

**DEADLINE FOR FILING FINAL PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE MEETING:  
AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.**

On the date of the public hearing, a guided tour of most of the sites is offered to the Board members. Anyone interested in more information about the tour should contact the Planning Director at 673-6474 **at least 72 hours** prior to the public hearing date. If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

**AGENDA  
SHREVEPORT METROPOLITAN PLANNING COMMISSION  
PUBLIC HEARING JUNE 5, 2013 - 1 P.M.  
GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET  
HEARING DECISIONS**

- I. CALL TO ORDER
- II. INVOCATION
- III. REMARKS BY CHAIRMAN

Master Plan Implementation Update

**IV. PUBLIC HEARING**

- 1. **CASE NO. C-40-13:** 1400 Weinstock District: 3/Williams  
HOUSING AUTHORITY OF THE CITY OF SHREVEPORT  
Same  
North side of Weinstock Street, 400' east of Allen Avenue  
R-3 (PUD)  
Multi-family housing  
**DENIED (VOTE 7-0) ABSTAIN-FERDINAND**

**A. DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS DEFERRED & CONTINUED**  
**CASES LISTED FIRST**

- 2. **CASE NO. SC-24-13:** District  
A/McCulloch LA-MARINA LLC 7/Lynch  
Same & Greenvale LLC  
Mohr & Assoc  
West side of Hidden Falls Drive approximately 500' south of intersection of S. Lakeshore & Willow Ridge Blvd  
R-3(PUD)  
Willow Ridge at Stone Lakes Unit 8  
**WITHDRAWAL APPROVED**
- 3. **CASE NO. SC-25-13:** District  
A.McCulloch LA-MARINA LLC 7/Lynch  
Same & Greenvale LLC  
Mohr & Assoc  
SE corner of South Lakeshore Blvd & Rocksprings Blvd  
R-3(PUD)  
Willow Ridge at Stone Lakes Unit 9  
**APPROVED**
- 4. **CASE NO. CA-3-13:** District: B/Everson  
MANDINA PROPERTIES LLC 3/Williams  
Same  
Between Fannin and Caddo Streets bounded by Douglas & Common Streets  
B-4  
Closure and abandonment of a portion of an alley behind Fannin Street  
**APPROVED**
- 5. **CASE NO. CA-4-13:** District  
A/McCulloch DOUGLAS BURNSIDE & CHARLES PHILLIPS  
12/Epperson

Same  
South side of Yarborough Road @ intersection with Hatcher Road  
R-1D  
Closure & abandonment of a portion of Hatcher Road  
**DENIED**

D/Corbin 6. **CASE NO. SC-27-13:** District  
VENTURE INVESTMENTS OF LA 6/Baker  
Same  
Polaris Services LLC  
NW corner of E. 74<sup>th</sup> Street & Line Avenue  
R-1H and B-2  
East 74<sup>th</sup> Subdivision  
**APPROVED**

A/McCulloch 7. **CASE NO. SC-28-13:** District  
LA MARINA LLC 7/Lynch  
Same & Greenvale LLC  
Mohr & Assoc  
Approximately 90' west of Rocksprings Blvd and 220' south of S. Lakeshore Drive  
R-3(PUD)  
Willow Ridge at Stone Lakes Unit 10  
**APPROVED**

D/Corbin 8. **CASE NO. SC-29-13:** District  
S'PORT DEVELOPMENT CORP 9/Thibodeaux  
Same  
Mohr & Assoc  
North end of Marigny Drive approximately 150' north of Rochel Drive in Twelve Oaks Subdivision  
R-1B(PUD)  
Marigny Woods Unit 2 in Twelve Oaks  
**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

9. **CASE NO. SP-30-13:** District 2/Johnson  
49 DEVELOPMENT LLC  
Marshall Ruffin  
Balar & Assoc  
North side of Old Mooringsport Road approximately 1200' east of Hwy 1 North  
R-A (R-1D approval pending)  
Mooringsport Circle Subdivision  
**APPROVED**

**B. ZONING APPLICATIONS WITH DEFERRED & CONTINUED CASES LISTED FIRST**

10. **CASE NO. C-37-13/P-5-13:**  
Application by the MPC to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, to significantly restrict the locations where factory-built homes of any type might be placed without specific forms of approval.  
**RECOMMEND APPROVAL ABSTAIN-COOPER**

**CITY COUNCIL DISTRICT A - McCULLOCH**

11. **CASE NO. C-48-13:** 2700 blk Willis District: 2/Johnson  
PARICE FOSTER  
Same  
SE corner of Willis Street & Audrey Lane  
R-1H to B-2  
Beauty salon or other uses permitted within this zoning classification  
**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

**CITY COUNCIL DISTRICT B - EVERSON**

12. **CASE NO. C -49-13:** 683 Jordan District: 4/Linn  
AMANDA & ADAM BREWER  
Jordan Square L.L.C.  
South side of Jordan Street 160' east of Irving Place  
MPC approval in an SPI-1 District  
Limited to an outpatient physical therapy clinic  
**APPROVED WITH STIP**

**CITY COUNCIL DISTRICT C - O. JENKINS**

13. **CASE NO. C-50-13:** 3654 Youree District: 4/Linn  
AMANDA MARTIN  
Amanda M. & Mark A. Martin  
NW corner of Youree Drive & Ardmore Drive  
SPI-3-E (B-1) to SPI-3-E  
Addition of dog grooming salon  
**RECOMMEND APPROVAL WITH STIP**

**CITY COUNCIL DISTRICT D - CORBIN**

14. **CASE NO. C-51-13:** 600 blk Turner District: 8/Escude  
OLIVE BRANCH MINISTRIES  
Same  
North side of Turner Lane 490' east of Line Avenue  
R-1H & B-3 to R-3  
Senior apartments **or other uses permitted within this zoning classification**  
**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

**CITY COUNCIL DISTRICT - E WEBB**

15. **CASE NO. C -52-13:** 600 blk Bert Kouns Ind'l Loop District: 10/Cox  
SHREVEPORT FAMILY ENTERTAINMENT  
Same  
End of, & on the north side of a dedication known as Melba Drive; accessed through existing drive of 645  
Bert Kouns  
R-1D to B-2 with MPC approval  
Batting cage and practice ball fields **or other uses permitted within this zoning classification**  
**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

**CITY COUNCIL DISTRICT G - S. JENKINS**

16. **CASE NO. C -53-13:** 7300 Lewis Ln District:  
12/Epperson  
JOHN AUZENNE  
Abracadabra Investments L.L.C.  
SE corner of Lewis Lane & California Drive  
Continuation of R-2-E (SPI-2)  
Motel  
**RECOMMEND APPROVAL WITH STIPS (1 YEAR)**

**PARISH COMMISSION DISTRICT - 8 ESCUDE**

17. **CASE NO. P-7-13:** 2539 E 70<sup>th</sup>  
ARK-LA-TEX OUTDOOR PRODUCTS, L.L.C.  
Same  
SE side of East 70<sup>th</sup> Street, 2,030' west of Dixie Meadow Road  
R-A to B-3  
Fitness center, gym **or other uses permitted within this zoning classification**  
**RECOMMEND APPROVAL WITH STIPS**

★ ★ ★ **END OF PUBLIC HEARING** ★ ★ ★

**B. APPLICATIONS NOT REQUIRING PUBLIC HEARING**

**CITY COUNCIL DISTRICT C - O. JENKINS**

18. **CASE NO. C-54-13:** 352 E 70<sup>th</sup> & 349 E 69<sup>th</sup> Street District: 6/Baker  
S & S AUTO SALES  
V & J Land Co. L.L.C.  
North side East 70<sup>th</sup> Street & south side of East 69<sup>th</sup> Street, 300' east of Henderson Avenue  
B-3 & B-2 with MPC approval  
Site plan approval (used car sales and overflow parking)  
**APPROVED WITH STIP**

**CITY COUNCIL DISTRICT D - CORBIN**

19. **CASE NO. C-55-13:** 8900 blk Pugh District:  
9/Thibodeaux  
HUNT REAL ESTATE SERVICES, INC.  
Stratmore L.L.C.  
NE corner of Pugh Avenue & Stratmore Avenue  
B-3  
Site plan approval (Family Dollar)  
**APPROVED WITH STIP**

**CITY COUNCIL DISTRICT - E WEBB**

20. **CASE NO. C-56-13:** 8924 Jewella District: 10/Cox  
DOUGLAS L. HOLLAND  
Summer Grove Baptist Church  
Site formerly known as South Park Mall  
B-3  
Site plan approval (removal of parking, addition of green space)  
**APPROVED WITH STIP**

**CITY COUNCIL DISTRICT G - S. JENKINS**

21. **CASE NO. C-57-13:** 7700 blk W 70<sup>th</sup> District: 12/Epperson  
MOHR AND ASSOCIATES, INC.  
Piller Properties, L.L.C.  
North side of West 70<sup>th</sup> Street at its intersection with Dinkins Drive  
I-2 (SPI-2)  
Site plan (truck dealership)  
**APPROVED WITH STIPS**

**PARISH COMMISSION DISTRICT - 8 ESCUDE**

22. **CASE NO. P-8-13:** 8600 Box Rd  
MOHR AND ASSOCIATES, INC.  
Wren Resources, Inc.  
West side of Box Road 1,940' south of Mount Zion Road  
I-2  
Site plan approval (model home display, and sales office)  
**APPROVED WITH STIP**

- V. **APPROVAL OF MINUTES** - May 5, 2013
- VI. **REVIEW / DISPOSITION OF APPLICATIONS**
- VII. **UNFINISHED BUSINESS**
- VIII. **OTHER BUSINESS**

**CITY COUNCIL DISTRICT C - O. JENKINS**

23. **CASE NO. C-67-12:** 1000 blk Pierremont District: 4/Linn  
JEFF NEAL  
569 DKT, L.L.C.  
North side of Pierremont 284' west of Fairfield Avenue  
R-1D to B-2

B-2 development

**REMANDED by the City Council on 2-12-13. The MPC recommended approval of B-1 at their meeting on 12-5-12: Waiting on applicant to submit additional information.**

**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

24. **CASE NO. C-47-13:**

Application by the **CITY COUNCIL OF THE CITY OF SHREVEPORT** to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, relative to the SPI-3, Commercial Corridor Overlay District as it relates to the section of Pierremont Avenue between I-49 & Dillingham. The Council feels this overlay “is needed in order to reduce the negative impact on adjacent or nearby residential properties caused by lighting, signs, and other business related uses on business properties.”

Draft copies available in the MPC & City Council Offices.

**DEFERRED AND CONTINUED TO THE JULY 2, 2013 PUBLIC HEARING**

25. Request by Councilman Jeff Everson for the MPC “to consider an amendment to the Zoning Ordinance to include kitchen & catering facilities located on a university or college (non profit) campus as part of the use allowed when the university or college has an approved or Special Exception Use.”

**STAFF TO EXPLORE A SIMPLIFIED APPROVAL PROCESS FOR THE PROPOSED USE BEFORE DRAFTING ANY ORDINANCE AMENDMENTS**

IX. **CHAIRMAN / BOARD MEMBERS ' COMMENTS**

X. **DIRECTOR / STAFF 'S REPORTS**

XI. **ADJOURN 6:50 p.m.**