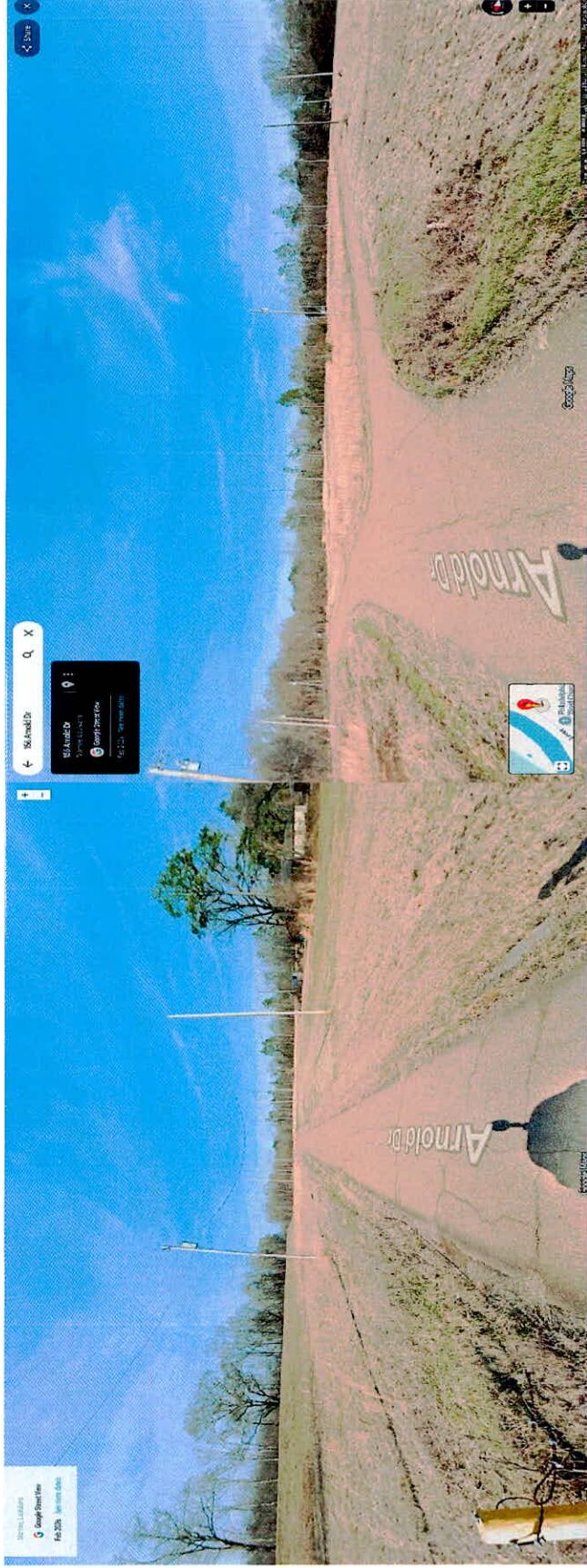
DRAWING TITLE:

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_  
SHEET



*Riverbidge Drive*



ANX 100-26 & MMA 100-26 (Hobie Martin Svcs.) 156 Arnold Drive



ANX 100-26 & MMA 100-26 (Hobie Martin Svcs.) 156 Arnold Drive

**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 101-26  
**NAME OF APPLICANT:** LAW OFFICE OF BRESHATTA DAVIS  
**ADDRESS OF PROPERTY:** 1207 DeSiard Street, Ste. 1  
**COUNCIL DISTRICT:** 4

---

**REQUEST:** A **Major** Conditional Use Permit (CUP) to allow on-premises alcohol sales, in the B-2 (Neighborhood Business District. The property is located at 1207 DeSiard Street, Ste. 1.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell on-premises alcohol sales for a new restaurant and bar.

**SIZE OF PROPERTY:** 0.165-acres (more or less)

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**PRESENT USE:** Existing restaurant

**MOST NEARLY BOUNDED BY (STREETS):** North of DeSiard Street, south of Adams Street, east of Pendleton Avenue and west of North 14<sup>th</sup> Street.

**SURROUNDING LAND USES:** The surrounding land use consists of businesses to the west and residential to the north and south.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to have on-premises alcohol sales for a new restaurant with a bar (Timez Kitchen and Kocktail). The bar will serve various cocktails, beers and specialty drinks to complement the food offering. With a focus on great service, the venue will be designed to be a go-to restaurant for casual dining, social gatherings and nightlife. Minimum parking requirements can be met on-site for the new establishment.

The applicant must obtain an inspection approval certificate (IAC) and an occupational license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does not follow the guidelines for said request. The future land use is **Urban Mixed-Use** – The future land use is planned for commercial and residential, lending to a vibrant urban street life and vitality.

**OPTIONS:**

Approve the applicant's request as presented.

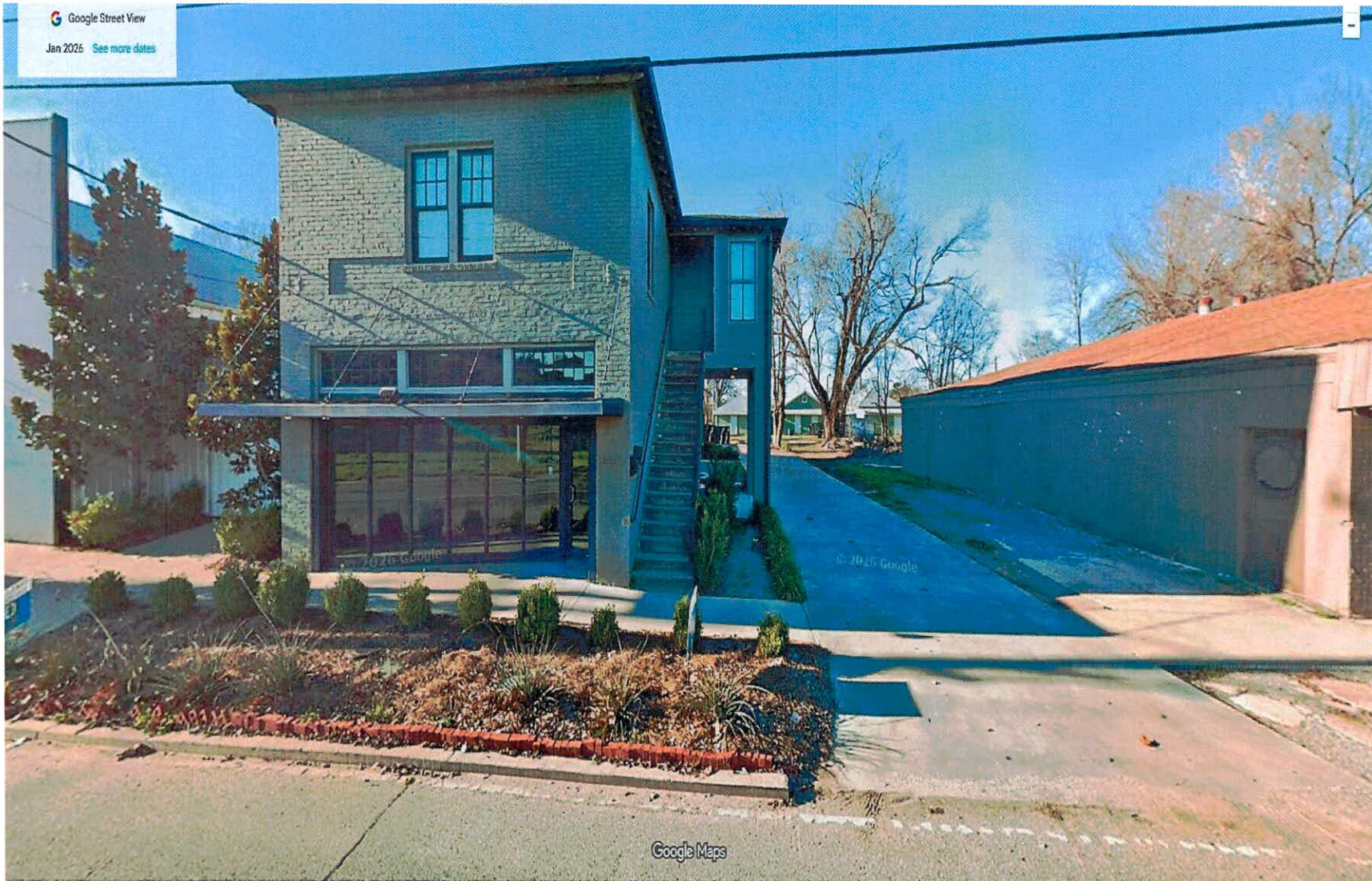
Approve the applicant's request with conditions.

Deny the applicant's request as presented.

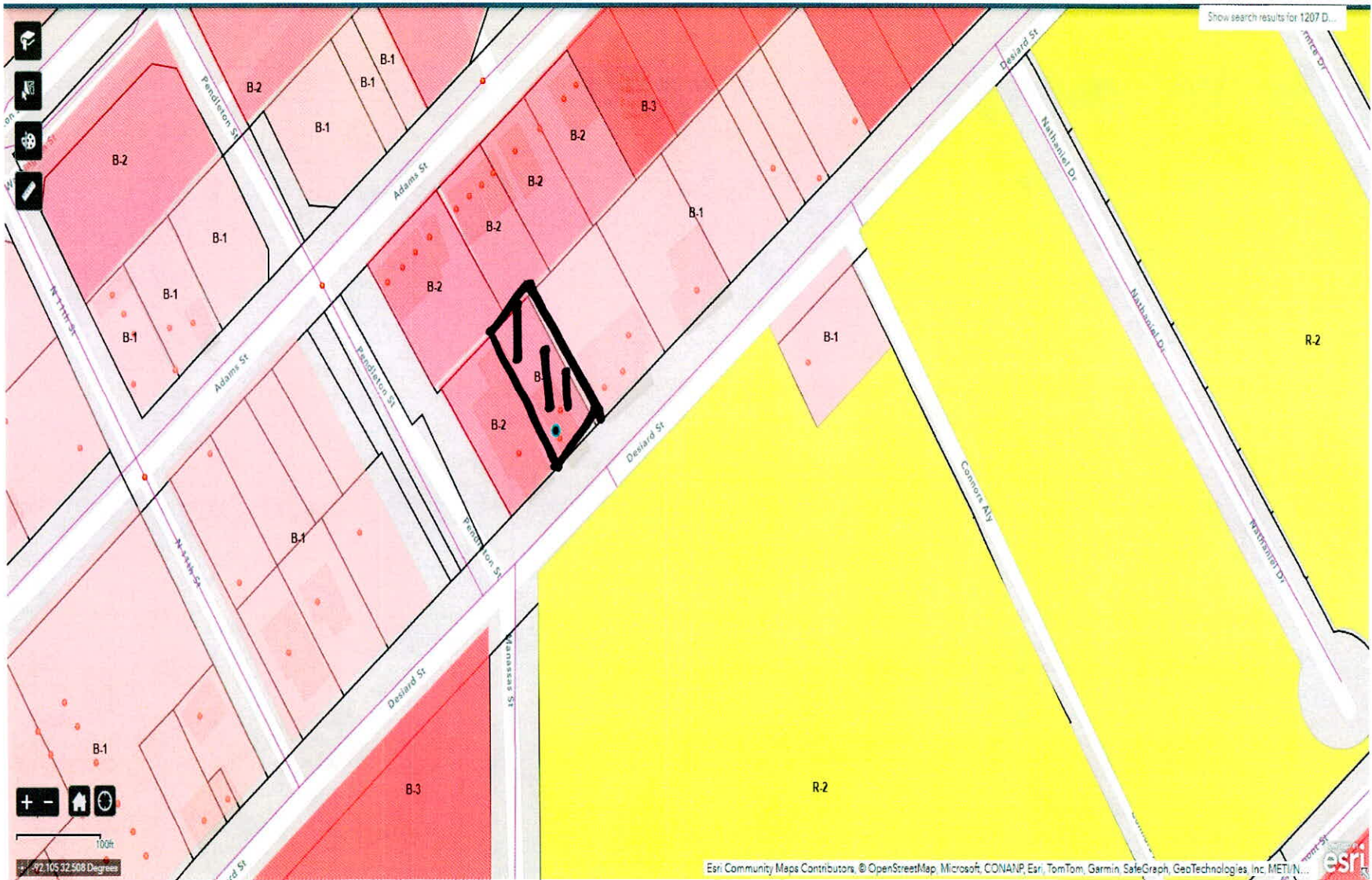
**Major and Minor Conditional Use Criteria**

These conditions may include, but are not limited to the following:

- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle access points.
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.



CUP 101-26 Law Office of Breshatta Davis – 1207 DeSiard street, Ste 1



CUP 101-26 Law Office of Breshatta Davis – 1207 DeSiard street, Ste 1

**City of Monroe  
Planning Commission**

<b>Case No.:</b>	MA 100-26
<b>Name of Applicant:</b>	<b>Martin Engineering Services</b>
<b>Address of Property:</b>	156 Arnold Drive
<b>Size of Property:</b>	±26.024-acres
<b>Present Zoning:</b>	OS (Open Space)
<b>Proposed Zoning:</b>	R-1 (Single Family Residence) District
<b>Council District:</b>	5 (once annexed)
<b>Future Land Use:</b>	Low Density Residential
<b>Consistent to the Comprehensive Plan:</b>	Yes

---

**REQUEST:** This is a request to zone a 26.024-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residential) District.

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED  
BY (STREETS):** The property is located north of Buckhorn Bend Road, south of Riverfront Street, east of the Ouachita River (levee) and west of Jackson Street.

**SURROUNDING LAND USES:** The surrounding land use consists of residential to the south and east, with industrial to the north.

**ADVERSE INFLUENCES:** This proposed development may increase traffic in the area.

**POSITIVE INFLUENCES:** The proposed development will add to the housing stock and property taxes for the City of Monroe.

**COMMENTS/  
RECOMMENDATIONS:**

The applicant would like to zone a 26.024-acre tract of land from the OS (Open Space) District to the R-1 (Single Family Residence) District. The purpose of the request is to allow the applicant to develop the site for single family residential living. The property is currently vacant and undeveloped. The R-1 (Single Family Residence) District will be the most appropriate zoning classification for the proposed subdivision development.

*Approval is contingent upon ANX 100-26 for annexation of the property.*

If this application is approved, the request will be forwarded for final approval by the Monroe City Council.

The City of Monroe will be able to provide water and sewer services for this proposed development.

The **Future Land Use Classification** for this area is **Low Density Residential Use**. This area is typically the base of the city, offering residences in densities of between seven units per acre. These areas include the currently developed city. This request is consistent with the comprehensive plan.

The Planning Commission and the City Council shall consider the following criteria in approving or denying a map amendment:

- a. The proposed map amendment is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
- b. The proposed map amendment is consistent with the adjacent zoning classifications and uses.
- c. The proposed map amendment will reinforce the existing or planned character of the neighborhood and the City.
- d. The site is appropriate for the development allowed in the proposed district.
- e. There are substantial reasons why the property cannot be used according to existing zoning.
- f. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply, storm water management, police and fire are adequate for the development allowed in the proposed district.
- g. The map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

*Effect of Denial*

The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

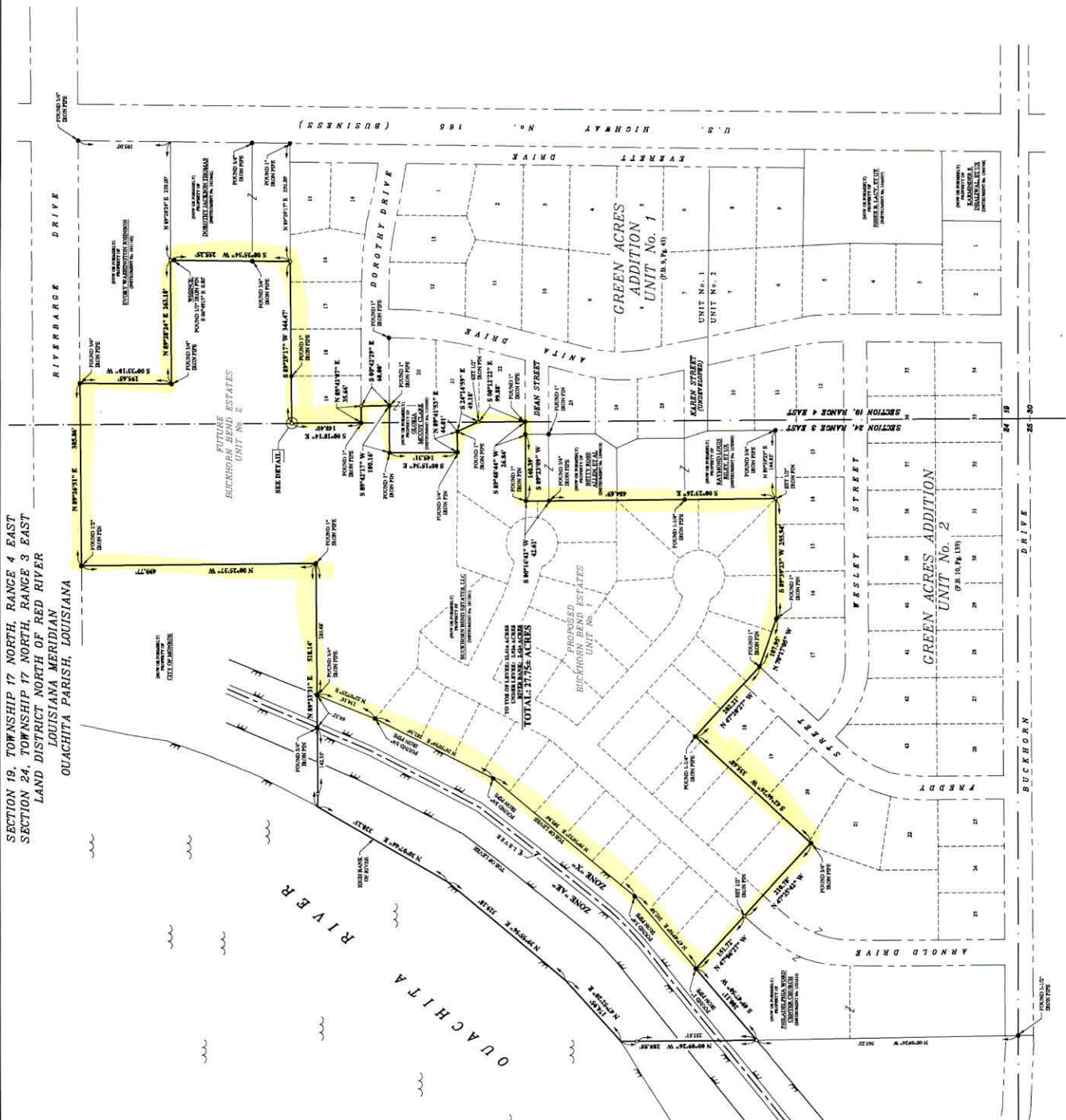
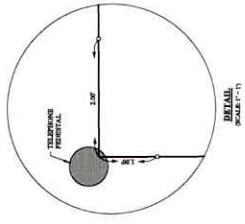
**OPTIONS:**

Approve the applicant's request as presented.

Deny the applicant's request as presented.

SECTION 19, TOWNSHIP 17 NORTH, RANGE 4 EAST  
 SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST  
 LAND DISTRICT NORTH OF RED RIVER  
 LOUISIANA MERIDIAN  
 OUCHITA PARISH, LOUISIANA

BEARING: QUAD IAN ZONE (1703)  
 DATUM: NAD 83 (2011)



**FLOOD ZONE DATA**

BASED ON FEMA FLOOD ZONE MAPS AS SHOWN IN SURVEYING DATUM JANUARY 20, 2010, FOR THE UNINCORPORATED AREAS OF OUCHITA PARISH, LOUISIANA, THIS PROPERTY LIES IN FLOOD ZONE: XE & XZ.

**LEGEND**

- INDICATES SURVEYED BOUNDARY
- INDICATES EXISTING ROAD R/W
- INDICATES MONUMENTATION FOUND
- INDICATES SET POINT FOR SET
- INDICATES C/L OF LEVEL

**NOTES**

- BOUNDARIES ARE SHOWN BASED FROM GPS OBSERVATIONS. DATUM: LA NORTH ZONE (1703), NAD 83 (2011). CONVERSION: (100 FT) TO GEODETIC.
- REFERENCE PLATS:
  - PLAT OF SURVEY OF GREEN ACRES SUBDIVISION, UNIT No. 1 BY JAMES O. BERRY, C.S. No. 407, DATED OCTOBER, 1977, OUCHITA PARISH, LOUISIANA.
  - PLAT OF SURVEY OF GREEN ACRES SUBDIVISION, UNIT No. 2 BY JAMES O. BERRY, C.S. No. 408, DATED OCTOBER, 1977, OUCHITA PARISH, LOUISIANA.
  - PLAT OF SURVEY OF THE ZAGLER ESTATES SITUATED IN OUCHITA PARISH, LOUISIANA, BY J.A. BERRY, P.L.S., No. 8902, OFFICIAL RECORDS OF OUCHITA PARISH, LOUISIANA.
- UTILITY LOCATIONS ARE SHOWN FROM AVAILABLE INFORMATION. LOCATIONS ARE SHOWN AS APPROXIMATE LOCATIONS. THESE OWNERS REPRESENTATIVE OF EXACT LOCATIONS.



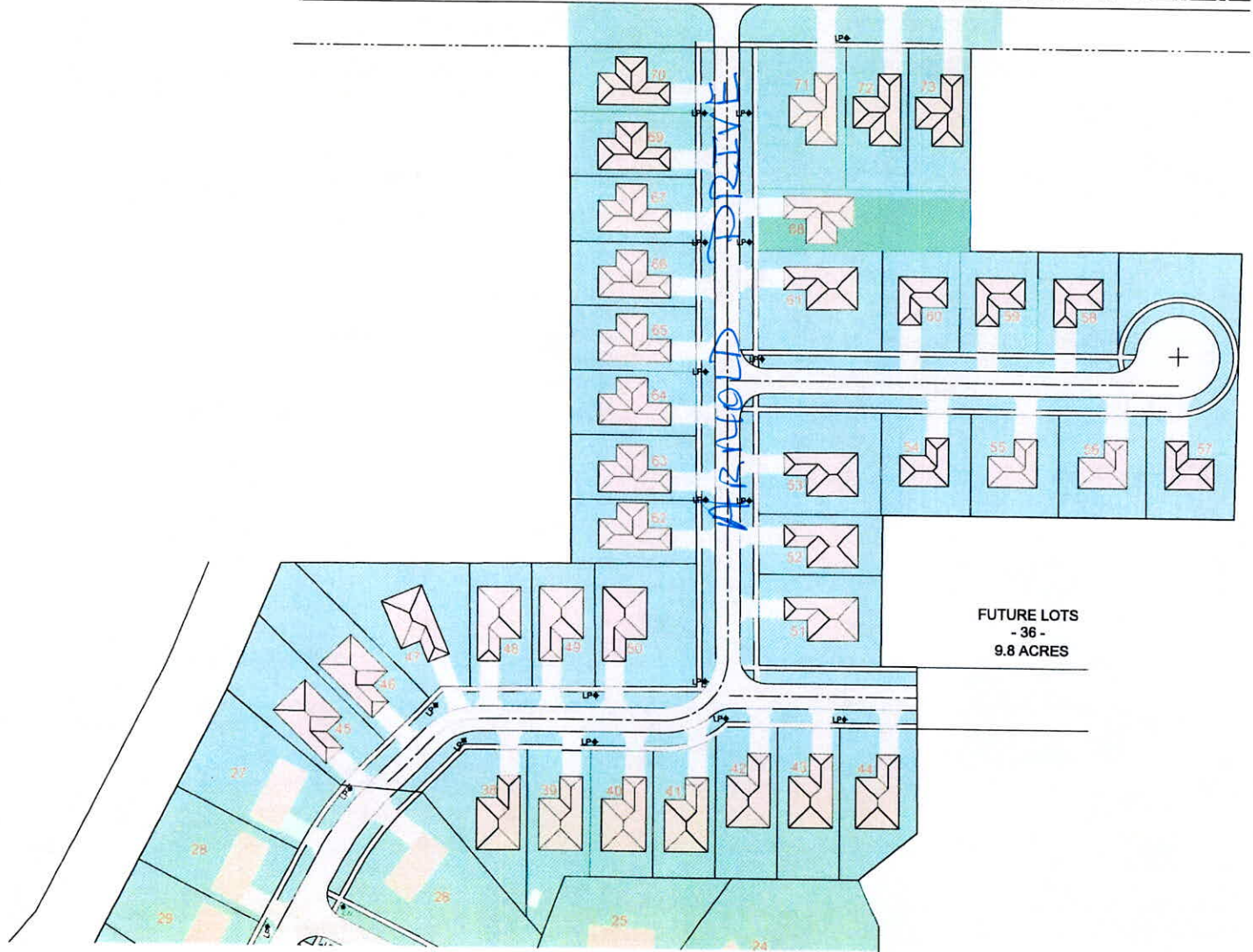
**CERTIFICATION**

This is to certify that the above described survey was made in accordance with the applicable standards of practice as prescribed in Chapter 24, Title 48, State of Louisiana Professional Engineers and Surveyors, subject to the current Louisiana Engineering Code.

*James O. Berry*  
 JAMES O. BERRY, P.E. No. 407

SECTION: 1703023	CLIENT: BUCKHORN BEND ESTATES, LLC
DATE: 10/02/23	BOUNDARY SURVEY
SHEET: 1 OF 1	27.75+ ACRES TRACT
PROJECT No.: 0715	SECTION 19, TOWNSHIP 17 NORTH, RANGE 4 EAST SECTION 24, TOWNSHIP 17 NORTH, RANGE 3 EAST LAND DISTRICT NORTH OF RED RIVER LOUISIANA MERIDIAN OUCHITA PARISH, LOUISIANA
DATE: 10/02/23	BY: JAMES O. BERRY
SHEET: 1 OF 1	CHK BY: JMB
PROJECT No.: 0715	DATE: 10/02/23

Buckhorn Drive

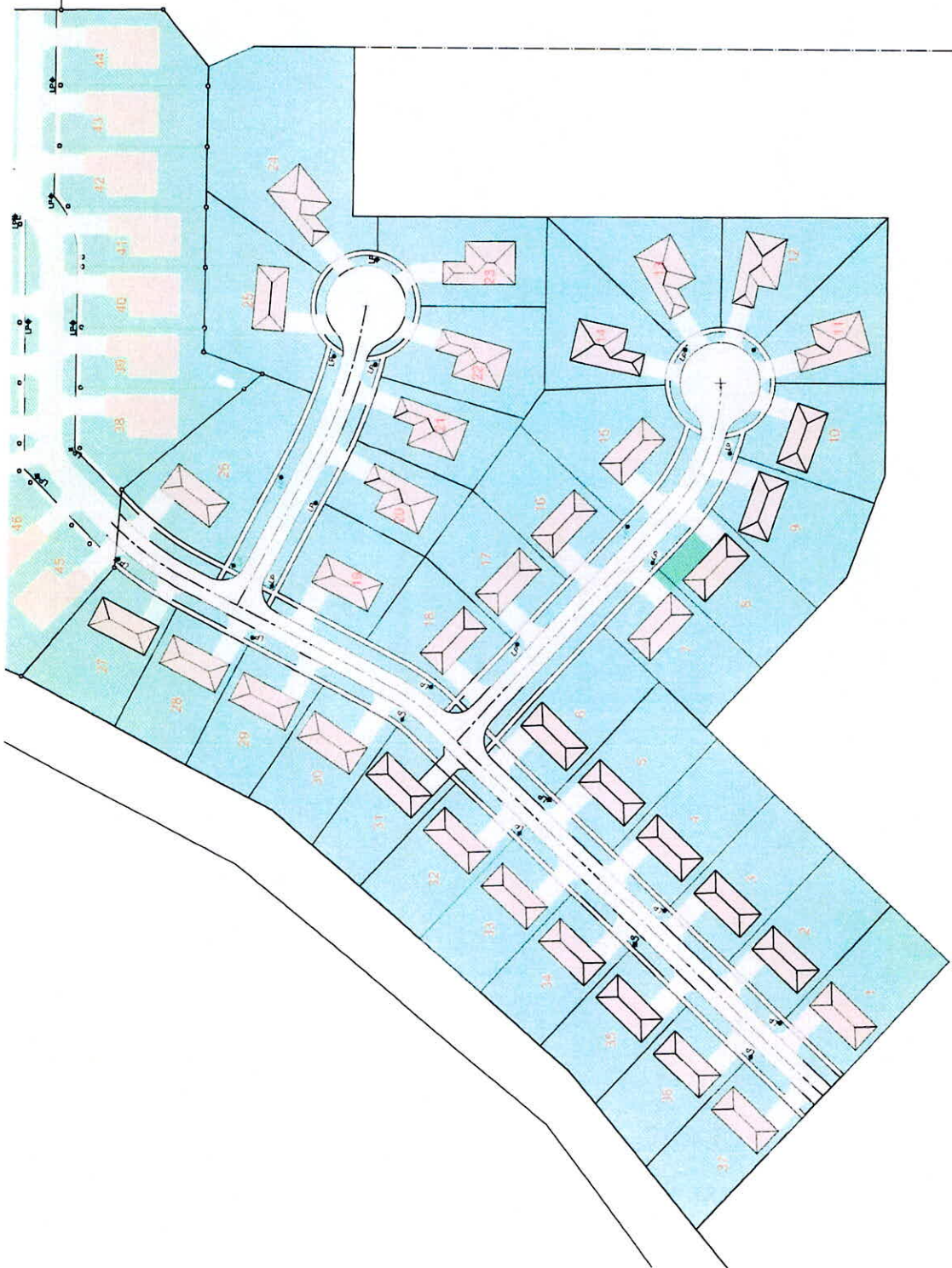


1199 Morgan Haro R.  
Monroe, Louisiana  
318.647.6846  
www.howspians.com

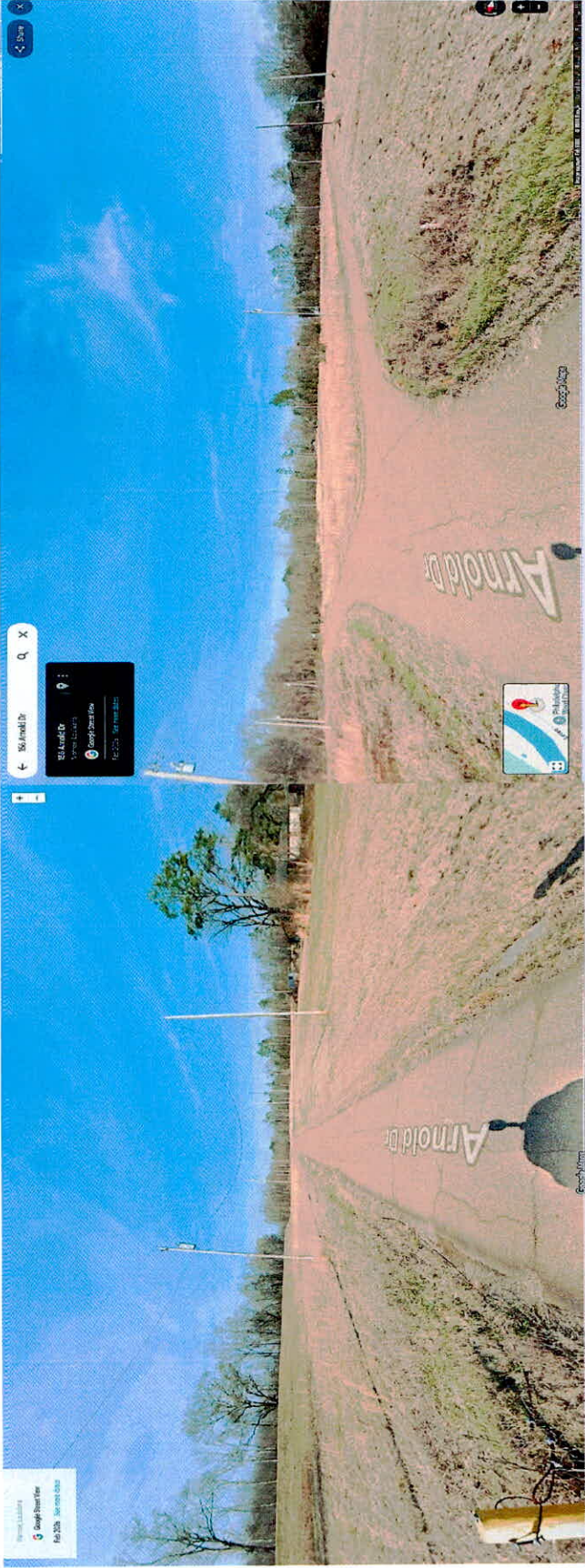
PROJECT:

DRAWING TITLE:

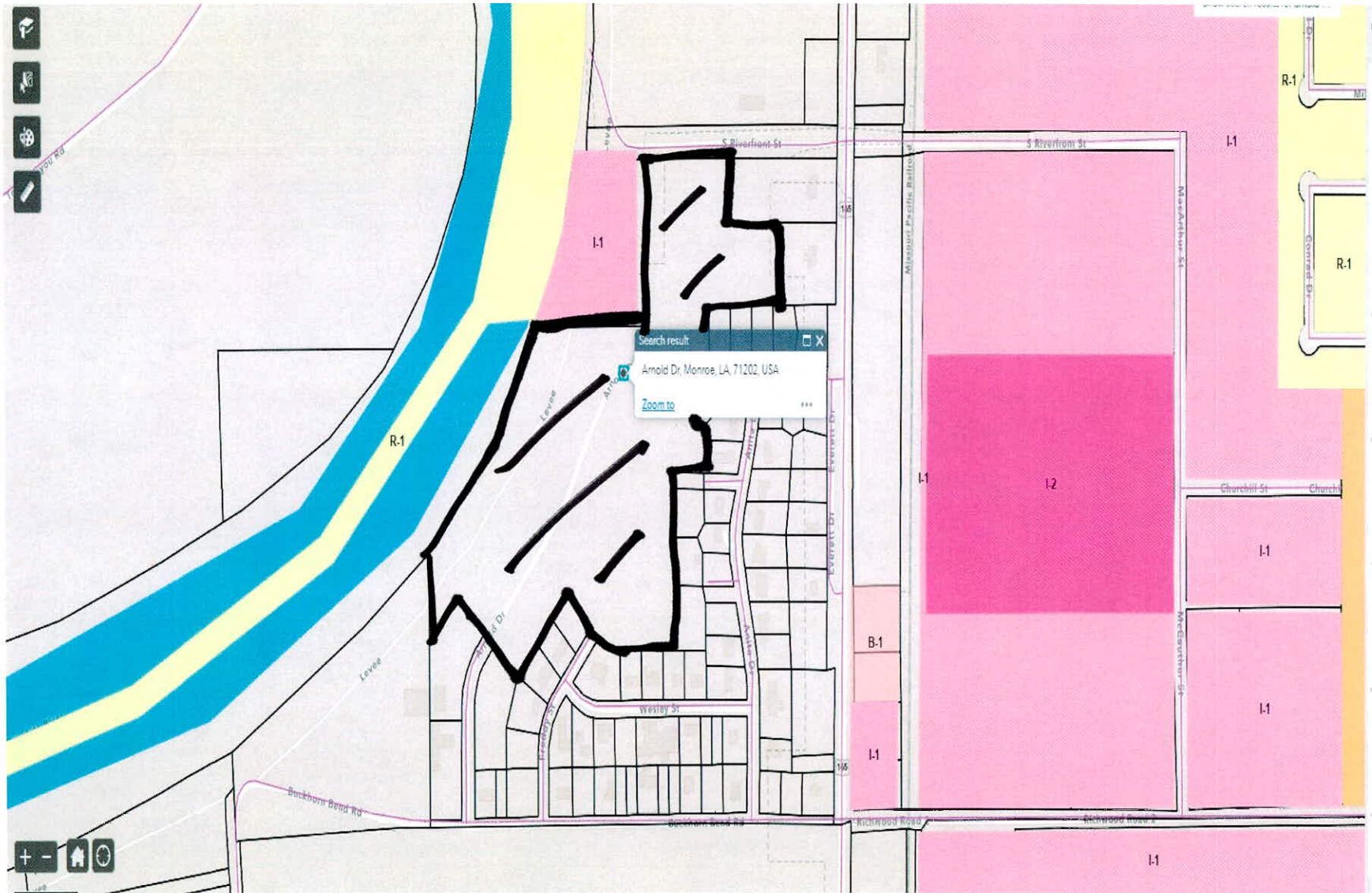
DATE: \_\_\_\_\_  
DESIGN BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_  
SHEET



River barge Drive



ANX 100-26 & MMA 100-26 (Hobie Martin Svcs.) 156 Arnold Drive



ANX 100-26 & MMA 100-26 (Hobie Martin Svcs.) 156 Arnold Drive

**City of Monroe  
Planning Commission**

**CASE NO.:** TAM 100-26  
**NAME OF APPLICANT:** City of Monroe  
**ADDRESS OF PROPERTY:** N/A  
**COUNCIL DISTRICT:** N/A

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**Request:** **Amend** Chapter 37, Zoning, Section 37-92, Use Standards to amend Ordinance No. 12,277 of the supplementary use standards.

**To Amend:** The occupancy limits based on the square footage of the bedrooms of the sober living home.

**Adverse Influences:** N/A

**Positive Influences:** Consistency to meet general guidelines for the LA Dept of Health.

**Comments/  
Recommendations:** This amendment has been requested in order to promote and adhere to the health, safety and welfare of the occupants within sober living homes. The City of Monroe wishes to amend the Section 37-92(o)(10) to establish occupancy limits based on the square footage of the bedrooms with the sober living home. The guidelines would follow the Louisiana Department of Health (LDH), the National Alliances for Recovery Residences (NARR) and the Louisiana Association of Recovery Residences (LARR).

**Options:** Approve text amendment as presented.

Approve text amendment with amendments.

Deny text amendment as presented.

**ORDINANCE**

**STATE OF LOUISIANA**  
**CITY OF MONROE**

**NO.** \_\_\_\_\_

The following Ordinance was introduced by \_\_\_\_\_, who moved for its adoption, and was seconded by \_\_\_\_\_:

**AN ORDINANCE AMENDING AND SECTION 37-92 (USE STANDARDS) OF THE MONROE CITY CODE AND FURTHER PROVIDING WITH RESPECT THERETO.**

**WHEREAS**, Chapter 37 of the City of Monroe Code, entitled "Zoning," contains the Comprehensive Zoning Ordinance for the City of Monroe;

**WHEREAS**, through Ordinance No. 12,277, the City Council established sober living homes as a permitted use and established supplementary use standards governing sober living homes;

**WHEREAS**, Section 37-92(o)(10) limited the number of occupants in a sober living home to six (6) occupants in the aggregate or two (2) occupants per bedroom, whichever is greater;

**WHEREAS**, the Louisiana Department of Health generally requires certain residential facilities to maintain at least 60 square feet per bed for multi-bedroom with a maximum of four beds per multi-bedroom, *see* La. Admin. Code, Tit. 48, Part. I, Chapter 56, § 5669;

**WHEREAS**, the National Association of Recovery Residences and the Louisiana Association of Recovery Residences generally require at least 50 square feet per bed per sleeping room, *see* NARR and LARR Standard 2, E, 14., d.; and

**WHEREAS**, to promote the health, safety, and welfare of the occupants within the sober living home, the City desires to further amend Section 37-92(o)(10) to establish occupancy limits based on the square footage of bedrooms within the sober living home, consistent with general guidelines from the Louisiana Department of Health (LDH), the National Alliances for Recovery Residences (NARR), and the Louisiana Association of Recovery Residences (LARR).

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Monroe, Louisiana, in legal session convened, that Section 37-92(o)(10) is hereby amended to read as follows, with all other provisions remaining unchanged:

**Sec. 37-92. – Use standards.**

*(o) Sober Living Homes*

- (10) The maximum occupancy of a sober living home shall be determined by the number of bedrooms in the home. The maximum occupancy of a bedroom shall be one (1) person per sixty (60) square feet of floor area, exclusive of fixed cabinets, fixtures, and equipment, and shall not exceed four (4) occupants per bedroom.

**This Ordinance** was introduced on \_\_\_\_\_, 2026.

**Notice published** on \_\_\_\_\_, 2026.

This **Ordinance** having been submitted in writing, introduced, and published, was then submitted to a vote as a whole, the vote thereon being as follows:

**AYES:**

**NAYS:**

**ABSENT:**

And the **Ordinance** was declared **ADOPTED** on \_\_\_\_\_, 2026.

\_\_\_\_\_  
**CHAIRPERSON**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**MAYOR'S APPROVAL**

\_\_\_\_\_  
**MAYOR'S VETO**