

**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING MARCH 27, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, March 27, 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  
Laura Neubert  
Constance L. Green  
Damon Humphrey, Sr.  
Phyllis Hart  
Lauren Marchive, III

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Reginald Jordan, Zoning Administrator  
Emily Trant, Land Development Coordinator  
Henry Bernstein, Parish Attorney's Office  
PeiYao Lin, Community Planner 1  
Jomari Smith, Planner 1  
Kamrin Hooks, Executive Assistant

**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 MS. NEUBERT, seconded by MR. MARCHIVE, III, to approve the minutes of the February 28, 2024 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**

**CONSENT AGENDA**

**CASE NO. 24-3-SP CONSENT-MINOR SUBDIVISION**

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

**Representative &/or support:**

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

Craig stated that he would answer any questions asked by the Board. No questions were asked.

**Opposition: NONE.**

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

**PUBLIC HEARING**

**CASE NO. 24-1-CAP CLOSURE & ABANDONMENT**

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

**Representative &/or support:**

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

Craig stated that he was in favor of the application. No further discussion ensued.

**Opposition: NONE.**

**A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to recommend approval of 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. 24-8-P ZONING REQUEST**

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

**Representative &/or support:**

**Peyton Massey 8540 Hatfield – Gorman Rd, Shreveport, LA, 71106**

Massey stated that they have plans to develop and sell portions of the land. He asked the Board if they had any questions for him. NEUBERT asked if an I-1 zoning would work for the uses he wants. He stated that they are open to any zoning, but they want I-2 because the property touches an I-2 zoned property to the east side and potential buyers also want I-2. NEUBERT asked MPC staff to explain the differences between I-1 and I-2. JEAN referred to the Use matrix in the UDC. MARCHIVE asked about adjacent properties that are being rezoned. JEAN stated that there was, but it is in the city's jurisdiction.

**Opposition:**

**Ronald Cothran 7720 Babylon Circle, Shreveport, LA, 71106**

Cothran stated that he was neutral. He stated that he was concerned about the equipment that will be utilized in an I-2 district. JEAN stated that they do not know the exact use. Cothran stated that he does not know if what is going on out there will be beneficial to the residents, but he agrees with the addition of more jobs to the area.

**Kathy Allen 12835 Hwy 1, Oil City, LA, 71061/ P.O. Box 547, Oil City, LA, 71061/ 415 Mt. Zion Rd, Shreveport, LA, 71106**

Allen asked what effect this case would have on the residents in the area. NEUBERT told her more information would be given later.

**Rebuttal:**

**Peyton Massey 8540 Hatfield – Gorman Rd, Shreveport, LA, 71106**

Massey stated they will not have any specialized equipment. He stated that no traffic that is not already in the area will be added. The audience nodded that their questions were answered.

**A motion was made by MS. NEUBERT seconded by MR. BROWN to recommend approval as submitted.**

MARCHIVE stated that he would prefer a deferral and CLARKE stated they would not be landlocked if the city decided to deny the application. BROWN stated that he supports the business in the area.

**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. 24-9-P SPECIAL USE PERMIT & SITE PLAN**

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

**Representative &/or support:**

**Tony Durman 11165 old Mansfield Rd, Keithville, LA, 71047 / P.O Box 18022, Shreveport, LA, 71138**

Durman stated that he hopes that the Board votes favorably for his case. MARCHIVE asked if the lots are going to be merged, to which the applicant answered yes.

**Opposition: NONE.**

**A motion was made by MS. NEUBERT 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. 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

**DEFERRED FROM FEBRUARY 28<sup>th</sup> PUBLIC HEARING**

**Representative &/or support:**

**Glenn Langley 4444 Viking Dr Ste.100, Bossier City, LA, 71111**

Langley stated that the owner has spoken with the only opposition, and he is now in support of the application. He also stated that there are similar fences to the ones that are on the applicant's property within a mile of them and that the fence has been up for years. BROWN stated that the barbed wire must be at least 8 feet above the ground.

**Danny Pizzolato 6861 Greenwood Rd, Shreveport, LA, 71119 – with stipulations**

Pizzolato stated that he originally was in opposition, but he spoke with the owner, and they have come to an agreement. He stated that they will turn the barbed wire to face the inside of the property and add slats to make the fence more private.

**Mark Walton 6871 Greenwood Rd, Shreveport, LA, 71119**

Walton stated that the fence adds more security to the area.

**Opposition: NONE.**

**Rebuttal:**

**Patrick Parsons 6851 Greenwood Rd, Shreveport, LA, 71119**

Parsons stated to raise the fence would mean having to install a completely new fence. He stated that he would be sure to abide by the agreement with Pizzolato. GREEN asked how the agreement with the opposition will bring them into compliance to which CLARKE stated it would not, they need to be granted the variance.

**A motion was made by MR. BROWN seconded by MS. NEUBERT to approve with stipulation of neighbor requirements to put slats into the fence, turn the barbed wire inward facing and submit the written agreement.**

**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. 24-01-CTAP CODE TEXT AMENDMENT**

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

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

**Opposition:**

**Jake Brown 1243 Pine Island Rd, Shreveport, LA, 71107**

Brown stated that short term rentals are already regulated. He stated that the Airbnb format requires a guest head count as well as a summary of why they are coming into town before booking can be done. Brown also stated that the format has been designed to combat racial profiling. He stated that the ordinance would open the parish up to racial profiling lawsuits. Brown stated that a license to rent through places like Airbnb will be revoked if proper taxes and precautions are not being taken care of appropriately. GREEN stated that regulation is needed but possibly a lack of understanding of how the short-term rentals work and the positives and negatives are not being considered together. Brown stated that the rentals bring revenue to the parish and city as having a place to stay in a safe part of town brings in more people. NEUBERT stated there is feedback on the short-term rental platforms that regulate renters and the owners, she also stated that making the owner at fault for the renter's behavior will not stop the crime. Brown stated he only uses Airbnb.

**A motion was made by MS. NEUBERT seconded by MR. MARCHIVE, III to recommend denial of this application.**

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**Master Plan Parish Update Committee**

The committee consisted of BROWN, NEUBERT and GREEN. BROWN stated that the Masterplan deals with sustainability. He stated that the three of them have whittled many of the zoning districts down for the 5-mile zone. Brown stated with R-A that it would allow manufactured homes and have a minimum lot size that equals the minimum in the parish ordinance on water wells and septic tanks. He also stated they looked at possibly allowing 2 accessory structures since they have bigger lots in the parish for R-A. He emphasized that the owner would have to be a resident on the property to have the 2 accessory structures, the owner would have to live in one of the structures. He stated that the other district they settled on was R-S which would be for everyone else in a subdivision, this district would have sewer and water. He stated to protect those that do not want to see manufactured homes when they leave their subdivisions, there would be instances that manufactured homes would not be allowed. R-MF is a manufactured home park where they own the homes on smaller lots, and it is more spread out. He stated with commercial districts,

C-1 would have all the same uses and additional uses in the C-2 district would need a special exception use. C-3 would be used by right and C-4 would be special exceptions. Industrial districts and R-2 were kept the same. R-3 was changed to have a height minimum but otherwise stayed the same. NEUBERT stated all the code pieces that seemed city oriented were taken out and BROWN stated that was done to be easier on the constituents. BROWN asked BERNSTEIN to provide a resolution other than a code-text amendment and possible funding from the commission. GREEN stated that they are for the common good and allowing people to embrace their properties and goals.

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 5:27 p.m.**

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**Jake Brown, Chair**

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**Lauren Marchive, III, Secretary**