

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET  
APRIL 20, 2016 @ 3:00 P.M.**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR  
▶ Introduction of new Board Member, Theron Jackson
5. APPROVAL OF MINUTES – March 16, 2016 - APPROVED

**CONSENT AGENDA:**

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

6. **CASE NO. C-18-16: TEMPORARY USE** District B/Everson  
4/Linn  
**Interactive Map**  
Applicant/Owner: MALL ST VINCENT  
Location: 1133 St Vincent Ave (SE corner of St Vincent Avenue & Southern Avenue)  
Existing Zoning: B-1  
Request: **Temporary Use Approval**  
Proposed Use: **Temporary Outdoor Sales (Open Air Summer Market)**  
**APPROVED WITH STIP**
7. **CASE NO. C-21-16: SITE PLAN** District E/Flurry  
6/Cawthorne  
**Interactive Map**  
Applicant & Owner: TRI-STATE REALTY LLC  
Location: 9100 blk Linwood (SE corner of Linwood Avenue & Idema Street)  
Existing Zoning: I-1  
Request: **Site Plan Approval**  
Proposed Use: **Office, Retail, Warehouse Facility with Outdoor Storage**  
**APPROVED WITH STIP**
8. **CASE NO. SC-14-16: FINAL PLAT (MINOR)** District: E/Flurry  
6/Cawthorne  
**Interactive Map**  
Applicant: FORTE & TABLADA  
Owner: Tri-State Realty LLC  
Location: 9100 blk Linwood (SE corner of Idema & Linwood)  
Existing Zoning: I-1  
Request: **1 Lot Industrial Subdivision- Office, Retail & Warehouse Facility w/Outside Storage**  
Proposed Use: **Linwood / Idema Project Subdivision**  
**APPROVED**
9. **CASE NO. SC-15-16: FINAL PLAT (MINOR)** District E/Flurry  
11/Smith  
**Interactive Map**  
Applicant/Owner: CITY OF SHREVEPORT  
Location: 9600 blk Baird Rd (SW corner of Baird Road & Normandie Drive)  
Existing Zoning: I-1  
Request: **1 Lot Subdivision for a Fire Station**  
Proposed Use: **Baird Road Fire Station Subdivision**  
**APPROVED**
10. **CASE NO. SC-27-16 FINAL PLAT (MINOR)** District:B/Everson  
3/Jackson  
**Interactive Map**  
Applicant: POLARIS SERVICES, LLC  
Owner: CHM Holdings Subdivision  
Location: 1700 blk Spring St Service Road (E side of Spring St Svc Rd, appox 112' N of Youree)  
Existing Zoning: I-1  
Request: **1 Lot Subdivision – Communications Facility with Outside Storage**  
Proposed Use: **CHM Holdings Subdivision**  
**APPROVED**

**11. CASE NO. SP-26-16: FINAL PLAT (MINOR)** District 12/Epperson  
Interactive Map  
Applicant: ROSELLA RUST  
Owner: Ollis Wayne Rust  
Location: 9260 Buncombe Rd (North side of Buncombe, 2285' west of Greenwood-Springridge)  
Existing Zoning: R-A  
Request: **1 Lot Residential Subdivision**  
Proposed Use: **Lot 1, Rust Subdivision**  
**APPROVED**

**END OF CONSENT AGENDA**

**PUBLIC HEARING:**

**12. CASE NO. C-20-16: ZONING REQUEST & SITE PLAN** District A/Bradford 2/Johnson  
Interactive Map  
Applicant: POLARIS SERVICES  
Owner: 4BFF LLC  
Location: 3824/3820 N Market (East side of N Market approximately 200' north of Lincoln Drive)  
Existing Zoning: R-1D  
Request: **R-1D to B-3 with Site Plan Approval**  
Proposed Use: **Coffee Roasting Facility, Retail Sales, Restaurant w/Drive-Thru & Outside Dining**  
**RECOMMEND APPROVAL**

**13. CASE NO. C-22-16: ZONING REQUEST & SITE PLAN** District C/Jenkins 4/Linn  
Interactive Map  
Applicant: GRAY MATTER GAMES LLC  
Owner: Gustavson Enterprises LLC  
Location: 3616 Youree Drive (West side of Youree Drive, 275' north of Anniston Avenue)  
Existing Zoning: SPI-3(B-1)  
Request: **SPI-3(B-1) to SPI-3-E(B-1) with Site Plan Approval**  
Proposed Use: **Indoor Amusement Center**  
**RECOMMEND APPROVAL**

**14. CASE NO. C-23-16: ZONING REQUEST & SITE PLAN** District C/Jenkins 4/Linn  
Interactive Map  
Applicant: MOHR & ASSOC INC  
Owner: A-M Investments LLC  
Location: 3114 Holly Street (SW corner of Kings Hwy & Holly St, approx 120' south of Kings Hwy)  
Existing Zoning: B-2 & R-2  
Request: **R-2 to B-2 with Site Plan Approval**  
Proposed Use: **Parking Lot with Existing Retail Building**  
**RECOMMEND APPROVAL WITH STIPS**

**15. CASE NO. C-24-16: ZONING REQUEST, SITE PLAN & PARKING DETERMINATION** District E/Flurry 10/Chavez  
Interactive Map  
Applicant: BLEDSOE ARCHITECTS  
Owner: Anderson Land LLC  
Location: 10500 blk Norris Ferry Road (West side of Norris Ferry Rd 230' south of Southern Loop)  
Existing Zoning: B-2-E  
Request: **B-2-E to B-2 with Site Plan Approval & Parking Determination**  
Proposed Use: **Private School**  
**RECOMMEND APPROVAL WITH STIPS**

**16. CASE NO. P-4-16: ZONING REQUEST** District 2/Johnson  
Interactive Map  
Applicant & Owner: GARRARD SHEET METAL WORKS LLC  
Location: 4196 Oak Lane (West side of Oak Lane, 230' south of Margaret Drive)  
Existing Zoning: R-A(SPI-2)  
Request: **R-A(SPI-2) to R-A-E(SPI-2)**  
Proposed Use: **Sheet Metal Business**  
**DENIED (VOTE 7-1)**

**17. CASE NO. C-29-16:**  
 Application by the METROPOLITAN PLANNING COMMISSION to amend & reenact Chapter 106 relative to Group Homes - **RECOMMEND APPROVAL**

**18. CASE NO's. C-28-16 & P-5-16:**

Application by the METROPOLITAN PLANNING COMMISSION to amend & reenact Chapters 106 & 54 relative to Site Plan Approval - **RECOMMEND APPROVAL**

**END OF PUBLIC HEARING**

**19.** Proposed amendment to the MPC Rules of Procedure and By-Laws regarding adding items to the agenda  
**APPROVED**

**20. OTHER BUSINESS**

- Master Plan Implementation Report
- Other Staff Reports
- Items for Next Agenda  
**Deferred to the May 4<sup>th</sup> Agenda** ► A resolution to support the completion of Interstate 49 through an inner-city connector

**21. CHAIR/ BOARD MEMBERS COMMENTS**

**22. ADJOURN – 4:30 P.M.**