

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

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET
SEPTEMBER 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 – August 3, 2016 - APPROVED

CONSENT AGENDA:

Public Comments Provided Upon Request For The Following Items:

6. **CASE NO. SP-75-16: FINAL PLAT (MINOR)** District: 2/Johnson
Interactive Map
Applicant: MOHR & ASSOCIATES, INC
Owner: George Andrew Haddad
Location: 4111 N. Market (SW corner of N. Market & Pine Hill Road)
Existing Zoning: R-A
Proposed Use: **1 Lot Commercial Subdivision
N Market-Pine Hill Commercial Subdivision
APPROVED**
7. **CASE NO. SC-81-16: RE-PLAT (MINOR)** District: G/Bowman
12/Epperson
Interactive Map
Applicant: RALEY & ASSOCIATES, INC
Owner: Kelvin Lee Buster, Sr. & Alicia Medina Buster
Location: 6200 blk Yarbrough Road (South side of Yarbrough, 600' west of Pines Road)
Existing Zoning: R-1D
Proposed Use: **2 Lot Single Family Residential Subdivision
Hilltop Subdivision Unit 13
APPROVED**
8. **CASE NO. SC-82-16: FINAL PLAT (MINOR)** District: D/Corbin
9/Atkins
Interactive Map
Applicant: MOHR & ASSOCIATES, INC
Owner: Nhu Nuynh and Molichisa Ngeth
Location: 409 Turtle Creek Drive (South side of Turtle Creek, 227' west of Youree)
Existing Zoning: B-3
Proposed Use: **1 Lot Commercial Subdivision
South Broadmoor Subdivision, Unit 11
APPROVED**
9. **CASE NO. SC-83-16: FINAL PLAT (MINOR)** District: G/Bowman, Jr
5/Bowman
Interactive Map
Applicant: BOWMAN & ASSOCIATES, INC.
Owner: Akram Mohamed Abdalla
Location: 4030 Jewella Avenue (NW corner of I-20 & Jewella Avenue)
Existing Zoning: B-3
Proposed Use: **1 Lot Commercial Subdivision
AK's Express Subdivision
APPROVED**
10. **CASE NO. SP-84-16: FINAL PLAT (MINOR)** District: 5/Bowman
Interactive Map
Applicant: MOHR & ASSOCIATES, INC
Owner: Brenda Morris Oswald
Location: 5700 blk N Market (Approximately 1078' south of LA 538 / Old Mooringsport Road)
Existing Zoning: R-A
Proposed Use: **1 Lot Commercial Subdivision
Wendy's N Market Commercial Subdivision
APPROVED**

11. **CASE NO. SC-86-16: FINAL PLAT (MINOR)** District: B/Everson
4/Linn
Interactive Map
Applicant: RALEY & ASSOCIATES, INC.
Owner: Helm Restaurants, Inc.
Location: NE corner of I-49 & Kings Hwy
Existing Zoning: B-1-E
Proposed Use: **3 Lot Commercial Subdivision
Kings Hwy I-49 Subdivision Unit No. 1
APPROVED**
12. **CASE NO. SP-88-16: FINAL PLAT (MINOR)** District: 8/Middleton
Applicant: JOHN R. BOWMAN & ASSOC., INC.
Owner: Dorothy Sue Lessman
Location: 7637 E Kings Hwy (East side of E. Kings Hwy, 370' south of Bert Kouns Ind'l Loop)
Existing Zoning: R-A
Proposed Use: **1 Lot Single Family Residential Subdivision
Lessman Subdivision
APPROVED**
13. **CASE NO. SP-90-16: FINAL PLAT (MINOR)** District: 2/Johnson
Interactive Map
Applicant: WHITLOCK & SHELTON CONSTRUCTION
Owner: WBJ Ventures, LLC
Location: 805 Wilton Place (SE corner of Wilton Place & Old Mooringsport Road)
Existing Zoning: R-1D
Proposed Use: **4 Lot Single Family Residential Subdivision
46 Wilton Place
APPROVED**
14. **CASE NO. SC-92-16: RE- PLAT (MINOR)** District: A/Bradford
2/Johnson
Interactive Map
Applicant: RALEY & ASSOCIATES, INC
Owner: Ethal Mae Nelson
Location: 3250 Montana Street (East side of Montana, 200' south of Hawkins Street)
Existing Zoning: R-1H
Proposed Use: **1 Lot Single Family Residential Subdivision
Jones-Mabry Subdivision, Unit 18
APPROVED**
15. **CASE NO. C-72-16 USE APPROVAL** District: B/Everson
4/Linn
Interactive Map
Applicant/Owner: WYANDOTTE PROPERTIES, LLC
Location: 225 Wyandotte Street (South side of Wyandotte, 160' east of Coty Street)
Existing Zoning: B-1
Request: **Use Approval**
Proposed Use: **Psychiatric Hospital
APPROVED WITH STIP**

END OF CONSENT AGENDA

PUBLIC HEARING:

16. **CASE NO. C-71-16 PUD AMENDMENT & REVISED PRELIMINARY SITE PLAN** District: D/Corbin
10/Chavez
Interactive Map
Applicant: THRIFTY LIQUOR
Owner: Industrial Development Board of Shreveport, Louisiana, Inc.
Location: 9500 blk Ellerbe Road (SW corner of Ellerbe Road & Flournoy Lucas Road)
Existing Zoning: B-2(PUD)
Request: **PUD Amendment to Allow Package Beer, Wine & High Alcoholic Content Beverage Sales
& Drive-Thru with a Revised Preliminary Site Plan**
Proposed Use: **Package Liquor Store
RECOMMEND APPROVAL WITH STIPS**
17. **CASE NO. C-73-16 ZONING REQUEST** District: F/Lynch
5/Bowman
Interactive Map
Applicant: MOHR & ASSOC, INC
Owner: Norman R Gordon & assoc, LLC
Location: 5200 blk Hearne Avenue (Bound by Hearne, Westover, Bibb, & adjacent alley immediately west)
Existing Zoning: R-1D
Request: **R-1D to B-1**
Proposed Use: **Commercial
RECOMMEND APPROVAL WITH STIP**

18. **CASE NO. P-10-16: ZONING REQUEST** District 2/Johnson
Interactive Map
Applicant: JOHN HARRIS
Owner: George A Haddad III
Location: 4111 N Market (SW corner of Pine Hill Road & N Market)
Existing Zoning: R-A
Request: R-A to B-3
Proposed Use: Used Car Sales
RECOMMEND APPROVAL WITH STIP

19. **CASE NO. P-12-16 ZONING REQUEST** District: 11/Smith
Interactive Map
Applicant/Owner: ZOE INTEREST, LLC
Location: 11838 Mansfield Road, (680' south of Fountainbleau Road)
Existing Zoning: R-A
Request: R-A to B-2
Proposed Use: Day Care Expansion
RECOMMEND APPROVAL WITH STIP

20. **CASE NO. P-13-16 ZONING REQUEST** District: 2/Johnson
Interactive Map
Applicant: MOHR & ASSOCIATES, INC
Owner: Brenda Morris Oswald
Location: 5700 blk N Market (NE side of N Market, 1,075' south of LA 538)
Existing Zoning: R-A
Request: R-A to B-3
Proposed Use: Restaurant with Drive Through
RECOMMEND APPROVAL WITH STIP

21. Consideration of the HPC Certificate of Appropriateness - **RECOMMEND APPROVAL**

22. Consideration of the Proposed Design Review Guidelines for the Highland Historic District - **RECOMMEND APPROVAL**

END OF PUBLIC HEARING

23. Reconsideration of MPC lunch & Board meeting times – **DEFERRED TO THE OCTOBER 5, 2016 PUBLIC MEETING (Vote 6-1)**

24. OTHER BUSINESS

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

25. CHAIR/ BOARD MEMBERS COMMENTS

- 1) Nominating Committee's Report (Smith, Jackson, Remedies, & Colvin) - **DEFERRED TO THE OCTOBER 5, 2016 PUBLIC MEETING**

26. ADJOURN – 5:00 P.M.