



### 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** **APPROVED**

#### 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**  
**APPROVED**

#### 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**  
**RECOMMENDED FOR APPROVAL**
- 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**  
**RECOMMENDED FOR DENIAL**
- 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**  
**RECOMMENDED FOR APPROVAL TO C-4**



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10. [CASE NUMBER 24-17-P SPECIAL USE PERMIT & SITE PLAN](#)  
[Map](#)

[Interactive](#)

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: **Special Use Permit & Site Plan Approval**  
Proposed Use: **Accessory Dwelling Unit**  
**APPROVED WITH STIPULATIONS**

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**  
**APPROVED WITH STIPULATIONS**

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**  
**RECOMMENDED FOR APPROVAL TO R-A EXCEPT FOR COMMERCIAL TRACT OF LAND**

—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](#)  
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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**  
**APPROVED FOR STAFF TO RESEARCH IMPACT OF SHORT-TERM RENTALS**

- Public Comments

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

17. **Adjournment**