

APPLICATION: CITY CASE PARISH CASE

APPLICANT'S NAME: Spring Lake Service Center, LLC

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information):

MAILING ADDRESS FOR ALL CORRESPONDENCE:

2828 Hood Street, Suite 803
Dallas, Texas ZIP CODE: 75219 PHONE: 2146764323
(between 8:00 & 5:00) FAX # 2144516308

EXISTING ZONING: B-3 PROPOSED ZONING: _____ ACCEPTABLE ALTERNATIVE: _____
MPC APPROVAL SITE PLAN PBG APPROVAL PUD APPROVAL

PROPOSED USE: Used car sales

EXISTING USE: Out of business gas station

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Old gas pumps/canopy to be demolished
and removed, wrought iron fence and landscaping installed

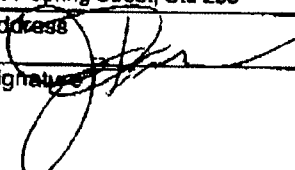
REASON FOR APPLICATION (justification for zoning change):

ADDRESS OF SITE: 8321 Line Avenue Shreveport, LA 71101

ASSESSOR'S ACCOUNT NUMBER: 171338-017-0011-00
Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: tract of land in Section 38, Township 17
North, Range 13 West, Caddo Parish, Louisiana-full descrip
attached in Act of Sale Statement

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

James Ballengee
Name _____
800 Spring Street, Ste 205
Address _____
Signature 

Name _____
Shreveport, LA 71101
Address _____
Signature _____

Name _____
Address _____
Signature _____

0-26-'09

**STATEMENT OF INTENT
GENERAL REZONING**

APPLICANT'S NAME: Spring Lake Service Center, LLC

NATURE AND DESCRIPTION OF BUSINESS: Used car sales

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- ERROR** (there is a manifest error in the Zoning Ordinance)
- CHANGE IN CONDITIONS** (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY** (increased need for sites in addition to sites that are available)
- SUBDIVISION OF LAND** (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 30,625 sqft

SQUARE FEET OF STRUCTURE(S) 1,282sqft

PARKING SPACES REQUIRED: 6 **SPACES PROVIDED:** 6

HOURS OF OPERATION (state proposed hours) 9am-5pm Mon-Sat

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? yes **IF NOT - WHAT IS THE SOURCE OF WATER?** _____

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? yes **IF NOT - WHAT IS THE SOURCE OF SEWER?** _____

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

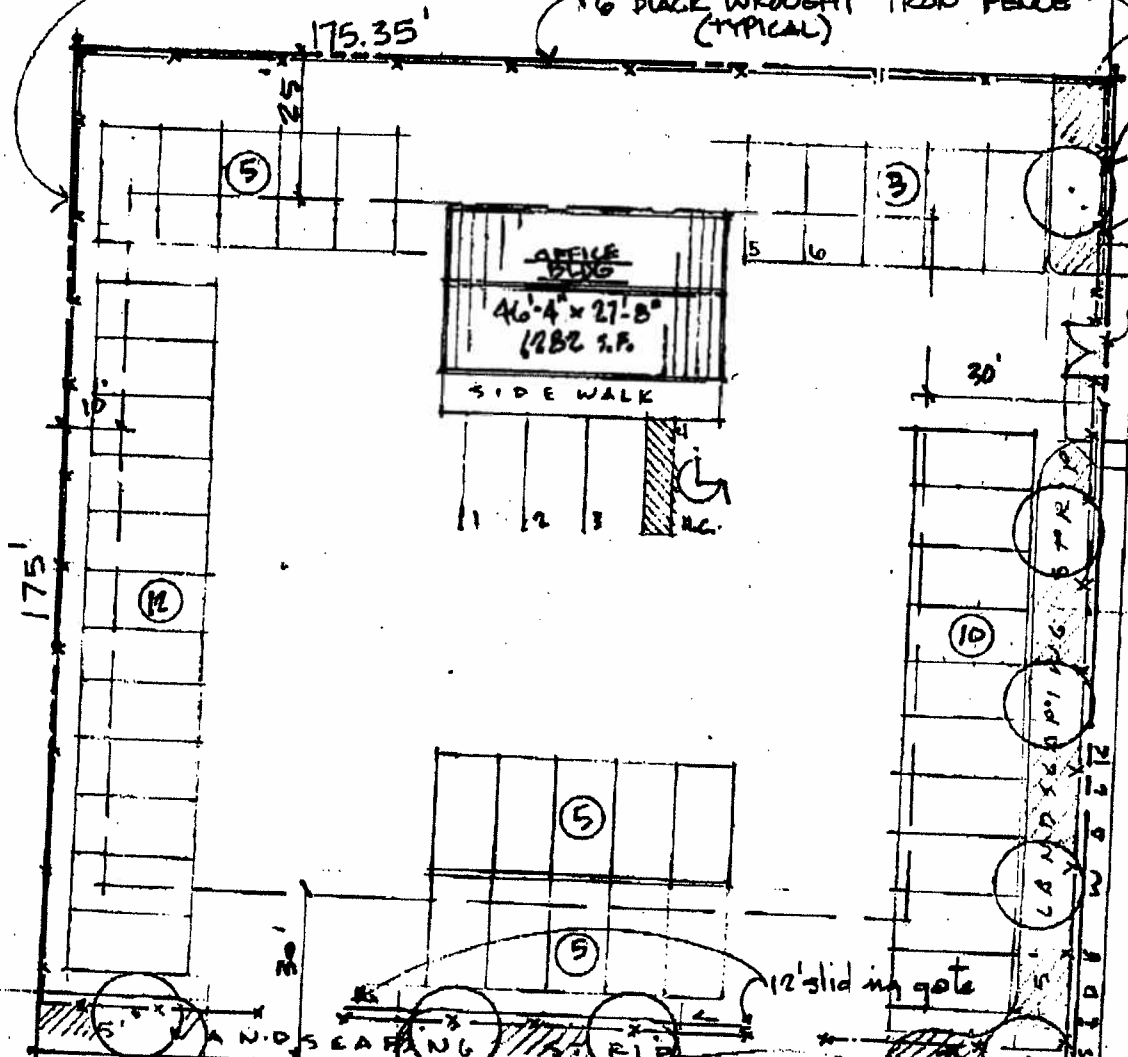
IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? no

0-26-'09

(LOT # 5B)

6' BLACK WROUGHT IRON FENCE (TYPICAL)

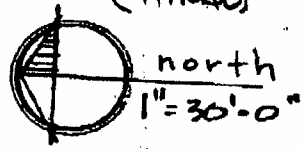
SHRUBS
SMALL TREES (6')



(LOT # 5A)

(LOT # 11) 45'

6' WROUGHT IRON FENCE (TYPICAL)



kellogg

an architectural
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practice
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FAX: 318/747-5212

(ZONED B₁)

8521 LINE AVE. SHREVEPORT, LA.	
PROJECT # : 2009.01	11/17
DATE : MARCH 12, 2009	
RECEIVED 3-24-09	