



CADDO PARISH PLANNING AND ZONING COMMISSION  
505 Travis Street, Suite 440 | Shreveport, LA 71101 | p 318-673-6480 | f 318-673-6112

May 2, 2024

Pierce, William Robert And  
215 Dunn St  
Shreveport La 71106

**GEO Number: 161308007000300**

**Subject: Neighborhood Participation Meeting for Rezoning from R-1-7 to C-1 for a commercial business.**

Dear Pierce, William Robert And -

**Why are you receiving this letter?**

An application to rezone from R-1-7 to C-1 for a commercial business has been submitted to the Metropolitan Planning Commission (MPC) Office. This NPP meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. **No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.**

The MPC Office has sent this letter to all property owners within 1,500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

**Where and when is the NPP meeting?**

The NPP meeting will take place: **Wednesday, May 22, 2024 at 6:00pm**  
Venue: **261 East Fournoy-Lucas Road** in Shreveport

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Clarke', is written over the signature line.

Alan Clarke  
Executive Director



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**NPP Neighborhood Meeting Invitation Letter**

Case# 24-13-P

Dear Neighbor:

I, Truc Tran own a vacant lot at 261 E. Flourney Lucas Rd, Shreveport, LA 71106. I'm attempting to rezone the property so that I would be able to use the property commercially. If possible, I would like to use the space for retail purposes or possibly a restaurant.

The site is currently zoned R-1-7 (Single-Family Residential), at the current moment a restaurant or other similar retail use(s) are not allowed within this zoning district, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to C-1 (Neighborhood Commercial) to operate. If approved the site will be a single-story commercial structure located to the west of the already existing structure at the property.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about our plans and provide the opportunity to answer questions or concerns regarding the rezoning. Our application has to be heard by the PZC (Parish Zoning Commission), and soon after the Caddo Commission. We are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

**Wednesday, May 22<sup>nd</sup>, 2024 at 6:00 PM**  
**261 E Flourney Lucas Rd**  
**Shreveport, LA 71106**

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. I've provided my email below, if you have any additional questions or comments please contact me. I hope to see you at the meeting on May 22<sup>nd</sup>, 2024.

Sincerely,

Truc Tran

Email: [Regal3638@gmail.com](mailto:Regal3638@gmail.com)



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May 2, 2024

Wk Rental Properties, L.L.C.  
251 Dunn St  
Shreveport La 71106-7604

**GEO Number: 161308031000200**

**Subject: Neighborhood Participation Meeting for Rezoning from R-1-7 to C-1 for a commercial business.**

Dear Wk Rental Properties, L.L.C. -

**Why are you receiving this letter?**

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Truc Tran

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