

**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 29, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, November 29, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Laura Neubert, Chairperson  
Jake Brown  
Constance L. Green  
Phyllis Hart  
Damon Humphrey, Sr.  
Lauren Marchive, III

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Kamrin Hooks, Executive Assistant/Planner 1  
Jomari Smith, Planner 1  
Emily Trant, Land Development Coordinator  
Adam Bailey, Community Planning & Design Manager

**Members Absent**

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** The Pledge of Allegiance was led by **MS. HART.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

**A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the October 27, 2023 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 23-21-P PLANNED UNIT DEVELOPMENT & SITE PLAN**

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

**Representative &/or support:**

**Brandon Redwine 9655 Locust Hill Road, Greenwood, LA, 71033**

Redwine explained that he wanted to turn the existing building on his property into a boarding place for dogs. He explained that only one property is nearby, and they have shown support for the building being used for a boarding place for dogs. GREEN asked for the applicant to give background information as to why he wants to utilize this building for boarding dogs. Redwine stated that he has always had dogs and while on vacation he would want a more secure place for them to stay. GREEN

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then asked the applicant how he would market the business, to which Redwine stated the marketing would be online and have time slots. Redwine informed the Board that the property will stay properly maintained as it is the property that him and his family live on. MARCHIVE asked if the applicant wanted relief from the irrigation system for landscaping and the required number of parking spaces. He said yes because the property is small and based on how appointments will be made, only three parking spots are needed.

**Opposition: None.**

**A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**CASE NO. 23-32-P ZONING REQUEST**

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

**Representative &/or support:**

**Tony Durmon 11165 Old Mansfield Road, Keithville, LA, 71047**

Durmon stated that they have been doing business at this property for about twenty years. He stated that the business has surpassed its operating space. He also stated no neighbors had objections. No further discussion ensued.

**Opposition: None.**

**A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**CASE NO. 23-33-P ZONING REQUEST**

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

**Representative &/or support:**

**Andy Craig 1324 N Hearne Ste.301, Shreveport, LA, 71107**

Craig stated that once this project started that is when his company realized that only half of the property was commercial property. No further discussion ensued.

**Opposition: None.**

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A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**CASE NO. 23-34-P SPECIAL EXCEPTION USE**

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

**Representative &/or support:**

**Andy Craig 1324 N Hearne Ste.301, Shreveport, LA, 71107**

Craig stated he would answer any questions asked by the Board members. MARCHIVE asked are there any intentions for another building being constructed, to which Craig answered no immediate plans have been discussed about that.

**Opposition: None.**

A motion was made by MR. BROWN seconded by MR. MARCHIVE, III to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**CASE NO. 23-35-P ZONING REQUEST**

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

**Representative &/or support:**

**John Lorrick Ellerbe Road**

Warwick asked the Board if they had any questions. No further discussion ensued.

**Opposition: None**

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend this application for approval.

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The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**CASE NO. 23-9-BAP SPECIAL EXCEPTION USE**

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

**Representative &/or support:**

**Dustin Brehmer 9039 Lethan Lane, Shreveport, LA, 71118**

Brehmer stated that there are about nine manufactured homes in the area.

MARCHIVE asked Brehmer if he was aware of the changes that he would need to make to the home to comply with the UDC. He stated yes that a door, window, and skirting had been added to the home.

HUMPHREY asked if the list received in the packet were neighbors who were in support of the application, to which Brehmer answered yes.

CLARKE informed the Board that the Homeowners Association near the property submitted a letter of opposition.

**CHAIRMAN NEUBERT called a brief recess.**

**A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to return to regular session.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**Opposition: None.**

NEUBERT read the letter aloud to the public and the HOA called for the denial of this application for fear that more manufactured homes in the area would bring down the property value of their homes.

**A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to approve this application.**

The Board called for discussion. BROWN asked if the HOA was within city limits, to which the answer was yes. CLARKE stated that there are many manufactured homes near the property the applicant would like to place his manufactured home. The Board discussed bring the applicant back up for clarification.

**A motion was made by MR. BROWN seconded by MR. MARCHIVE, III to bring the applicant back up to the stand.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**Dustin Brehmer 9039 Lethan Lane, Shreveport, LA, 71118**

Brehmer stated that the HOA who wrote the letter of opposition is not close, inside the city limits and his property is outside of the city limits. HART stated that it seems like the HOA is trying to regulate manufactured homes in the area. The applicant stated that it is not safe to live where he does now, and the approval of this application is what is best for his family. GREEN stated that it seems like the HOA neighborhood and the manufactured homes are close to which NEUBERT stated that there looks to be a significant buffer of trees and various greenery.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**CASE NO. 23-26-P SPECIAL USE PERMIT & SITE PLAN**

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

**Representative &/or support:**

**Donnie Barker 1324 N Hearne Ste.301, Shreveport, La, 71107**

Barker stated that currently the company he is representing and The Port (the organization that has called for deferral the last two months) are still in disagreement over the drainage issue. He stated that the Winwald property drains east. Barker stated that based on their opinions and surveys, the property will drain to the west. He then informed the Board that the detention pond has been moved up to the East Kings property and once it leaves the pond, it drains to the west and does not drain towards the Port. He stated that he feels that they have made all possible concessions to satisfy the Port.

NEUBERT asked what impact the new site plan design would have on surrounding properties. Barker stated that with the moving of the detention pond no impact would be had. NEUBERT asked for a more detailed explanation of what changed from the previous proposal to the new one. Barker stated that in the prior proposal, the water would have drained from the back of the property onto the Ports property. He stated that the Parish had pipes installed under the impression that the water would discharge to the west, away from the Ports property.

GREEN asked if the ditch was deep enough so that the water would not overflow. Barker said that a part of their development is to ensure elevation is properly measured so overflow does not happen.

HUMPHREY asked what the natural flow of the water was. Barker stated that the property has low and high areas, it can flow in different directions. HUMPHREY then asked who would be impacted by west water flow. The representative answered no one would be impacted.

**Opposition:**

**Tyler Comeaux 6000 Doug Attaway Blvd, Shreveport, LA 71115**

Comeaux spoke in opposition on behalf of the Caddo -Bossier Parish Ports Commission. He stated that a more in-depth survey needs to be done to ensure that it does not drain onto their property. He stated that they have offered to do a topographic survey for the applicant, but they have not heard anything from them. BROWN asked why not construct a ditch to which the representative stated that in their opinion they do not have a ponding issue in the front, only the back. NEUBERT if there was any way that if this application moves forward that both parties can be mollified.

CLARKE reminded the Board that Public Works has deemed that there is further drainage issue.

GREEN asked if the application is deferred and continued, how long would it take to get the survey done. Comeaux said about a month.

HUMPREY read an email from public works chief Ken Ward who stated that the parish has done all possible to assist the applicants and if the detention is built per design, then there are no further issues.

**Rebuttal:**

**Donnie Barker 1324 N Hearne Ste.301, Shreveport, La, 71107**

Barker stated that he designed three different options for the Port to review. He stated that no further surveys need to be done in his opinion. He also stated that the Port is asking for some things that are considered design elements which are unusual to

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include in a conceptual site plan.

**A motion was made by MR. BROWN seconded by MR. MARCHIVE, III to approve this application.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**CASE NO. 23-4-CTAP CODE TEXT AMENDMENT**

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

**Representative &/or support: None**

**Opposition: None**

**A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend for approval.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**CASE NO. 23-8-CTAP CODE TEXT AMENDMENT**

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

**Representative &/or support: None.**

**Opposition: None.**

**A motion was made by MR. BROWN seconded by MR. MARCHIVE, III to recommend this application for approval.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**CASE NO. 23-9-CTAP CODE TEXT AMENDMENT**

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

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Representative &/or support: None.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

**END OF PUBLIC HEARING**

**OLD BUSINESS**

CLARKE informed the Board that it would be best to have the slate of officers selected by December so voting can happen on December 27, 2023, for the new officers to take place in January.

**NEW BUSINESS**

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:40 p.m.**

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**Laura Neubert, Chair**

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**Phyllis Hart, Secretary**