

**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  
MAY 4, 2016 @ 3:00 P.M.**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR
5. APPROVAL OF MINUTES – April 20, 2016 - APPROVED

**CONSENT AGENDA:**

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

6. **CASE NO. SC-24-16: FINAL PLAT (MINOR)** District B/Everson  
5/Bowman  
**Interactive Map**  
Applicant: WARD BRYANT  
Owner: W & S Enterprises  
Location: 4037 Mansfield Road (NE corner of Mansfield Road & DeSoto Street)  
Existing Zoning: I-2  
Request: **3 Lot Industrial Subdivision for Office/Warehouse**  
Proposed Use: **W & S Development**
7. **CASE NO. SC-25-16: RE-PLAT (MINOR)** District: B/Everson  
4/Linn  
**Interactive Map**  
Applicant/Owner: G. ROCK HOLDINGS LLC  
Location: 932 Ockley (North side of Ockley, approximately 185' east of Fairfield Avenue)  
Existing Zoning: R-1D  
Request: **2 Lot Single Family Residential Subdivision**  
Proposed Use: **Ockley Park**
8. **CASE NO. SP-19-16: FINAL PLAT (MINOR)** District 1/Dominick  
Applicant/Owner: JEROME ANDERSON  
Location: 7864 Jefferson Paige Road (Approximately 2270' west of Burton Road)  
Existing Zoning: R-A  
Request: **1 Lot Single Family Residential Subdivision**  
Proposed Use: **Jerome Anderson Subdivision**
9. **CASE NO. SP-20-16: FINAL PLAT (MINOR)** District 12/Epperson  
**Interactive Map**  
Applicant: POLARIS SERVICES LLC  
Owner: Aimee W Miciotto & Oscar R Williams  
Location: 7500 blk South Lakeshore (SE corner of Duncan Drive & S Lakeshore Drive)  
Existing Zoning: R-1D  
Request: **3 Lot Single Family Residential Subdivision**  
Proposed Use: **Williamsburg Subdivision**
10. **CASE NO. SP-21-16 FINAL PLAT (MINOR)** District:2/Johnson  
Applicant: POLARIS SERVICES, LLC  
Owner: Ellis Phillips  
Location: 3900 blk Titwell Avenue (East side & approximately 253' south of the end of Titwell Avenue)  
Existing Zoning: R-A  
Request: **1 Lot Single Family Residential Subdivision**  
Proposed Use: **Bar A Ranch**
11. **CASE NO. SP-23-16: FINAL PLAT (MINOR)** District 12/Epperson  
**Interactive Map**  
Applicant: RALEY & ASSOC  
Owner: Wendell F Collins  
Location: 9715 Greenwood Springridge Rd (East side Greenwood Springridge, approx 2400' south of Buncombe Rd)  
Existing Zoning: R-A  
Request: **3 Lot Single Family Residential Subdivision**  
Proposed Use: **Collins Subdivision**

12. **CASE NO. C-19-16:** **SITE PLAN** District E/Flurry  
**Interactive Map** 10/Chavez  
Applicant: NIXON ENGINEERING SOLUTIONS  
Owner: Chaco Land Co LLC  
Location: 8979 Walker Road (SE corner of Walker Road & Mackey Lane)  
Existing Zoning: B-2  
Request: **Site Plan Approval**  
Proposed Use: **Dollar General Store**
13. **CASE NO. C-30-16:** **SITE PLAN** District G/Bowman  
**Interactive Map** 12/Epperson  
Applicant: McBRIDE BUILDERS & HOLDINGS LLC  
Owner: Robert McBride  
Location: 3300 blk Westport Avenue (South side of Westport, 540' west of Klug Pines Road)  
Existing Zoning: B-3  
Request: **Site Plan Approval**  
Proposed Use: **Climate Controlled Storage Facility**
14. **CASE NO. C-31-16:** **SITE PLAN** District E/Flurry  
**Interactive Map** 11/Smith  
Applicant: MOHR & ASSOC INC  
Owner: Cordell Shreveport Property Owner LLC  
Location: 9590 Mansfield Road (E side of Mansfield Rd, NE corner of Mansfield Rd & Ardis Taylor)  
Existing Zoning: B-3  
Request: **Site Plan Approval**  
Proposed Use: **Dairy Queen Restaurant**
15. **CASE NO. C-32-16:** **SITE PLAN** District C/Jenkins  
**Interactive Map** 8/Middleton  
Applicant: McNEW ARCHITECTURE  
Owner: McCary's Jewelers Inc  
Location: 6000 blk Fern Loop (East side of Fern Loop 144' south of Fern Circle)  
Existing Zoning: B-2  
Request: **Site Plan Approval**  
Proposed Use: **Retail Jewelry Store**
16. **CASE NO. C-33-16:** **SITE PLAN** District A/Bradford  
**Interactive Map** 2/Johnson  
Applicant & Owner: MANJIT SINGH WARAR  
Location: 4000 blk Hilry Huckaby (East side of Hilry Huckaby, approx. 925' south of N Lakeshore)  
Existing Zoning: B-3-E  
Request: **Site Plan Approval**  
Proposed Use: **Convenience Store with Gas & Diesel Pumps**
17. **CASE NO. C-34-16:** **SITE PLAN WITH PLANNED BUILDING GROUP** District G/Bowman  
**Interactive Map** 5/Bowman  
Applicant/Owner: SGA INVESTMENTS LLC  
Location: 4012 Greenwood Road (South side of Greenwood Rd 174' west of Jewella)  
Existing Zoning: B-3  
Request: **Site Plan Approval with Planned Building Group Approval**  
Proposed Use: **Commercial Mixed Use**
18. **CASE NO. C-37-16:** **USE APPROVAL** District G/Bowman  
**Interactive Map** 12/Epperson  
Applicant: JADE EVENTS  
Owner: Huntington Plaza Inc  
Location: 7619 Pines Road (NE corner of Pines & Buncombe Rds in Huntington Plaza Center)  
Existing Zoning: B-3  
Request: **Use Approval**  
Proposed Use: **Commercial Event Venue**
19. **CASE NO. C-38-16:** **SITE PLAN** District D/Corbin  
**Interactive Map** 9/Atkins  
Applicant: AMERICAN ENGINEERING ASSOC  
Owner: Pel-State Properties Co II, LLC  
Location: 8000 Youree Drive (SW corner of Youree & E Bert Kouns Industrial Loop)  
Existing Zoning: B-3  
Request: **Site Plan Approval**  
Proposed Use: **Take 5 Oil Change**

**20. CASE NO. C-39-16: SITE PLAN** District G/Bowman  
7/Gage-Watts  
Interactive Map  
Applicant: MOHR & ASSOC INC  
Owner: Francisco V Jaime  
Location: 5564 Greenwood Road (North side of Greenwood Rd, 317' SW of Metro Drive)  
Existing Zoning: I-1  
Request: **Site Plan Approval**  
Proposed Use: **Trailer Repair Shop**

**END OF CONSENT AGENDA**

**PUBLIC HEARING:**

**21. CASE NO. P-6-16: ZONING REQUEST** District 9/Atkins  
Interactive Map  
Applicant: KNIGHTEN INVESTMENTS LLC  
Owner: Donald Friday  
Location: 9800 blk Wallace Lake Road (West side of Wallace Lake Rd, 160' north of Giglio Dr)  
Existing Zoning: R-A  
Request: **R-A to I-1**  
Proposed Use: **Storage Condominiums**

**22. CASE NO. SP-18-16: PRELIMINARY & FINAL PLAT** District 9/Atkins  
Interactive Map  
Applicant/Owner: LUCIEN FIELD LLC  
Location: 9500 blk Wallace Lake Road (SE corner of Wallace Lake & Flournoy Lucas Roads)  
Existing Zoning: R-1H  
Request: **93 Lot Single Family Residential Subdivision**  
Proposed Use: **Lucien Field Estates Phase 1**

**23. CASE NO. C-4-16: ZONING REQUEST & SITE PLAN** District G/Bowman  
12/Epperson  
Interactive Map  
Applicant: MOHR & ASSOC INC  
Owner: Abramson Family LLC  
Location: 7600 blk W 70<sup>th</sup> Street (NW corner of W 70<sup>th</sup> Street & Rice Road)  
Existing Zoning: R-A(SPI-2)  
Request: **R-A(SPI-2) to B-3-E with Site Plan Approval**  
Proposed Use: **Truck Sales & Service**

**END OF PUBLIC HEARING**

**24. Resolution to support the completion of Interstate 49 through an inner-city connector**

**25. OTHER BUSINESS**

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

**26. CHAIR/ BOARD MEMBERS COMMENTS**

**27. ADJOURN – 4:30 P.M.**

