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.

On the date of the public hearing, a guided tour of most of the sites is provided for the Board members.
If you are interested in more information about the tour please contact the
Planning Director at 673-6474 at least 72 hours prior to the public hearing date.
If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

AGENDA
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
PUBLIC HEARING - AUGUST 14, 2013 - 1:00 P.M.
GOVERNMENT PLAZA CHAMBERS - 505 TRAVIS STREET

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PUBLIC HEARING

CITY COUNCIL DISTRICT A/McCULLOCH

1. **CASE NO. BAC-103-13:** 1786 Aline — District: 2/Johnson
NEW JERUSALEM MISSIONARY BAPTIST CHURCH
Same
NE corner of Russell Road and Aline Street
Special Exception Use and variance in front yard setback in an R-1H District
Church
APPROVED WITH STIPS

2. **CASE NO. BAC-104-13:** MLK Drive. — District: 2/Johnson
L.C. DOTIE
Same
NW corner of Martin Luther King Drive and Hill Street
Special Exception Use and variances in front and side yard setbacks in an I-2 District
Storage yard with towing service
APPROVED WITH STIPS

CITY COUNCIL DISTRICT B/EVERSON

3. **CASE NO. BAC-105-13:** 421 Texas St. — District: 3/Williams
421 TEXAS STREET
Richard & Sally Grieder
South side of Texas Street, 125' east of Marshall Street
Special Exception Use in a B-4 District
Multi-purpose facility with the on-premise consumption of high alcoholic content beverages
APPROVED WITH STIPS

4. **CASE NO. BAC-106-13:** 601 Spring St. — District: 3/Williams
601 SPRING STREET LLC
Mark & Paula Prevot
SE corner of Spring and Milam Streets
Special Exception Use in a B-4 District
Multi-purpose facility with the on-premise consumption of high alcoholic content beverages
APPROVED WITH STIPS

5. **CASE NO. BAC-107-13:** 419/421 Lake — District: 3/Williams
L. WILLIAM POGUE
Acadian Property Development of Shreveport LLC
SE side of Lake Street, 125' NE of Marshall Street
Special Exception Use in a B-4 District
Expansion of the existing lounge (on-premise consumption of high alcoholic content beverages)
APPROVED WITH STIPS

CITY COUNCIL DISTRICT C/O JENKINS

6. **CASE NO. BAC-108-13:** 592 Unadilla — District: 4/Linn
MARY LEE HAUGHTON & KENNETH TATE
Same
NE corner of Unadilla and Creswell
Variance in the side yard setback in an R-1D District
Addition to existing residence
APPROVED WITH STIPS

7. **CASE NO. BAC-109-13:** 1287 S'port-Barksdale Hwy. District: 4/Linn
WENDY'S INTERNATIONAL, INC.
SHREVE CITY 10, LLC
SE side of Shreveport-Barksdale Hwy. 425' SW of Dee Street
Variance in the hours of operation in a B-3 District
24-hour operation of existing fast-food restaurant
APPROVED WITH STIPS

CITY COUNCIL DISTRICT D/CORBIN

8. **CASE NO. BAC-110-13:** 7020 Youree District: 9/Thibodeaux
CHIPOLTE MEXICAN GRILL
WRI University Place LLC
East side of Youree Drive, 750' south of 70th Street
Special Exception Use in a B-3 District
Restaurant with the on-premise consumption of high alcoholic content beverages
APPROVED WITH STIPS

CITY COUNCIL DISTRICT E/WEBB

9. **CASE NO. BAC-111-13:** 3300 blk Bert Kouns District: 11/Smith
C & J'S CARWASH LLC
Same
South side of Bert Kouns 450' west of Dean Road
Variance in the hours of operation in a B-3 District
24-hour ice vending machine
DEFERRED AND CONTINUED UNTIL THE SEPTEMBER 11 , 2013 PUBLIC HEARING

CITY COUNCIL DISTRICT F/SHYNE

10. **CASE NO. BAC-112-13:** 6900 Pines District: 12/Epperson
CITY OF SHREVEPORT
A tract of land 200' south of Five Oaks Dive and 500' west of Rasberry Lane
Special Exception Use in an R-1D District
120' self-support communications tower
APPROVED WITH STIPS

CITY COUNCIL DISTRICT G/S JENKINS

11. **CASE NO. BAC-113-13:** 3205 Blanchard District: 5/Bowman
CITY OF SHREVEPORT
Same
West side of Blanchard Road, 375' NW of Poland Street
Special Exception Use in an R-1D District
180' self-support communications tower
APPROVED WITH STIPS

12. **CASE NO. BAC-114-13:** 3820 Hearne District: 5/Bowman
WENDY'S INTERNATIONAL, INC.
Night & Day Partners, LTD
West side of Velva Avenue, 125' north of Emery Street
Administrative Decision Appeal in a B-2 & B-3 District
Appeal of off-premise sign determination
DEFERRED AND CONTINUED UNTIL THE SEPTEMBER 11 , 2013 PUBLIC HEARING

PARISH COMISSION DISTRICT 1/DOMINICK

13. **CASE NO. BAP-13-13:** 6101 Bostwick
NORTH CONGREGATION OF JEHOVAH'S WITNESS
Same
SW corner of Shreveport-Blanchard Road and Bostwick Road
Special Exception Use in an R-A (SPI-2) District
Church use (Bible Education Meeting Hall)
APPROVED WITH STIPS

PARISH COMISSION DISTRICT 8/ESCUDE

14. **CASE NO. BAP-14-13:** 11301 E Kings Hwy.
CITY OF SHREVEPORT
Same
East side of E. Kings Hwy. 400' south of E. Flournoy Lucas Road
Special Exception use in an R-A District
180' self-support communications tower
APPROVED WITH STIPS

PARISH COMISSION DISTRICT 11/SMITH

15. **CASE NO. BAP-15-13:** 1102 Barron Rd.
BARRON ROAD BAPTIST CHURCH
Same
NW corner of Barron Road and Monroe Drive
Special Exception Use in an R-A District
Church
APPROVED WITH STIPS

END OF PUBLIC HEARING

IV. **APPROVAL OF MINUTES** - July 10, 2013

V. **REVIEW/DISPOSITION OF A PPLICATIONS**

VI. **UNFINISHED BUSINESS**

VII. **OTHER BUSINESS**

► Master Plan implementation update

VIII. **CHAIRMAN/BOARD MEMBERS COMMENTS**

IX. **DIRECTOR'S REPORT**

X. **ADJOURN 4:36 p.m.**