

**Board Members will meet for lunch at 1:30 p.m. in the MPC Conference Room**  
**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH**  
**GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET**  
**DECEMBER 7, 2016 @ 3:00 P.M.**

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

**CONSENT AGENDA:**

**Public Comments Provided Upon Request For The Following Items:**

6. **CASE NO. C-83-16: TEMPORARY USE** District: E/Flurry  
Interactive Map 10/Chavez
- Applicant: JOHN BYRD (CHUCK WAGON MARKETING)  
Owner: Betty Phippen Bollman et al  
Location: 9200 Wallace Lake Road (West side of Wallace Lake Road, 300' south of E. Bert Kouns)  
Existing Zoning: B-3  
Request: Temporary Use  
Proposed Use: Mobile Crawfish Trailer  
**APPROVED WITH STIPS**
7. **CASE NO. SP-122-16: FINAL PLAT (MINOR)** District 8/Middleton
- Interactive Map  
Applicant/Owner: WIMWAL LLC  
Location: 11000 blk E Kings Hwy (NE corner of E Flournoy Lucas Road & E Kings Hwy)  
Existing Zoning: R-A & B-3  
Proposed Use: 1 Lot Commercial Subdivision  
King's Bend Subdivision Unit 1  
**APPROVED**

**END OF CONSENT AGENDA**

**ITEMS NOT REQUIRING PUBLIC HEARING**

8. **CASE NO. C-86-16: USE APPROVAL & VARIANCE** District: C/Jenkins  
Interactive Map 4/Linn
- Applicant: SOUTHERN STORAGE CENTERS  
Owner: Brookshire Grocery Co  
Location: 4019 Fern Avenue (East side of Fern Avenue approximately 208' south of Gregg Street)  
Existing Zoning: B-2-A  
Request: Use Approval  
Proposed Use: Climate Controlled Storage Facility  
Requested Variance: Rear Yard Setback  
**APPROVED 83,000 SF MAX WITH STIPS - 8-1 Vote**

**END OF ITEMS NOT REQUIRING PUBLIC HEARING**

**PUBLIC HEARING:**

9. **CASE NO. SC-123-16: PRELIMINARY & FINAL PLAT (MAJOR)** District E/Flurry  
Interactive Map 10/Chavez  
Applicant: MOHR & ASSOC INC  
Owner: Reunion Development LLC  
Location: 800 blk Mt Zion Road (North side of Mt Zion Road approximately 200' east of Kingston Road)  
Existing Zoning: R-1D(PUD)  
Proposed Use: **33 Lot Single Family Residential Subdivision  
Reunion Subdivision Unit 4  
APPROVED WITH STIPS**
10. **CASE NO. CA-6-16: CLOSURE & ABANDONMENT** District 2/Johnson  
Interactive Map  
Applicant/Owner: THE PARISH OF CADDO DEPARTMENT OF PUBLIC WORKS  
Location: 2300 blk Nicole Drive (South 589' of Nicole Drive approximately 570' SE of Calumet Drive)  
Existing Zoning: R-1D  
Request: **Closure & Abandonment of a Portion of a Street  
APPROVED WITH STIP**
11. **CASE NO. C-75-16: ZONING REQUEST** District G/Bowman  
Interactive Map 7/Gage-Watts  
Applicant/Owner: DEBORAH VANCE MOZELL  
Location: 4611 Monkhouse (East side of Monkhouse Drive 1629' north of Lyba Street)  
Existing Zoning: B-1  
Request: **B-1 to B-2**  
Proposed Use: **Commercial Strip Center**  
**On November 2nd, this application was deferred & continued to the December 7, 2016 Public Meeting  
DENIED**
12. **CASE NO. C-79-15: AMENDED ORDINANCE STIPULATION** District G/Bowman  
Interactive Map 12/Epperson  
Applicant: MOHR & ASSOC INC  
Owner: Speedco Inc  
Location: NW corner of W 70<sup>th</sup> Street & W Bert Kouns  
Existing Zoning: I-1(SPI-2)  
Request: **Amended Ordinance Stipulation – Waiver of Solid Screen Fence Requirement**  
Proposed Use: **Truck / Trailer Sales & Service  
APPROVED WITH STIPS**
13. **CASE NO. C-84-16: ZONING REQUEST** District C/Jenkins  
Interactive Map 4/Linn  
Applicant: TAYLOR – ROBERTSON LLC  
Owner: Gerald & Rhonda Stephens, Ronald Mills, Linda Mills Dumas  
Location: 5902 & 5906 Southern Avenue (SW corner of Pierremont Road & Southern Avenue)  
Existing Zoning: B-1 & R-1D  
Request: **B-1 & R-1D to B-3**  
Proposed Use: **Car Wash  
DENIED 3-2 VOTE**
14. **CASE NO. C-85-16: ZONING REQUEST** District B/Everson  
Interactive Map 5/Bowman  
Applicant: CORDERO MULLONE  
Owner: Louis Ketchum Jr  
Location: 2435 & 2437 Kings Hwy (SE corner of Kings Hwy & I-20)  
Existing Zoning: R-2 & B-1  
Request: **R-2 & B-1 to B-3**  
Proposed Use: **Used Car Sales & Service Facility  
DENIED**

**END OF PUBLIC HEARING**

**15. OTHER BUSINESS**

- Master Plan Implementation Report
- Other Staff Reports
- Items for Future Discussion

**16. CHAIR/ BOARD MEMBERS COMMENTS**

**17. ADJOURN – 6:40**