

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
10/Chavez
Interactive Map
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
4/Linn
Interactive Map
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 70th 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

