

DEADLINE FOR FILING PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE THE MEETING; AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

Members will meet for lunch prior to the public hearing.

**AGENDA
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
PUBLIC HEARING - MARCH 12, 2014 - 1:00 P.M.
GOVERNMENT PLAZA CHAMBERS - 505 TRAVIS STREET**

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PUBLIC HEARING

CITY COUNCIL DISTRICT B/EVERSON

1. **CASE NO. BAC-13-14:** 623 & 625 Jordan District: 4/Linn
JORDAN SQUARE, LLC
Housing Preservation, Inc.
South side of Jordan Street 350' east of Irving Place
Variance in open space requirement and parking in an R-3 District
Multifamily dwellings for the elderly
DEFERRED AND CONTINUED TO THE APRIL 9, 2014 PUBLIC HEARING
2. **CASE NO. BAC-14-14:** 3217 Mabel District: 5/Bowman
GASTROINTESTINAL SPECIALISTS A.M.C.
Same
East side of Mabel Street 200' south of Greenwood Road
Variance in off-street parking in a B-1 District
Expansion of existing facility
APPROVED WITH STIPS
3. **CASE NO. BAC-15-14:** 521 E. Kings Hwy. District: 3/Williams
WHATABURGER RESTAURANTS
Brian Trudnak
North side of E. Kings Hwy. 350' west of Youree Drive
Variance in the hours of operation in a B-3 District
Whataburger restaurant operating on a 24-hour basis
DEFERRED AND CONTINUED TO THE APRIL 9, 2014 PUBLIC HEARING
4. **CASE NO. BAC-16-14:** 201 Lake Street District: 3/Williams
RED RIVER PARTNER LLC
Mandira LLC & Mankuvi Management LLC
SE corner of Lake and Market Streets
Special Exception Use in the B-4 District
Lounge
APPROVED WITH STIP
5. **CASE NO. BAC-17-14:** 6311 Sippel District: 6/Baker
PIKE PROPERTIES LIMITED PARTNERSHIP
SAME
East side of Sippel Street, 450' south of W. 62nd Street
Special Exception Use in an I-2 District
Storage of petroleum products
APPROVED WITH STIPS (VOTE 6-1)

CITY COUNCIL DISTRICT E/WEBB

6. **CASE NO. BAC-18-14:** 8965 Mansfield District: 10/Cox
SITHAV SOEUN
Benjamin D. Tang
East side of Mansfield Road 200' NE of Southside Drive
Special Exception Use and variance in the hours of operation in a B-3 District
Package sale of wine (high alcoholic content) and beer operating from 5 a.m. to 12 midnight
APPROVED WITH STIPS

CITY COUNCIL DISTRICT F/SHYNE

7. **CASE NO. BAC-19-14:** 5340 - 5380 Jewella District: 7/Lynch
MORNING STAR MISSIONARY BAPTIST CHURCH
Same
West side of Jewella Avenue, north and south of Tate Street
Special Exception Use and variances in parking and front yard setback in an R-1D, I-2 & B-2 District
Church use
APPROVED WITH STIPS - (VOTE 6-1) WITH ONE ABSTENTION - MR. COOPER

8. **CASE NO. BAC-20-14:** 5706 Mansfield District: 5/Bowman
DANIEL WILLIS
Five Brothers Family, Inc.
West side of Mansfield Road 269' north of Hollywood Avenue
Special Exception Use in a B-3 District
Multi-Purpose facility with the on-premise consumption of high alcoholic content beverages
DENIED (VOTE 7-0)

CITY COUNCIL DISTRICT G/S JENKINS

9. **CASE NO. BAC-11-14:** 4100 blk Samuel District: 5/Bowman
DELORES REED
Same
NE end of Samuel Street
Special Exception Use & variance in the size of a detached accessory structure in an R-2 District
Mobile home with an existing storage building
DENIED (VOTE 7-0)

PARISH COMISSION DISTRICT 11/SMITH

10. **CASE NO. BAP-11-14:** 11043 Ivory
SHARON WILSON ALBERT
Same
East side of Ivory Lane, 170' south of Delta Lane
Special Exception Use & variance in rear yard setback in an R-A District
Mobile home
APPROVED WITH STIPS

PARISH COMISSION DISTRICT 9/THIBODEAUX

11. **CASE NO. BAP-12-14:** Southern Loop
MATT ABRAMS
Jason Foster
South side of Southern Loop, 1,200' east of Wallace Lake Road
Special Exception Use in an R-A District
Church
APPROVED WITH STIPS

PARISH COMISSION DISTRICT 12/EPPERSON

12. **CASE NO. BAP-13-14:** 7699 W. Bert Kouns
SEALY INDUSTRIAL LOOP PARTNERS, LP OR ASSIGNS
Same and Industrial Development Board of the Parish of Caddo, Inc.
North side of W. Antoine Loop, 675' east of W. Bert Kouns Industrial Loop
Special Exception Use in an I-2 (SPI-2) District
Petroleum products processing and storage
APPROVED WITH STIPS (VOTE 6-1) WITH ONE ABSTENTION - MR. BERGERON

END OF PUBLIC HEARING

- IV. **APPROVAL OF MINUTES** - February 19, 2014 - APPROVED
V. **REVIEW/DISPOSITION OF APPLICATIONS**
VI. **UNFINISHED BUSINESS**
VII. **OTHER BUSINESS**
▶ Master Plan Implementation Report
VIII. **CHAIRMAN/BOARD MEMBERS COMMENTS**
IX. **DIRECTOR'S REPORT**
X. **ADJOURN 4:30 P.M.**

