

**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 & Flourney 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.**

