



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 – February 28, 2024
MEETING NOTICE AND AGENDA**

DATE: Wednesday, February 28, 2024
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

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- 0. **Work Session** (The PZC will meet in the MPC Conference Room on February 28, 2024 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** – January 24, 2024
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SCHEDULED PUBLIC HEARINGS

6. [CASE NUMBER 24-1-BAP VARIANCE](#)

[Interactive Map](#)

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

Applicant: **LANGLEY PARKS, LLC**
Owner: DEEP SOUTH EQUIPMENT COMPANY
Location: 6851 GREENWOOD RD (South side of Greenwood Rd. approx. 370' East of Colonial Dr.)
Existing Zoning: **I-1**
Request: **Variance to Fence Development Standards**
Proposed Use: Industrial

7. [CASE NUMBER 24-1-P REZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Staci Matz
Parish Commission District: 2/ Young

Applicant: **2049 COFFEE COMPANY LLC**
Owner: Ben & Marilyn Beach Company
Location: 5835 HWY 1 (south side of Hwy 1, approx. 550 ft south of Old Mooringsport Rd.)
Existing Zoning: **C-1**
Request: **C-1 to C-3**
Proposed Use: Drive-Thru Coffee Shop

8. [CASE NUMBER 24-2-P PLANNED UNIT DEVELOPMENT \(PUD\)](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 9/ Atkins

Applicant: **KWM DEVELOPMENT, LLC**
Owner: KWM DEVELOPMENT, LLC
Location: 0 Southern Loop (NE corner of Southern Loop and Wallace Lake Rd)
Existing Zoning: **R-A**
Request: **R-A to C-UV (PUD)**
Proposed Use: Gas station and convenience store



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9. [CASE NUMBER 24-4-P SPECIAL USE PERMIT & SITE PLAN](#)

[Interactive Map](#)

PLANNER: Jomari Smith
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-1-5**
Request: **Special Use Permit & Site Plan Approval**
Proposed Use: Neighborhood Commercial Establishment

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

[Interactive Map](#)

PLANNER: Staci Matz
Parish Commission District: 2/ Young

Applicant: **JACK & SUMMER BROWN**
Owner: Steve Evans
Location: 0 Old Mooringsport Rd. (South side of Old Morning Sport Rd. approx. 375' East of Wllton Pl.)
Existing Zoning: **R-1-7**
Request: **Manufactured Home**
Proposed Use: Residential

—end of public hearing—

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- 11. **Old Business**
 - Committee Chair Reports
 - 12. **New Business**
 - 13. **Other Matters to be Reviewed by the Commission**
 - Director's Report
 - Public Comments
 - 14. **Chair / Board Member's Comments**
 - 15. **Adjournment**