



**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 – JULY 24, 2024  
MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, July 24, 2024  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
505 Travis Street  
Shreveport, LA 71101

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- 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 – June 26, 2024** **APPROVED**
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**SCHEDULED PUBLIC HEARINGS**

6. **CASE NUMBER 24-13-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Christian Terrell  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **TOUC TRAN**  
Owner: **Truc T. Tran**  
Location: 261 E FLOURNOY LUCAS RD (S side of E Flournoy Lucas Rd, approx. 1,290' W of Ellerbe Rd)  
Existing Zoning: **R-1-7**  
Request: **R-1-7 to C-1**  
Proposed Use: Commercial  
**RECOMMENDED FOR APPROVAL**

7. **CASE NUMBER 24-20-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Staci Matz  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **MOHR AND ASSOCIATES, INC.**  
Owner: **Dat Huynh, LLC**  
Location: TBD Linwood Avenue (southwest corner of Linwood Ave and Mayo Rd)  
Existing Zoning: **R-A**  
Request: **R-A to R-1-7**  
Proposed Use: single-family residential  
**RECOMMENDED FOR APPROVAL**

8. **CASE NUMBER 24-21-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Christian Terrell  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **THE ELLINGTON**  
Owner: **Testament Real Estate LLC**  
Location: 1133 KAY LN (south side of Kay Lane, approx. 480 ft west of E Kings Hwy)  
Existing Zoning: **C-1**  
Request: **C-1 to C-2**  
Proposed Use: Reception Facility  
**RECOMMENDED FOR APPROVAL**



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**PZC PUBLIC HEARING — JULY 24, 2024**

**9. CASE NUMBER 24-22-P SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Christian Terrell  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **THE ELLINGTON**  
Owner: **Testament Real Estate LLC**  
Location: 1133 KAY LN (south side of Kay Lane, approx. 480 ft west of E Kings Hwy)  
Existing Zoning: **C-1**  
Request: **C-1 to C-2**  
Proposed Use: Reception Facility  
**APPROVED WITH STIPULATIONS**

**10. CASE NUMBER 24-7-BAP SPECIAL EXCEPTION USE**

[Interactive Map](#)

**PLANNER:** Kamrin Hooks  
**City Council District:** N/A  
**Parish Commission District:** 2/ Young

Applicant: **ARIELLE RUSSO**  
Owner: **Syguima Llc**  
Location: 4542 PINE KNOLL DR (E side of Pine Knoll Dr, approx. 1,000' N of Kent Rd)  
Existing Zoning: **R-1-12**  
Request: **SEU for manufactured home**  
Proposed Use: Dwelling - Manufactured Home  
**APPROVED**

**11. CASE NUMBER 24-23-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Jomari Smith  
**City Council District:** N/A  
**Parish Commission District:** 1/ Kracman

Applicant: **SANDI WHITE**  
Owner: **SANDI WHITE**  
Location: 8800 BLANCHARD FURRH RD (nw corner of Blanchard Furrh Road and Lucas Lane)  
Existing Zoning: **R-A**  
Request: **R-A to R-A PUD**  
Proposed Use: multi-family residential  
**DEFER AND CONTINUE ON AUGUST 28<sup>TH</sup>**

**12. CASE NUMBER 24-01-CTAP CODE TEXT AMENDMENT**

**PLANNER:** Adam Bailey

Applicant: **Caddo Planning and Zoning Commission**  
Request: **Code Text Amendments to the Caddo Parish UDC regarding Short Term Rentals**  
**RECOMMENDED FOR DENIAL ON MARCH 27, 2024**  
**REMANDED FROM PARISH COMMISSION**  
**DEFERRED AND CONTINUED ON JULY 24, 2024**  
**DEFERR AND CONTINUE ON AUGUST 28, 2024**

—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
  - Public Comments
- 16. **Chair / Board Member's Comments**
- 17. **Adjournment**