



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 — JUNE 26, 2024 MEETING NOTICE AND AGENDA

DATE: Wednesday, June 26, 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** – March 27, 2024 and May 22, 2024

CONSENT AGENDA

- 6. **CASE NUMBER 24-4-SP FINAL PLAT (MINOR)**

[Interactive Map](#)

PLANNER: Christian Terrell
Parish Commission District: 9/ Atkins

Applicant: **MOHR AND ASSOCIATES, INC.**
 Owner: Mark Edward & Carol Renee Melville
 Location: 450 & TBD Southaven Lane (N side of Southaven Ln, approx. 1,150' W of Norris Ferry Rd.)
 Existing Zoning: R-E
 Request: **Replat 2 tracts of land to 3 legal lots in R-E zone 3 lot Subdivision**
 Proposed Use: **Residential**

SCHEDULED PUBLIC HEARINGS

- 7. **CASE NUMBER 24-12-P ZONING REQUEST**

[Interactive Map](#)

PLANNER: Staci Matz
Parish Commission District: 11/ Lazarus

Applicant: **RALEY AND ASSOCIATES, INC.**
 Owner: Superior Housing LLC
 Location: 12274 Mansfield Road (west side of Mansfield Road, approx. 600 ft north of Keithville Lodge Road)
 Existing Zoning: R-A
 Request: **R-A to C-2**
 Proposed Use: **Corridor Commercial Uses**

- 8. **CASE NUMBER 24-15-P ZONING REQUEST**

[Interactive Map](#)

PLANNER: Staci Matz
Parish Commission District: 12/ Epperson, Sr.

Applicant: **NELSON OIL & GAS INC.**
 Owner: Richard B. Nelson
 Location: 9452 Locust Hill Rd (N side of Locust Hill Rd, approx. 920' W of US Hwy 79.)
 Existing Zoning: R-A
 Request: **R-A to I-1**
 Proposed Use: **Industrial**

- 9. **CASE NUMBER 24-16-P ZONING REQUEST**

[Interactive Map](#)

PLANNER: Jomari Smith
Parish Commission District: 10/ Cothran

Applicant: **NWLA INVESTMENT PROPERTIES LLC**
 Owner: NWLA Investment Properties LLC
 Location: 0 Linwood Ave (east side of Linwood Ave., approx. 1650 ft south of Mt. Zion)
 Existing Zoning: R-A
 Request: **R-A to I-2**
 Proposed Use: **Industrial**

- 10. **CASE NUMBER 24-17-P SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 9/ Atkins

Applicant: **TERRANCE MCNAIGHT**
 Owner: Terrance Mcnaight
 Location: 707 Tyre Rd (sw end of the Tyre Road)



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Existing Zoning: R-A
Request: **Special Use Permit & Site Plan Approval**
Proposed Use: **Accessory Dwelling Unit**

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

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 9/ Atkins

Applicant: **TERRANCE MCNAIGHT**
Owner: Terrance Mcnaight
Location: 707 Tyre Rd (sw end of the Tyre Road)
Existing Zoning: R-A
Request: **Variance to on-site development standards**
Proposed Use: **Accessory Dwelling Unit**

12. [CASE NUMBER 24-19-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 1/ Kracman

Applicant: **CADDO PARISH PLANNING & ZONING COMMISSION**
Location: 7500 Blk Dixie Blanchard Rd (SE corner of Dixie Blanchard Rd (LA-173) & Old Mooringsport Rd (LA-538).)
Existing Zoning: R-E
Request: **R-E to R-A**
Proposed Use: **Residential Use**

—end of public hearing—

13. **Old Business**

- Committee Chair Reports

14. **New Business**

- Research

15. **Other Matters to be Reviewed by the Commission**

- Director's Report
- [CASE NUMBER 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**

- Public Comments

16. **Chair / Board Member's Comments**

17. **Adjournment**