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.
Board members will meet for lunch prior to the public hearing.

ZBA HEARING DECISIONS
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
PUBLIC HEARING - MAY 14, 2014 - 1:00 P.M.
GOVERNMENT PLAZA CHAMBERS - 505 TRAVIS STREET

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PUBLIC HEARING

1. **CASE NO. BAC-22-14:** 1631Gilliam — District: 2/Johnson
GREGORY TYRONE COTTON — A/McCulloch
Charles Cotton, Jr.
NE side of Gilliam Street 575' NW of Freddie Street
Special Exception Use in an R-1D District
Mobile home
DEFERRED AND CONTINUED TO THE SEPTEMBER 10, 2014 PUBLIC HEARING

2. **CASE NO. BAC-29-14:** 1911 N. Market — District: 3/Williams
STEVE HELM - TACO BELL #28270 — A/McCulloch
Helm Restaurants Inc.
West side of N. Market Street. 325' north of Nelson Street
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

3. **CASE NO. BAC-13-14:** 623 & 625 Jordan — District: 4/Linn
JORDAN SQUARE, LLC — B/Everson
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
WITHDRAWAL APPROVED

4. **CASE NO. BAC-30-14:** 1124 Crofton — District: 3/Williams
GEORGE A. MARTINEZ, JR. — B/Everson
Same
West side of Crofton Street 325' north of Vine Street
Special Exception Use in an R-3 District
Mobile home
APPROVED WITH STIPULATION

5. **CASE NO. BAC-31-14:** 1125 Olive — District: 4/Linn
TED & LESA WARREN — B/Everson
Same
South side of Olive Street between Southern Avenue & Buckner Street
Variance in the front & rear yard setbacks & parking in an R-A-E District
Community garden with a trellis.
APPROVED WITH STIPULATIONS

6. **CASE NO. BAC-32-14:** 1120 Kings Hwy. — District: 4/Linn
STEVE HELM - TACO BELL #28275 — B/Everson
Helm Restaurants Inc.
North side of Kings Hwy. 275' west of Barrett Street
Variance in the hours of operation in a B-1-E District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

7. **CASE NO. BAC-33-14:** 645 E. Kings Hwy.
STEVE HELM - TACO BELL #28264 District: 3/Williams
Helm Restaurants Inc. B/Everson
North side of E. Kings Hwy. 375' west of Zeke Drive
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

8. **CASE NO. BAC-34-14:** 204 Texas
CASSANDRA MONTGOMERY District: 3/Williams
Same B/Everson
NW side of Texas St. 85' SW of Spring Street
Special Exception Use in a B-4 District
Lounge
APPROVED WITH STIPULATIONS

9. **CASE NO. BAC-27-14:** 3925 W. College District: 5/Bowman
JET SKI HAVEN G/ S. Jenkins
Brenda & Johnny Newsom
South side of W. College, 300' west of Lakeshore Drive
Variance in front yard setback in a B-3 District
Office/shop facility
REMOVED FROM AGENDA

10. **CASE NO. BAC-28-14:** 2100 blk Jewella District: 5/Bowman
KEY POINT COMMUNICATIONS G/ S. Jenkins
Karla A. McCulloch
NW corner of Jewella and W. College
Special Exception Use in a B-2 District
130-foot communication tower
WITHDRAWAL APPROVED

11. **CASE NO. BAC-35 -14:** 935 Thora Blvd District: 4/Linn
KEVIN BRYAN, ARCHITECT C/ O. Jenkins
Christine & Franklin Roemer
South side of Thora Blvd. 150' west of Thornhill Avenue
Special Exception Use in an R-1D District
Residence with addition of a 3-car garage & a secondary residential structure above the garage
APPROVED WITH STIPULATION (VOTE 4-1)

12. **CASE NO. BAC-36-14:** 530 E. Kings Hwy. District: 4/Linn
EDWARD NADER, JR. C/ O. Jenkins
Tu Hoa Tran, Inc.
South side of E. Kings Hwy. 350' west of Youree Drive
Administrative Decision Appeal in the SPI-3 (B-2) District
Restaurant
DENIED (VOTE 4-0 WITH 1 ABSTENTION)

13. **CASE NO. BAC-44-14:**
BROADMOOR BAPTIST CHURCH District 8/Escude
Same C/ O. Jenkins
Properties in the 4200 blk Clingman & SE corner of Atlantic & Finley
Special Exception Use in the R-1D & B-1 Districts
Addition of worship center to existing church building & parking
APPROVED FOR WORSHIP CENTER, DENIED PARKING (VOTE 5-0)

14. **CASE NO. BAC-37-14:** 423 E, 85th St. District: 6/Baker
FLOWER HILL BAPTIST CHURCH D/Corbin
Same
North side of E. 85th Street, 300' east of Fairfield Avenue
Special Exception Use in an R-1H District
Church use - addition of fellowship hall & parking
DEFERRED AND CONTINUED TO THE JUNE 11 , 2014 PUBLIC HEARING

15. **CASE NO. BAC-38-14:** 1630 E. Bert Kouns Ind'l Loop District: 9/Thibodeaux
STEVE HELM - TACO BELL #28263 D/Corbin
Mid-City Center LLC
NW side of E. Bert Kouns, 750' SW of Youree Drive
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

16. **CASE NO. BAC-39-14:** 9500 blk Mansfield Rd. District: 11/Smith
CHRISTOPHER L. PIERSON E/Webb
Cordell Shreveport
East side of Mansfield Road, 300' north of its intersection with Ardis Taylor Drive
Variance in the hours of operation in a B-3 District
McDonald's restaurant operating on a 24-hour basis
DEFERRED AND CONTINUED TO THE JUNE 11, 2014 PUBLIC HEARING

17. **CASE NO. BAC-40-14:** 105 E. Bert Kouns Ind'l Loop District: 10/Cox
STEVE HELM - TACO BELL #28271 E/Webb
Helm Restaurants Inc.
SW corner of E. Bert Kouns Industrial Loop & Healthplex Drive
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

18. **CASE NO. BAC-41-14:** 9424 Mansfield Rd. District: 11/Smith
STEVE HELM - TACO BELL #28272
E/Webb Helm Restaurants Inc.
SW corner of Mansfield Road & Colquitt Road
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

19. **CASE NO. BAC-42-14:** 8905 Mansfield District:10/Cox
FESTIM RAKA E/Webb
Lloyd & Annette Guevara
SE corner of Mansfield Road & Terry Bradshaw Parkway
Special Exception Use in a B-3 District
Restaurant with the on-premise consumption of high alcoholic content beverages
APPROVED WITH STIPULATIONS

20. **CASE NO. BAC-43-14:** 7557 Idaho Dr. District: 12 Epperson
ELLIS WAYNE TAYLOR, JR. G/S.
Jenkins
Same
South side of Idaho Drive, 430' east of Rice Road
Special Exception Use, a variance in the side yard & in the maximum size of a detached structure in an R-2 (SPI-2) District
2 mobile homes on 2 separate lots - 1 with a 600 sq. ft. accessory structure
APPROVED WITH STIPULATION

21. **CASE NO. BAP-17-14:** xxxx Village Fair Dr. District 1/Dominick
CAROL TRAHAN
Same
West side of Village Fair Drive,, 300' north of Weathertop Drive
Special Exception Use in an R-1A District
Mobile home
APPROVED WITH STIPULATION

22. **CASE NO. BAP-18-14:** 1141 Deamus Rd. District 1/Dominick
ELIZABETH ANN ELLIS BARNES
Helen Watson
NW corner of Deamus Road & Bostwick Road
Special Exception Use in an R-A District
Secondary residential structure (mobile home)
DEFERRED AND CONTINUED TO THE JUNE 11, 2014 PUBLIC HEARING

23. **CASE NO. BAP-19-14:** 4520 N Market District 2/Johnson
STEVE HELM - TACO BELL #28276
Helm Restaurants Inc.
NW corner of N. Market & Northport Blvd.
Variance in the hours of operation in a B-2 District
Taco Bell operating on a 24-hour basis
APPROVED WITH STIPULATION

24. **CASE NO. BAP-20-14:** 5500 blk Asbury Ln. District 7/Lynch
WILLIE COMES & LATRICE SAVANAH
Gregory P. Tilley
North side of Asbury Lane, 1,500' west of Barrios Drive
Special Exception Use in an R-A District
Mobile home
APPROVED WITH STIPULATION

25. **CASE NO. BAP-21-14:** 300 blk Mayo Rd. District 9/Thibodeaux
SYLVIA J. SHARBONO
Same
North side of Mayo Road, 300' east of General McArthur Drive
Special Exception Use in an R-A District
Mobile home
APPROVED WITH STIPULATION

26. **CASE NO. BAP-22-14:** 6265 Colquitt Rd. District 11/Smith
ALVARO VARGAS
Same
SE side of Colquitt Road at its intersection with Jersey Gold Road
Special Exception Use in an R-A District
Secondary Residential structure (mobile home)
DENIED (VOTE 5- 0)

27. **CASE NO. BAP-23-14:** 9461 S Kimberly Dr. District 12/Epperson
NICOLIA KELLY
Ruth Simmons Roberson, Shirley Simmons, Ella Simmons
East side of South Kimberly Drive, 400' north of Buncombe Road
Special Exception Use in an R-A District
Secondary residential structure (mobile home)
APPROVED WITH STIPULATION

END OF PUBLIC HEARING

IV. APPROVAL OF MINUTES - April 9, 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 - 6:40 P.M.