



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

PZC PUBLIC HEARING – November 29, 2023 MEETING NOTICE AND AGENDA

DATE: Wednesday, November 29, 2023
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

- 0. **Work Session** (The PZC will meet in the MPC Conference Room on November 29, 2023 at 1:30 PM prior to the regularly scheduled meeting)
- 1. **Open Meeting** (*Meeting is being recorded*)
- 2. **Invocation**
- 3. **Pledge of Allegiance**
- 4. **Opening Remarks by Chair**
- 5. **Approval of Minutes** – October 27, 2023 **APPROVED**

SCHEDULED PUBLIC HEARINGS

- 6. [CASE NUMBER 23-21-P PLANNED UNIT DEVELOPMENT \(PUD\)](#) [InteractiveMap](#)

PLANNER: Jomari Smith
Parish Commission District: 12/ Epperson, Sr.

Applicant: **BRANDON REDWINE**
 Owner: BRANDON REDWINE
 Location: 9655 Locust Hill Rd (South side of Locust Hill Rd approx. 1870' west of Hwy 79.)
 Existing Zoning: **R-A**
 Request: **(PUD) Planned Unit Development**
 Proposed Use: Dog Boarding Facility for home based business
RECOMMENDED FOR APPROVAL

- 7. [CASE NUMBER 23-32-P ZONING MAP AMENDMENT \(REZONING\)](#) [InteractiveMap](#)

PLANNER: Emily Trant
Parish Commission District: 11/ Lazarus

Applicant: **WILCOXEN AIR INC**
 Owner: WILCOXEN AIR INC
 Location: 11163 OLD MANSFIELD RD (sw corner of Old Mansfield Road and Midyett St)
 Existing Zoning: **R-A**
 Request: **R-A to C-3**
 Proposed Use: Contractor's Office
RECOMMENDED FOR APPROVAL

- 8. [CASE NUMBER 23-33-P ZONING MAP AMENDMENT \(REZONING\)](#) [InteractiveMap](#)

PLANNER: Staci Matz
Parish Commission District: 10/ Chavez

Applicant: **MOHR AND ASSOCIATES, INC.**
 Owner: Progressive Pet Care, LLC
 Location: 273 E FLOURNOY LUCAS RD (S side of E Flournoy Rd, approx. 830 ft W of Ellerbe Rd (LA-523))
 Existing Zoning: **R-1-7**
 Request: **R-1-7 to C-1**
 Proposed Use: Animal Care Facility
RECOMMENDED FOR APPROVAL



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9. [CASE NUMBER 23-34-P SPECIAL EXCEPTION USE](#)

[InteractiveMap](#)

PLANNER: Staci Matz
Parish Commission District: 10/ Chavez

Applicant: **MOHR AND ASSOCIATES, INC.**
 Owner: Progressive Pet Care, LLC
 Location: 273 E FLOURNOY LUCAS RD (S side of E Flournoy Rd, approx. 830 ft W of Ellerbe Rd (LA-523))
 Existing Zoning: **R-1-7, C-1**
 Request: **Special Use Permit & Site Plan Approval**
 Proposed Use: Animal Care Facility
APPROVED

10. [CASE NUMBER 23-35-P ZONING MAP AMENDMENT \(REZONING\)](#)

[InteractiveMap](#)

PLANNER: Emily Trant
Parish Commission District: 8/ Blake

Applicant: **JLOR LLC**
 Owner: JLOR LLC
 Location: 10501 E KINGS HWY (east side of the E Kings Hwy and Hanover Dr intersection)
 Existing Zoning: **R-E, R-1-5**
 Request: **R-E to R-1-5**
 Proposed Use: Neighborhood Commercial Establishment
RECOMMENDED FOR APPROVAL

11. [CASE NUMBER 23-9-BAP SPECIAL EXCEPTION USE](#)

[InteractiveMap](#)

PLANNER: Christian Terrell
Parish Commission District: 9/ Atkins

Applicant: **CATHERINE BREHMER**
 Owner: WAYNE ODELL AND MARQUERITE VEYE MC CALL YOUNG YOUNG
 Location: 363 BURNLEY PINES RD (south west end of Burnley Pines Road)
 Existing Zoning: **R-1-7**
 Request: **Special Exception Use**
 Proposed Use: Dwelling—Manufactured Home
APPROVED

12. [CASE NUMBER 23-26-P SPECIAL USE PERMIT](#)

[InteractiveMap](#)

PLANNER: Emily Trant
Parish Commission District: 8/Blake

Applicant: **MOHR AND ASSOCIATES, INC.**
 Owner: WIMWAL, LLC
 Location: TBD East Kings Highway (SW corner of East Kings Hwy and Flournoy Lucas Rd.)
 Existing Zoning: **C-3**
 Request: **Special Use Permit & Site Plan Approval**
 Proposed Use: Contractors Office/ Warehouse
DEFERRED FROM SEPTEMBER 27TH HEARING.
DEFERRED TO NOVEMBER 29TH HEARING.
APPROVED

13. [CASE NUMBER 23-4-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
Parish Commission District: ALL

Applicant: **Caddo Parish Planning and Zoning Commission (PZC)**
 Request: **Code Text Amendments to the Caddo Parish UDC regarding allowing accessory structures in the R-A Zoning District**
RECOMMENDED FOR APPROVAL

14. [CASE NUMBER 23-8-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
Parish Commission District: ALL

Applicant: **Caddo Parish Planning and Zoning Commission (PZC)**
 Request: **Code Text Amendments to the Caddo Parish UDC regarding accessory dwelling units**
RECOMMENDED FOR APPROVAL



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15. [CASE NUMBER 23-9-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
Parish Commission District: ALL

Applicant: Caddo Parish Planning and Zoning Commission (PZC)
Request: Code Text Amendments to the Caddo Parish UDC regarding overnight truck parking
RECOMMENDED FOR APPROVAL

—end of public hearing—

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16. Old Business
 - Committee Chair Reports
 17. New Business
 18. Other Matters to be Reviewed by the Commission
 - Director's Report
 - Public Comments
 19. Chair / Board Member's Comments
 20. Adjournment