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.

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 SEPTEMBER 4, 2013 - 1 P.M.
GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET

I. CALL TO ORDER

II. INVOCATION

III. REMARKS BY CHAIRMAN

Master Plan implementation update

IV. PUBLIC HEARING

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

1. **CASE NO. SC-41-13 :** District B/Everson 3/Williams
SUNRAY INVESTMENTS LLC
Same
John Bowman & Assoc Inc
SE corner of E Stoner and Rex Street, immediately west of Youree Drive West Service Road
B-3
Youree Corner Subdivision

2. **CASE NO. SC-43-13 :** District D/Corbin 9/Thibodeaux
NORRIS FERRY ROAD LLC
Same
Raley & Assoc Inc
South end of Perdido Circle in St. Charles Subdivision, appoximately 0.6 miles west of Norris Ferry Rd
R-1D(PUD)
St. Charles Place Subdivision Unit 14

3. **CASE NO. SC-44-13 :** District E/Webb 11/Smith
CORDELL SHREVEPORT PROPERTY OWNER LLC
Same
Mohr & Assoc Inc
East side of Mansfield Rd approximately 900' north or Ardis Taylor Road (across from Wal-Mart)
B-3
Dunkin Donuts Commercial Subdivision

4. **CASE NO. SC-45-13 :** District E/Webb 10/Cox
WILLIS KNIGHTON MEDICAL CENTER
W-K Med Center & WK South Physician's Center
Robert Basinger PE, PLS
NE corner of Susan Drive and Bert Kouns Industrial Loop
B-3
WK South Subdivision

5. **CASE NO. SC-46-13 :** District B/Everson 3/Williams
RIVERSCAPE PARKWAY LLC
Same
Robert Basinger PE, PLS
West side of River Parkway Blvd approximately 200' south of Larkin Edwards Drive
R-3
Riverscape Village Subdivision

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

CITY COUNCIL DISTRICT E - WEBB

6. **CASE NO. C-64-13 :** 8800 Church District 7/Lynch
CITY OF SHREVEPORT
Same
67.35 acres on E side of Church beginning 300' E of Church from Grantham to 241' S of Martin Ave, extending E
R-1H to I-2
Stockpile of materials (broken concrete & dirt) **or other uses permitted within this zoning classification**

On August 7, this case was deferred & continued to the September 4th public hearing

CITY COUNCIL DISTRICT D - CORBIN

7. **CASE NO. C-68-13:** 8950 E Kings Hwy District: 9/Thibodeaux
RICHARD F. STELDT
Gammed Inv. Co. LLC, KEJ Inv. LLC, & Walker Prop. Inv. LLC
SW corner of East Kings Highway and Jackson Square Boulevard
R-3 to B-2
Hospice **or other uses permitted within this zoning classification**

CITY COUNCIL DISTRICT G - S. JENKINS

8. **CASE NO. C-69-13:** 4726 Monkhouse District: 7/Lynch
WPJ CONTRACTING & ASSOCIATES LLC
Same
West side of Monkhouse Drive 1,200' north of Westwood Park Drive
R-1D to B-3
Storage facility for equipment and material **or other uses permitted within this zoning classification**

PARISH COMMISSION DISTRICT - 12 EPPERSON

9. **CASE NO. P-10-13:** 8700 blk Simpson Rd
KAT DEVELOPMENT, L.L.C.
Same
Beginning @ intersection of Simpson & Brossette on both E & W sides of Simpson Rd. extending 2,600' N
R-A to R-MHS
Mobile home subdivision **or other uses permitted within this zoning classification**

★ ★ ★ **END OF PUBLIC HEARING** ★ ★ ★

B. APPLICATIONS NOT REQUIRING PUBLIC HEARING

CITY COUNCIL DISTRICT A - McCULLOCH

10. **CASE NO. C-70-13:** 2962 MLK District: 2/Johnson
LEMARCUS PRESTON
LEMARCUS PRESTON & ALVIN PRESTON JR.
NW corner of Martin Luther King Jr. Drive and Hazel Street
PBG approval in a B-3 District
Retail tire sales

CITY COUNCIL DISTRICT C - O. JENKINS

11. **CASE NO. C-71-13:** 4456 Youree District: 8/Escude
JAMES SILVIO
KJE Investments, LLC
West side of Youree Drive 120' north of Leland Drive
SPI-3 (B-2)
Site plan approval (restaurant)

PARISH COMMISSION DISTRICT - 11 SMITH

12. **CASE NO. P-11-13:** 9900 blk Mansfield Rd
WILLIAM R. SIKES
William R. Sikes and Helen B. Sikes
West side of Mansfield Road 1,814' north of Stagecoach Road
B-3
Site plan approval (accountant's office)
See related subdivision case following

13. **CASE NO. SP-42-13:** District 11/Smith
WILLIAM & HELEN SIKES
Same
John Bowman & Assoc Inc
SW corner of Mansfield Rd (US Hwy 171) & Gilmer Place, approximately 0.7 miles south of Williamson Way
B-3
Sikes Subdivision

V. APPROVAL OF MINUTES (August 7, 2013)

VI. REVIEW / DISPOSITION OF APPLICATIONS

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

14. **CASE NO. P-4-13:**
Application by the MPC to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, to allow for the manufacturing of alcoholic beverages as a use-by-right in both the B-3 and B-4 zoning districts.

On 4-3-13 the MPC recommended approval of this application.
On 8-8-13, the Parish Commission remanded this application for reconsideration of a Special Exception Use designation instead of use-by-right.

IX. CHAIRMAN / BOARD MEMBERS' COMMENTS

X. DIRECTOR / STAFF'S REPORTS

XI. ADJOURN