

**Board Members will meet for lunch at 1:30 prior to the public hearing0**  
**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH**  
**GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET**  
**MAY 3, 2017 @ 3:00 P.M.**

1. CALL TO ORDER Posted on 4-27-17 @ 4:00 p.m.
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR
  - ▶ Presentation of MPC Board Service Plaque to Dr. Phillip Pennywell
  - ▶ Great Places in Louisiana Great Street Award from the APA Louisiana Chapter presented to Liz Swaine, Shreveport DDA Director
5. APPROVAL OF MINUTES – April 5, 2017 - **APPROVED**

**CONSENT AGENDA:**

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

6. **CASE NO. SP-67-17: RE-PLAT (MINOR)** District 10/Chavez  
**Interactive Map**  
Applicant: POLARIS SERVICES  
Owner: Inglesia De Dios Oakmont  
Location: 200 blk Mt Zion Road (South side of Mt Zion approximately 885' west of Box Road)  
Existing Zoning: R-A  
Proposed Use: **1 Lot Residential Subdivision**  
**Suburban Acres, Tenth Filing**  
**APPROVED**
7. **CASE NO. SP-68-17: FINAL PLAT (MINOR)** District 12/Johnson  
**Interactive Map**  
Applicant: RALEY & ASSOC INC  
Owner: Tealwood Properties LLC  
Location: 7900 blk LA Hwy 169 (778' east of LA Hwy 169 & 1750' north of Shirley Francis)  
Existing Zoning: R-A  
Proposed Use: **1 Lot Single Family Residential Subdivision**  
**Walker 169 Estates**  
**APPROVED**
8. **CASE NO. SP-71-17: FINAL PLAT (MINOR)** District 2/Johnson  
**Interactive Map**  
Applicant: BRANDI BATTS  
Owner: Barbara Laing  
Location: 6500 Smith Lane (West side of Smith Lane approximately 1313' north of Shreveport-Blanchard Hwy)  
Existing Zoning: R-A  
Proposed Use: **2 Lot Single Family Residential Subdivision**  
**Laing Subdivision**  
**APPROVED**
9. **CASE NO. SC-72-17: FINAL PLAT (MINOR)** District G/Bowman  
12/Johnson  
**Interactive Map**  
Applicant: EXECUTIVE HOLDINGS LLC  
Owner: Metro Investments et al  
Location: 6600 blk Bert Kouns (NE corner of W Bert Kouns & Buncombe Road)  
Existing Zoning: I-1  
Proposed Use: **1 Lot Industrial Subdivision**  
**Corey J Smith Subdivision**  
**APPROVED**
10. **CASE NO. SP-75-17: FINAL PLAT (MINOR)** District 9/Atkins  
**Interactive Map**  
Applicant: JOHN R BOWMAN JR  
Owner: Timothy P Donald & Ona Virginia Mitchell Donald  
Location: 10000 blk Lasso Lane (SE end of Lasso Lane)  
Existing Zoning: R-A-E  
Proposed Use: **1 Lot Single Family Residential Subdivision**  
**Country Club Acres Unit 4**  
**APPROVED**

11. **CASE NO. C-40-17: USE APPROVAL** District B/Everson  
4/Linn  
Interactive Map  
Applicant/Owner: US ASSETS LLC  
Location: 533 Jordan (SW corner of Jordan Street & Stephens Avenue)  
Existing Zoning: SPI-1  
Request: **Use Approval**  
Proposed Use: **Office Building**

**REMOVED FROM CONSENT AGENDA – APPROVED WITH STIPS**  
**END OF CONSENT AGENDA**

**PUBLIC HEARING:**

12. **CASE NO. P-10-17: ZONING REQUEST** District 10/Chavez  
Interactive Map  
Applicant: BRAD BARRE  
Owner: Gutman Properties LLC  
Location: 9391 Ellerbe Road (North side of Ellerbe Road, 500' west of Golf Ridge Drive)  
Existing Zoning: R-A  
Request: **R-A to B-2**  
Proposed Use: **Office Building**

**RECOMMEND APPROVAL OF B-1 WITH USE APPROVAL WITH STIPS**

13. **CASE NO. C-75-16: REMANDED – ZONING REQUEST** District G/Bowman  
7/Gage-Watts  
Interactive Map  
Applicant/Owner: DEBORAH VANCE-MOZELL  
Location: 4611 Monkhouse (East side of Monkhouse approximately 1629' north of Lyba Street)  
Existing Zoning: B-1  
Request: **B-1 to B-2**  
Proposed Use: **Commercial Strip Center (Previously denied by the MPC & appealed to the City Council)**  
**On April 5<sup>th</sup>, this case was deferred & continued to the May 3, 2017 public hearing.**

**DEFERRED & CONTINUED TO THE JUNE 7, 2017 PUBLIC HEARING**

14. **CASE NO. C-41-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN** District D/Corbin  
9/Atkins  
Interactive Map  
Applicant: CENTERPOINT INTEGRATED SOLUTIONS LLC  
Owner: The Business Park of S'port-Bossier LLC; Brook Hollow Business Park LLC  
Location: 775 Brook Hollow Drive (South side of Brook Hollow Drive, 415' west of Bert Kouns Ind'l Loop)  
Existing Zoning: B-3  
Request: **B-3 to B-3(PUD) with Preliminary Site Plan Approval**  
Proposed Use: **CarMax Auto Superstore**

**RECOMMEND APPROVAL WITH STIPS**

15. **CASE NO. C-39-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN** District G/Bowman  
5/Bowman  
Interactive Map  
Applicant: SHREVEPORT COMMUNITY CLUB LLC  
Owner: Winner's Circle International LLC  
Location: 3101 Esplanade Avenue (East side of Esplanade, 2770' north of Greenwood Road)  
Existing Zoning: R-1D  
Request: **R-1D to R-1D(PUD) with Preliminary Site Plan Approval**  
Proposed Use: **Drug & Alcohol Rehabilitation Facility & Future Single Family Residential Development**

**RECOMMEND DENIAL 5-4**

**END OF PUBLIC HEARING**

16. **Reconsideration of the MPC Board Meeting Time Schedule – NO CHANGE**

17. **OTHER BUSINESS**

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

18. **CHAIR/ BOARD MEMBERS COMMENTS**

19. **ADJOURN – 6:20 P.M.**