

**AGENDA**  
**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS**  
**PUBLIC HEARING - JULY 9, 2014 - 1:00 P.M.**  
**GOVERNMENT PLAZA CHAMBERS - 505 TRAVIS STREET**

- I. CALL TO ORDER**
- II. REMARKS BY CHAIRMAN**
- III. PUBLIC HEARING**

1. [CASE NO. BAC-37-14](#) : 423 E, 85<sup>th</sup> St. District: 6/Baker  
FLOWER HILL BAPTIST CHURCH D/Corbin  
Same  
North side of E. 85<sup>th</sup> Street, 300' east of Fairfield Avenue  
Special Exception Use in an R-1H District  
Church use - addition of fellowship hall & parking  
**6-11-14 DEFERRED & CONTINUED TO THE JULY 9, 2014 PUBLIC HEARING**
2. [CASE NO. BAC-39-14](#) : 9500 blk Mansfield Rd. District: 11/Smith  
CHRISTOPHER L. PIERSON E/Webb  
Cordell Shreveport  
East side of Mansfield Road, 300' north of its intersection with Ardis Taylor Drive  
Variance in the hours of operation in a B-3 District  
McDonald's restaurant operating on a 24-hour basis  
**6-11-14 DEFERRED & CONTINUED TO THE JULY 9, 2014 PUBLIC HEARING**
3. [CASE NO. BAC-45 -14](#) : 420 N Market District: 3/Williams  
KEYPOINT COMMUNICATIONS, LLC A/ McCulloch  
L & H Investments, Inc.  
NW corner of Island and Ricou Streets  
Special Exception Use in an I-2 District  
170-foot communication tower  
**6-11-14 DEFERRED & CONTINUED TO THE JULY 9, 2014 PUBLIC HEARING**
4. [CASE NO. BAP-30-14](#) : Kingston Rd. District: 11/Smith  
NTP SOLUTIONS  
William L. Simmons, Jr.  
West side of Kingston Road, 1,725' south of Williamson Way  
Special Exception Use in an R-A District  
180-foot communications tower  
**6-11-14 DEFERRED & CONTINUED TO THE JULY 9, 2014 PUBLIC HEARING**
5. [CASE NO. BAC-56-14](#) : 1800 blk Booker T. Washington District: A/McCulloch  
GLORIA A. NASH District: 2/Johnson  
Gloria & Steve Nash  
East side of Booker T. Washington Avenue, 150' north of Kelsey Street  
Special Exception Use in an R-1H District  
Mobile home
6. [CASE NO. BAC-57-14](#) : 329 Oregon District: A/McCulloch  
RODERICK J. GAUT District: 3/Williams  
Same  
East side of Oregon Avenue, 350' south of Utah Drive  
Variance in the size & number of detached accessory structures in an R-1H District  
Addition of 2-car carport with storage and a game room
7. [CASE NO. BAC-58-14](#) : 830 Fannin District: B/Everson  
ALEXANDER CARROLL District: 3/Williams  
T J & Leona Mandina  
NW corner of Fannin Street and Douglas Street  
Special Exception Use in a B-4 District  
Multi-purpose facility with the on-premise consumption of high alcoholic content beverages
8. [CASE NO. BAC-59-14](#) : 113 Fremont District: C/O Jenkins  
SHARON & DEANE FLETT District: 8/Escude  
Same  
South side of Fremont Street, 475' west of E. Kings Hwy.  
Special Exception Use in an R-1D District  
Secondary residential structure

9. **CASE NO. BAC-60-14**: 762 Pierremont District: C/O Jenkins  
 CIRCLE K STORE, INC. District: 8/Escude  
 DBNCH Circle LLC, Paul Winder, Leslie Turk, Clinton Jones  
 NE corner of Line and Pierremont  
 Special Exception Use, variance in rear yard, parking, & hours of operation in a B-2 District  
 Circle K with the package sale of wine and beer operating on a 24-hour basis
10. **CASE NO. BAC-61-14**: 118 E. Bert Kouns District: E/Webb  
 O & M RESTAURANTS DBA BURGER KING District: 10/Cox  
 Same  
 NW corner of E. Bert Kouns and Metroplex Drive  
 Variance in the hours of operation in a B-3 District  
 Burger King operating on a 24-hour basis
11. **CASE NO. BAC-62-14**: 8995 Mansfield District: E/Webb  
 JOHN R. THOMSON, JR. District: 10/Cox  
 Elias Sifuentes  
 SE side of Mansfield Road, 100' NE of its intersection with Jewella  
 Special Exception Use in a B-3 District  
 Restaurant with outside dining & the on-premise consumption of high alcoholic content beverages
12. **CASE NO. BAC-63-14**: 400 blk Bert Kouns Ind'l Loop District: E/Webb  
 POLESTAR DEVELOPMENT, L.L.C. District: 10/Cox  
 Linwood Development, L.L.C.  
 North side of Bert Kouns Industrial Loop 324' west of Linwood Avenue  
 Special Exception Use, variance in parking & hours of operation in a B-3 District  
 Grocery store with fuel station & package wine & beer sales operating on a 24-hour basis
13. **CASE NO. BAC-64-14**: 4104 Lamar District: G/S Jenkins  
 MARCUS LOFTON District: 7/Lynch  
 Same  
 West side of Lamar 275' south of Greenwood Road  
 Special Exception Use in an R-1D District  
 Mobile home
14. **CASE NO. BAP-31-14**: 545 Shattalon District: 9/Thibodeaux  
 GENE L. STEADMAN  
 Waymon Beshea & Christine Steadman Beshea  
 SW end of Shattalon Drive  
 Special Exception Use in an R-A District  
 Secondary residential structure (mobile home)

**END OF PUBLIC HEARING**

**IV. APPROVAL OF MINUTES - June 11, 2014**

**V. REVIEW/DISPOSITION OF APPLICATIONS**

**VI. UNFINISHED BUSINESS**

15. **CASE NO. BAC-22-14**: 1631 Gilliam District: 2/Johnson  
 GREGORY TYRONE COTTON A/McCulloch  
 Charles Cotton, Jr.  
 NE side of Gilliam Street 575' NW of Freddie Street  
 Special Exception Use in an R-1D District  
 Mobile home

**DEFERRED & CONTINUED TO THE SEPTEMBER 10, 2014 PUBLIC HEARING**

**VII. OTHER BUSINESS**

Status of Master Plan Implementation  
 Consider trial period for voting at the conclusion of the public hearing on each case

**VIII. CHAIRMAN/BOARD MEMBERS COMMENTS**

**IX. DIRECTOR'S REPORT**

Status of appealed cases

**X. ADJOURN**

