



**CADDO PARISH PLANNING AND ZONING COMMISSION**

Parish of Caddo | 505 Travis Street, Suite 800 | Shreveport, LA 71101 | 318-226-6900 | www.caddo.org

**PZC PUBLIC HEARING – June 2, 2022  
MEETING NOTICE AND AGENDA**

**DATE:** Thursday, June 2, 2022  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
505 Travis Street  
Shreveport, LA 71101

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- 0. **Work Session** *(The PZC will meet in the MPC Conference Room on May 31 at 1:30 PM prior to the regularly scheduled meeting)*
  - 1. **Call Meeting to Order** *(Meeting is being recorded)*
  - 2. **Invocation**
  - 3. **Pledge of Allegiance**
  - 4. **Approval of Minutes**
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**CONSENT AGENDA**

5. **CASE NUMBER 21-8-SP MINOR SUBDIVISION**

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** N/A  
**Parish Commission District:** 12/ Epperson, Sr.

Applicant: **Mohr and Associates, Inc.**  
Owner: Pamela P. Thompson  
Location: 7681 Shirley Francis Road (SE corner of Shirley Francis Rd. & Oak Creek Dr.)  
Existing Zoning: **R-A**  
Request: **3-lot subdivision**  
Proposed Use: 3-lot subdivision

6. **CASE NUMBER 22-1-SP MINOR SUBDIVISION**

[Interactive Map](#)

**PLANNER:** Walter Johnson  
**City Council District:** N/A  
**Parish Commission District:** 12/ Epperson

Applicant: **Ian Doiron**  
Owner: Ian Doiron  
Location: TBD El Rancho Road (South side of El Rancho Road, approx. 1976' west of Broadacres Road)  
Existing Zoning: **R-A**  
Request: **3 Lot Subdivision**  
Proposed Use: Single-Family Residential

**SCHEDULED PUBLIC HEARING**

7. **CASE NUMBER 21-14-BAP APPEAL**

[Interactive Map](#)

**PLANNER:** Adam Bailey  
**City Council District:** N/A  
**Parish Commission District:** 12/ Epperson, Sr.

Applicant: **Testament Real Estate, LLC**  
Owner: Testament Real Estate, LLC  
Location: 7115 GREENWOOD RD (South side of Greenwood Rd, approx. 2,238' east of Bert Kouns Industrial Loop Expy)  
Existing Zoning: **R-A**  
Request: **Appeal of Zoning Administrator Decision**  
Proposed Use: Outdoor Storage Yard



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8. [CASE NUMBER 21-39-P ZONING REQUEST](#)

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** N/A  
**Parish Commission District:** 3/ Jackson

Applicant: **Nicole McGowan**  
Owner: Nicole McGowan  
Location: 1202 WELLS ISLAND RD (North side of Wells Island Rd., approx. 800' northwest of Reverse Dr.)  
Existing Zoning: **R-1-7**  
Request: **R-1-7 to C-2**  
Proposed Use: Single Family Residential

9. [CASE NUMBER 21-15-BAP VARIANCE](#)

[Interactive Map](#)

**PLANNER:** Alice Correa  
**City Council District:** N/A  
**Parish Commission District:** 2/ Johnson

Applicant: **Lutfi Dawup**  
Owner: Lutfi Dawup  
Location: 3409 EDSON BLVD (East side of Edson Street, approx. 1700' south of Tacoma Boulevard)  
Existing Zoning: **R-1-7**  
Request: **Fence Variance**  
Proposed Use: Single-Family Residential

10. [CASE NUMBER 22-2-BAP SPECIAL EXCEPTION USE](#)

[Interactive Map](#)

**PLANNER:** Walter Johnson  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **Jimmy Moreno**  
Owner: Jimmy Moreno  
Location: 141 SPILKER AVE (South side of Spilker Ave., approx. 170' west of Mailhes Blvd.)  
Existing Zoning: **R-1-7**  
Request: **Special Exception Use**  
Proposed Use: Manufactured Home

11. [CASE NUMBER 22-6-P SPECIAL USE PERMIT](#)

[Interactive Map](#)

**PLANNER:** Emily Trant  
**City Council District:** N/A  
**Parish Commission District:** 9/ Atkins

Applicant: **Crystal Basco**  
Owner: CRYSTAL GRAHAM BASCO  
Location: 153 MONIQUE DR (south side of Monique Dr., approx. 785' east of Le Bonne Terre Dr.)  
Existing Zoning: **R-A**  
Request: **Special Use Permit and Site Plan Approval**  
Proposed Use: Accessory Dwelling Unit

12. [CASE NUMBER 22-1-CAP CLOSURE & ABANDONMENT](#)

[Interactive Map](#)

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

Applicant: **Caddo Parish Public Works Department**  
Owner: Caddo Parish Public Works Department  
Location: Pine Hill Road (South side of Pine Hill Road, approx. 820' west of Atwood Road)  
Existing Zoning: **R-A**  
Request: **Closure and Abandonment**  
Proposed Use: Rural Agriculture



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**13. CASE NUMBER 22-7-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Emily Trant

**City Council District:** N/A

**Parish Commission District:** 2/ Johnson

Applicant: **Falcon Bay LLC**  
Owner: Falcon Bay,  
Location: TBD Old Mooringsport Road (north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St.)  
Existing Zoning: **R-A**  
Request: **R-A TO R-1-5**  
Proposed Use: Single-Family Residential

**14. CASE NUMBER 22-9-P ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Emily Trant

**City Council District:** N/A

**Parish Commission District:** 1/ Hopkins

Applicant: **High Performance Services**  
Owner: Haynes Couch Farm, LLC  
Location: 7430 BLANCHARD FURRH RD (East side of L Q Buckley Comp Station Rd., approx. 1,600' north of Blanchard Furrh Rd.)  
Existing Zoning: **R-A**  
Request: **Special Use Permit and Site Plan Approval**  
Proposed Use: Wireless Telecommunications Tower

**15. CASE NUMBER 22-10-P SPECIAL USE PERMIT & SITE PLAN**

[Interactive Map](#)

**PLANNER:** Walter Johnson

**City Council District:** N/A

**Parish Commission District:** 9/ Atkins

Applicant: **Sweet Nothin', LLC**  
Owner: Sweet Nothin', LLC  
Location: 10101 STONEHEDGE DR. (Northeast corner of Norris Ferry Road and Stonehedge Drive)  
Existing Zoning: **R-A**  
Request: Special Use Permit & Site plan Approval  
Proposed Use: Accessory Dwelling Unit.

—end of public hearing—

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