



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** remember they skipped right through this
-

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
APPROVED

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
APPROVED

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
DEFERRED AND CONTINUED TO THE NEXT REGULARLY SCHEDULED PUBLIC HEARING



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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
RECOMMENDED FOR APPROVAL

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
APPROVED

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
APPROVED

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
APPROVED WITH STIPULATIONS

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
RECOMMENDED FOR APPROVAL



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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
RECOMMENDED FOR APPROVAL WITH STIPULATIONS

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
APPROVED

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.
DENIED

—end of public hearing—

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