Board Members will meet for lunch at 1:30 in the MPC Conference Room

SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADD Passenger
GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET
FEBRUARY 3, 2016 @ 3:00 P.M.
Meeting Decisions

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR
5. APPROVAL OF MINUTES – January 6, 2016 - APPROVED

CONSENT AGENDA:

Public Comments Provided Upon Request For The Following Items:

6. CASE NO. C-7-16: SITE PLAN
   Interactive Map
   Applicant/Owner: THE FULLER CENTER FOR HOUSING OF NWLA
   Location: 4221 Linwood Ave (East side of Linwood Ave between Doris & Earl Streets)
   Existing Zoning: B-2
   Request: Site Plan Approval
   Proposed Use: Surplus Retail Store/Office Building with an Accessory Storage Building
   APPROVED

7. CASE NO. C-10-16: SITE PLAN
   Interactive Map
   Applicant/Owner: TOTAL YARD CARE INC
   Location: 6550 St Vincent (West Side of St Vincent Ave approx. 567‘ South of W 63rd St)
   Existing Zoning: I-2
   Request: Site Plan Approval
   Proposed Use: Warehouse / Office Building for Landscape Business
   APPROVED WITH STIP

8. CASE NO. C-13-16: SITE PLAN
   Interactive Map
   Applicant/Owner: BEARING SERVICE PROPERTIES LLC
   Location: 721 Louisiana (NE Corner of Louisiana Ave & Cotton Street)
   Existing Zoning: B-4
   Request: Site Plan Approval
   Proposed Use: Bar / Lounge with Indoor Amusements and Food Truck Court
   APPROVED WITH STIPS

9. CASE NO. SC-4-16: PRELIMINARY & FINAL PLAT (MINOR)
   Interactive Map
   Applicant: MOHR & ASSOC
   Owner: OK Realty LLC
   Location: 1108 blk E Bert Kouns (South side of Bert Kouns approx. 75‘ East of Union Pacific RR)
   Existing Zoning: B-3
   Request: 2-Lot Commercial Subdivision
   Proposed Use: Sugarland Subdivision Unit 13
   APPROVED

10. CASE NO. SC-5-16: PRELIMINARY & FINAL PLAT (MINOR)
    Interactive Map
    Applicant: MOHR & ASSOC
    Owner: Total Yard Care Inc
    Location: 6550 St Vincent Ave (West Side of St Vincent Ave approx. 385‘ South of W 63rd St)
    Existing Zoning: I-2
    Request: 3-Lot Commercial Subdivision
    Proposed Use: Total Yard Care Commercial Subdivision
    APPROVED

11. CASE NO. SP-3-16: PRELIMINARY & FINAL PLAT (MINOR)
    Interactive Map
    Applicant/Owner: WEST PARK LLC
    Location: 7144 West Park Dr (West side of West Park Dr approx 570‘ South of West 70th Street)
    Existing Zoning: I-2(SPL-2)
    Request: 2-Lot Industrial Subdivision
    Proposed Use: Bird Industrial Park
    APPROVED

END OF CONSENT AGENDA
12. **CASE NO. C-108-15: ZONING REQUEST & SITE PLAN**  
   **Interactive Map**  
   **District B/Everson**  
   **3/Jackson**  
   **Applicant:** CMH HOLDINGS  
   **Owner:** The Whited Co  
   **Location:** 1700 blk Spring St Service Rd (East side of Spring St Service Rd 112’ north of Youree)  
   **Existing Zoning:** B-3  
   **Request:** B-3 to I-1 with Site Plan Approval  
   **Proposed Use:** Communications Networking Facility with Outside Storage  
   **RECOMMEND FOR APPROVAL WITH STIPS**

13. **CASE NO. CA-1-16: CLOSURE & ABANDONMENT**  
   **Interactive Map**  
   **District A/Bradford**  
   **3/Jackson**  
   **Applicant:** MT CANANN BAPTIST CHURCH  
   **Owner:** City of Shreveport  
   **Location:** 1600 blk Clay Street (Between Clay & Alson Streets)  
   **Existing Zoning:** R-3  
   **Request:** Closure & Abandonment of 20’ Alley & a Portion of a 10’ Alley  
   **APPROVED**

14. **CASE NO. CA-2-16: CLOSURE & ABANDONMENT**  
   **Interactive Map**  
   **District D/Corbin**  
   **9/Atkins**  
   **Applicant:** RALEY & ASSOC  
   **Owner:** City of Shreveport  
   **Location:** Undeveloped SW portion (approx 825’) of Sand Beach Blvd  
   **Existing Zoning:** B-1 & B-3  
   **Request:** Closure & Abandonment of Undeveloped Portion of Sand Beach Blvd  
   **APPROVED WITH STIP**

15. **CASE NO. SC-2-16: FINAL PLAT**  
   **Interactive Map**  
   **District E/Flurry**  
   **11/Smith**  
   **Applicant:** TRAVIS A STURDIVANT  
   **Owner:** North Red River Land Co  
   **Location:** Located at the SW end of Sandman  
   **Existing Zoning:** R-1D  
   **Request:** 10-Lot Single Family Residential Subdivision  
   **Proposed Use:** Elkins Subdivision Unit 3  
   **APPROVED**

16. **CASE NO. C-2-16: ZONING REQUEST, SITE PLAN & PLANNED BLDG GROUP**  
   **Interactive Map**  
   **District E/Flurry**  
   **10/Chavez**  
   **Applicant:** SARA McCANN  
   **Owner:** Dick & Sally Grieder  
   **Location:** 9480/9488 Forbing Road (NW corner of Forbing & East Flournoy Lucas Rd)  
   **Existing Zoning:** R-1D & B-2  
   **Request:** R-1D to B-2 with Site Plan Approval & Planned Building Group Approval  
   **Proposed Use:** Restaurant, Retail Furniture Store & Office Building  
   **RECOMMEND FOR APPROVAL WITH STIPS (VOTE 8-1)**

17. **CASE NO. C-5-16: ZONING REQUEST & SITE PLAN**  
   **Interactive Map**  
   **District B/Everson**  
   **5/Bowman**  
   **Applicant:** QUINTON STREET APARTMENTS  
   **Owner:** Dexter Burnom  
   **Location:** 3907 Hearne (NE corner of Hearne & Quinton Street, 43’ east of Hearne Ave)  
   **Existing Zoning:** B-2  
   **Request:** B-2 to R-2 with Site Plan Approval  
   **Proposed Use:** Two-Unit Apartment Building  
   **RECOMMEND FOR APPROVAL WITH STIPS**

18. **CASE NO. C-8-16: ZONING REQUEST & SITE PLAN**  
   **Interactive Map**  
   **District A/Bradford**  
   **2/Johnson**  
   **Applicant:** J & B LAND LLC  
   **Owner:** S & W Land Management LLC  
   **Location:** 3800 blk North Market (NE Corner of N Market & Lincoln Dr)  
   **Existing Zoning:** R-1D  
   **Request:** R-1D to B-2 with Site Plan Approval  
   **Proposed Use:** Retail Sporting Goods (Firearms Sales & Service)  
   **WITHDRAWN**

19. **CASE NO. C-9-16: ZONING REQUEST, SITE PLAN & USE APPROVAL**  
   **Interactive Map**  
   **District D/Corbin**  
   **9/Atkins**  
   **Applicant:** ASHE BROUSSARD WEINZETTLE ARCHITECTS  
   **Owner:** Andrew & Sandra Querbes Trust et al  
   **Location:** 7000 blk Sand Beach Blvd (East & West Sides of Sand Beach Blvd 950’ South of E 70th St)  
   **Existing Zoning:** B-1 & B-3  
   **Request:** B-1 & B-3 to R-3 with Site Plan Approval & Use Approval  
   **Proposed Use:** Nursing & Assisted Living Facility  
   **RECOMMEND FOR APPROVAL WITH STIPS**
20. CASE NO. C-12-16: TEMPORARY USE
Interactive Map
Applicant: CHRIS COX
Owner: PDQ SOUTH PARK, LLC
Location: 9074 Mansfield Rd (West Side of Mansfield Road approx 560’ South of Jewella)
Existing Zoning: B-3
Request: Temporary Use Approval for Plant Sales in an Open Air Market
APPROVED WITH STIP

21. CASE NO. P-1-16: ZONING REQUEST & SITE PLAN
Interactive Map
Applicant: MOHR & ASSOC INC
Owner: Barbara Bowman Carter & Daniel Bowman Testamentary Trusts
Location: 5706 North Market (North Side of N Market 3040’ East of Roy Road Extension)
Existing Zoning: R-A
Request: R-A to B-3 with Site Plan Approval
Proposed Use: Zaxby’s Chicken Restaurant
RECOMMEND FOR APPROVAL WITH STIPS

END OF PUBLIC HEARINGS

22. OTHER BUSINESS
● Master Plan Implementation Report
● Other Staff Reports
● Items for Future Discussion

23. CHAIR/ BOARD MEMBERS COMMENTS

24. ADJOURN - 4:30 P.M.