

**PZC PUBLIC HEARING – MARCH 27, 2024  
 MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, March 27, 2024  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
 505 Travis Street  
 Shreveport, LA 71101

0. **Work Session** *(The PZC Board will meet in the MPC Conference Room 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 – February 28, 2024** **APPROVED**

**CONSENT AGENDA**

6. [CASE NUMBER 24-3-SP SUBDIVISION FINAL PLAT](#) [Interactive](#) [Map](#)

**PLANNER:** Christian Terrell  
**City Council District:** N/A  
**Parish Commission District:** 11/ Lazarus

Applicant: **Mohr and Associates, Inc.**  
 Owner: RALPH DENNIS THOMAS  
 Location: 6376 JERSEY GOLD RD (N side of Jersey Gold Rd, approx. 565' NE of Grawood Dr)  
 Existing Zoning: R-A  
 Request: **Minor subdivision into 4 lots; servitude of passage.**  
 Proposed Use: **Dwelling—Single-Family - Detached**  
**APPROVED**

**SCHEDULED PUBLIC HEARINGS**

7. [CASE NUMBER 24-1-CAP CLOSURE & ABANDONMENT](#) [Interactive Map](#)

**PLANNER:** Kamrin Hooks  
**City Council District:** N/A  
**Parish Commission District:** 11/ Lazarus

Applicant: **CADDO PARISH DEPARTMENT OF PUBLIC WORKS**  
 Owner: **Eagle Water, LLC**  
 Location: 0 Quail Lane (NW side of Quail Ln & President Ln)  
 Existing Zoning: **R-MHS**  
 Request: **Closure & abandonment; release of utility easement.**  
 Proposed Use: Dwelling - Manufactured home  
**RECOMMENDED FOR APPROVAL**

8. [CASE NUMBER 24-8-P ZONING REQUEST](#) [Interactive](#) [Map](#)

**PLANNER:** Jomari Smith  
**City Council District:** N/A  
**Parish Commission District:** 10/ Cothran

Applicant: **NWLA INVESTMENT PROPERTIES LLC**  
 Owner: **NWLA INVESTMENT PROPERTIES LLC**  
 Location: 0 Linwood Ave (1,000' E of Linwood Ave & McCarey St intersection)  
 Existing Zoning: **R-A**  
 Request: **R-A to I-2**  
 Proposed Use: Industrial  
**RECOMMENDED FOR APPROVAL**

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

PLANNER: Emily Trant  
 City Council District: N/A  
 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: **C-3**  
 Request: **Special Use Permit & Site Plan Approval**  
 Proposed Use: Contractor's Office  
**APPROVED**

10. [CASE NUMBER 24-1-BAP VARIANCE](#) [Interactive](#) [Map](#)

PLANNER: Jomari Smith  
 City Council District: N/A  
 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  
**DEFERRED FROM FEBRUARY 28<sup>th</sup> PUBLIC HEARING**  
**APPROVED W STIPULATIONS**

11. [CASE NUMBER 24-01-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey  
 City Council District: N/A  
 Parish Commission District: ALL

Applicant: **Caddo Parish Planning and Zoning Commission (PZC)**  
 Request: **Caddo Parish UDC in order to establish specific revocation procedures for short-term rental permit holders**  
**RECCOMENDED FOR DENIAL**

—end of public hearing—

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