



**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 **APPROVED**
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**SCHEDULED PUBLIC HEARINGS**

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

**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  
**DEFER AND CONTINUE TO MARCH 27<sup>TH</sup>.**

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

**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  
**WITHDRAWN**

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

**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  
**APPROVED WITH STIPULATIONS**



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

[InteractiveMap](#)

**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  
**APPROVED WITH STIPULATIONS**

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

[InteractiveMap](#)

**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 Willton Pl.)  
Existing Zoning: **R-1-7**  
Request: **Manufactured Home**  
Proposed Use: Residential  
**APPROVED**

—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