



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 – OCTOBER 23, 2024
MEETING NOTICE AND AGENDA**

DATE: Wednesday, October 23, 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 – August 28, 2024** **APPROVED**

CONSENT AGENDA

- 6. **CASE NUMBER 24-6-SP SUBDIVISION FINAL PLAT**

[Interactive Map](#)

PLANNER: Christian Terrell
City Council District: N/A
Parish Commission District: 2/ Young

Applicant: **RYAN HUGHES**
Owner: **RYAN HUGHES**
Location: 6700 & 6746 N Lakeshore Dr (N side of N Lakeshore Dr, approx. 3,190' W of N Cross Dr)
Existing Zoning: **R-1-7**
Request: **3 lot subdivision**
APPROVED

SCHEDULED PUBLIC HEARINGS

- 7. **CASE NUMBER 24-2-CAP PUBLIC RIGHT-OF-WAY CLOSURE AND ABANDONMENT**

[Interactive Map](#)

PLANNER: Jomari Smith
City Council District: N/A
Parish Commission District: 3/ Thomas

Applicant: **ROSSETT & MOTES INC.**
Owner: **Parish of Caddo**
Location: 0 Wells Island Rd (East end of Wells Island Rd approx. 405' east of Motes Island Rd.)
Existing Zoning: **OS, NA**
Request: **Closure and Abandonment**
RECOMMENDED FOR APPROVAL

- 8. **CASE NUMBER 24-8-BAP VARIANCE**

[Interactive Map](#)

PLANNER: Christian Terrell
City Council District: N/A
Parish Commission District: 10/ Cothran

Applicant: **LARRY PORTER**
Owner: **ELLEN KATHLEEN & JAMES LARRY PORTER**
Location: 7636 W LAKESHORE DR (North side of W. Lakeshore Dr. approx. 720' East of Hinkle St.)
Existing Zoning: **R-A**
Request: **Variance to fence height in the rear yard**
APPROVED

- 9. **CASE NUMBER 24-9-BAP VARIANCE**

[Interactive Map](#)

PLANNER: Kamrin Hooks
City Council District: N/A
Parish Commission District: 9/ Atkins

Applicant: **TERRY MYER**
Owner: **TERENCE ALLEN MYER**
Location: 521 DIXON ST (South side of Dixon Ave, approx. 280' north of Rutledge Ave.)
Existing Zoning: **R-1-7**
Request: **Variance for carport length, dimensional requirements and encroachment into the interior side yard setback**
APPROVED INTERIOR SIDE SETBACK
APPROVED LENGTH WITH STIPULATIONS



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10. [CASE NUMBER 24-10-BAP VARIANCE - DIMENSIONAL STANDARDS](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: N/A
Parish Commission District: 1/ Kracman

Applicant: **KIMBERLY DAUZAT**
Owner: **KIMBERLY DAUZAT**
Location: 7970 N Lakeshore Dr (E side of N Lakeshore Dr, approx. 605' N of Bostwick Rd)
Existing Zoning: **R-A**
Request: **Variance to lot width and manufactured home encroachment into the interior side setbacks.**
APPROVED

11. [CASE NUMBER 24-23-P PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN](#)

[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**
DEFERRED AND CONTINUED TO JULY 24, 2024
DEFERRED AND CONTINUED FROM AUGUST 28, 2024
RECOMMENDED FOR APPROVAL WITH STIPULATIONS

12. [CASE NUMBER 24-12-BAP SPECIAL EXCEPTION USE](#)

[Interactive Map](#)

PLANNER: Emily Trant
City Council District: N/A
Parish Commission District: 2/ Young

Applicant: **CHRISTOPHER GIORDANO**
Owner: **CHRISTOPHER GIORDANO**
Location: 1725 DUPREE RD (East side of Dupree Rd approx. 127' South of N. Lakeshore Dr.)
Existing Zoning: **R-1-7**
Request: **Manufactured Home**
APPROVED

13. [CASE NUMBER 24-30-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Staci Matz
City Council District: N/A
Parish Commission District: 12/ Epperson, Sr.

Applicant: **JAMES WILSON**
Owner: **JAMES WILSON**
Location: 0 Industrial Loop (nw corner of Woolworth Road and Tanner Road)
Existing Zoning: **I-1**
Request: **I-1 to R-A**
RECOMMENDED FOR APPROVAL

14. [CASE NUMBER 24-2-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
City Council District: N/A
Parish Commission District: N/A

Applicant: **Caddo Planning and Zoning Commission**
Request: **Code Text Amendments to the Caddo Parish UDC regarding SEU option in R-E district**
RECOMMENDED FOR APPROVAL

—end of public hearing—

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- 15. Old Business
 - Committee Chair Reports
 - 16. New Business
 - Research
 - 17. Other Matters to be Reviewed by the Commission
 - Director's Report
 - Public Comments
 - 18. Chair / Board Member's Comments
 - 19. Adjournment