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**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 28, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, February 28, 2024 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**

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

**Staff Present**

Alan Clarke, Executive Director  
Adam Bailey, Community Planning & Design Manager  
Henry Bernstein, Parish Attorney's Office  
Kamrin Hooks, Executive Assistant/Planner 1  
Christian Terrell, Planner 1  
PeiYao Lin, Community Planner 1

**Members Absent**

Damon Humphrey, Sr.

The hearing was opened with prayer by **MS. GREEN**. 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 MS. NEUBERT, seconded by MR. MARCHIVE, III, to approve the minutes of the January 24, 2024 public hearing as submitted.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**PUBLIC HEARING**

**CASE NO. 24-1-BAP VARIANCE**

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

**Representative &/or support:**

**Jennifer Norris Soto 444 Viking Dr Ste.100, Bossier City, LA, 71111**

Norris stated that she is representing the applicant, and the applicant would like to defer and continue the case to March 27, 2024.

**Opposition:**

**Danny Pizzalota 6861 Greenwood Rd, Shreveport, LA, 71119**

Pizzalota stated that the fence is not in regulation as it is just a 6' fence with barbed wire and he feels it should be screened. He stated that his young grandson would be in danger with a barbed wire fence that low. He stated that the code says the fence

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needs to be 8' to be in regulation.

NEUBERT asked the staff what the zoning requires are as it abuts a residential property. She asked if the code requires an 8' fabric (chained-link material) on a pole or if the 8' total of the fence height includes the barbed wire. She stated that there should be buffering of the fence. CLARKE stated that the owner requested a deferral, and all these answers could be given at the next meeting. BROWN informed Walton that a description of requirements for the chain-link fence would be given to him later.

**Rebuttal:**

**Jennifer Norris Soto 444 Viking Dr Ste.100, Bossier City, LA, 71111**

Norris stated she was speaking on behalf of the owner and that the owners have had this same fence for several years. She stated that there are similar fences in the vicinity. Norris then informed the Board that the owner is open to any screening requirements. GREEN stated deferring and continuing the case will allow for the staff to get the necessary things to answer their questions as well as make available the opportunity to speak with the owner. NEUBERT agreed that the deferment will allow for the necessary information to be found.

**A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to defer the application and continue on MARCH 27, 2024.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**CASE NO. 24-1-P ZONING REQUEST**

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

**Representative &/or support:**

**NONE**

**Opposition:**

**NONE**

**A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to remove application from the agenda per the applicant's request.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**CASE NO. 24-2-P PLANNED UNIT DEVELOPMENT & SITE PLAN**

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

**Representative &/or support:**

**Chris Elbersen 5925 Line Ave Ste.3, Shreveport, LA, 71106**

Elbersen stated that he was speaking on behalf of the applicant, he stated that they are wanting to build upon the success of Provenance and the development will fit in with the existing neighborhood. He stated that while working with the MPC staff that

he was informed the C-UV zoning would be the best zoning for the area. Elberson stated the first stage will be a convenience store with a gas station. He stated that currently with the C-UV zoning there are no hour limitations, but the owner will be working with the neighbors to establish one that works with the community.

NEUBERT asked Elberson if he was aware of the stipulations in the report and to speak about the setback and detention pond. Elberson stated that in this initial part of the process, the entirety of the detention pond will be developed. He stated that the Staff has deemed screening appropriate, and the owners are interested in screening or putting a fence on the east and north side of the property. NEUBERT asked for clarification on the request for setback variances. Elberson stated that it would be more appropriate to push the building deeper into the lot than to have it close to the property. He stated they could get by without the variance.

MARCHIVE stated they wondered how the aesthetics would work with the fuel pumps on the other side as the elevations only show one side. He also stated that a legal lot of record needed to be made, as well as a lighting plan. Elberson stated those concerns would be addressed prior to permitting.

**Opposition:**

**Geoff Westmoreland 330 Marshall St Ste.1000, Shreveport, LA, 71101**

Westmoreland stated he was present to voice concerns about the possible development. He stated that Provenance owns all contiguous land to the north and east of the property and they are concerned because as the development moves west, they do not know if it will be residential, commercial, or contiguous to the area. He stated the biggest concern is hours of operation and they oppose anything close to 24-hour operation. Westmoreland stated the latest he would be okay with is a close time of 2am. He stated that as it is right off I-49, they do not want there to be a place to stop for people coming off the interstate as it is close to residential area. He stated that concerns are alcohol sales, and they would not be okay with packaged liquor and light emanating off the property is also a concern. He asked if a limit on hours of operation could be regulated. GREEN asked for clarification that he was not objecting to the zoning change, but wanted more information on what was being developed, to which he answered correct, he was not objecting. MARCHIVE asked if hours of operation are already addressed in the PUD, to which CLARKE answered no it would need to be addressed.

**Rebuttal:**

**Chris Elberson 5925 Line Ave Ste.3, Shreveport, LA, 71106**

Elberson stated the owner has no problem with an hours of operation and 5am to midnight was proposed. No opposition came from the proposed time.

**A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to approve the application with all stipulations.**

1. MARCHIVE stated the stipulations would be as noted: Amend the detention pond amenity by heavily landscaping around the detention pond.
2. Additional amenity that restricts lighting to cut off luminaires.
3. Additional amenity that restricts business hours for the gas station between 5 am and 12 am

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Mses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**CASE NO. 24-4-P SPECIAL USE PERMIT & SITE PLAN**

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

**Representative &/or support:**

**John Lorick 10555 Ellerbe Rd, Shreveport, LA, 71106**

He stated it would be office space. No further discussion ensued.

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**Opposition: NONE**

**A motion was made by MS. NEUBERT seconded by MS. HART to approve the application with stipulations.**

MARCHIVE stated that the site plan to include landscaping and handicap accessibility in the final version.

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**CASE NO. 23-11-BAP SPECIAL EXCEPTION USE**

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

**Representative &/or support:**

**Jack Brown 7208 Blanchard Furrh Rd, Shreveport, LA, 71107**

Brown stated the request is for his in laws who are elderly. Brown stated he wants to move them to his property. The mobile home will make it possible to move it somewhere else if necessary. MARCHIVE asked what the 50' servitude of passage on the property is used for. He asked if the servitude is used to access the properties. Brown stated that they use it to access Mooringsport Road.

MARCHIVE stated that a letter was handed to them from Mr. and Mrs. Clark in opposition to a manufactured home on the property.

**Feleacia Stafford 870 Ed's Blvd, Shreveport, LA, 71107**

Stafford asked where they would be entering. She does not want a street running down the side of her home. MARCHIVE stated the servitude is on Lot 1 and it will be a driveway, BROWN stated it goes from Lot 1 to Lot 2 and will not be on anyone else's property. After pointing out her property, BROWN stated that the Road is not near her.

**Cynthia Ortega 4816 North Market St, Shreveport, LA, 71107**

Ortega stated that there is an easement from North Market towards Mooringsport Road. She stated that she does not think this will affect her, but she wants to be sure. BROWN stated that the affected property is not close to her property.

**Opposition: NONE**

**Rebuttal:**

**Jack Brown 7208 Blanchard Furrh Rd, Shreveport, LA, 71107**

Brown stated that they are no longer considering using the easement and it will be a driveway off Old Morringsport.

**A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to approve the application as submitted.**

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

NEUBERT stated that the sub-committee from 2023, for the Masterplan Update had GREEN, NEUBERT and BROWN on the

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committee. She stated that they left with the understanding that the works they put together would need to be seen by the Board. BROWN stated they needed to establish the Masterplan/ UDC, and nominations Board. BROWN stated that MARCHIVE, BROWN and GREEN will be on the Masterplan/UDC committee. BROWN stated that they originally had about 32 zoning districts in the Parish UDC, but they whittled it down to about 10 zoning districts.

BERNSTEIN stated that where they are now is needing a consultant and getting the Parish administrators and commissioners to fund it.

NEURBERT stated that something that is being overlooked is the work on the Masterplan done by the MPC staff. She stated that instead of using a consultant, the staff could be used to offset the money that would be spent on the consultants.

BROWN asked if they could make a resolution or something that is just an idea to the commission to see if they can get the UDC changed. BERNSTEIN stated a long-range committee would work with what they are asking. He stated they could submit their request for a code-text amendment.

NEUBERT stated that she feels like all the changes they made in the Masterplan committee should be brought to the rest of the Board and everyone should unanimously agree with the changes. The Board agreed.

### **NEW BUSINESS**

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

### **CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:13 p.m.**

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**Jake Brown, Chair**

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**Lauren Marchive, III, Secretary**