



**CADDO PARISH PLANNING AND ZONING COMMISSION**

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

**PZC PUBLIC HEARING – March 29, 2023  
MEETING NOTICE AND AGENDA**

**DATE:** Wednesday, March 29, 2023  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
505 Travis Street  
Shreveport, LA 71101

- 0. **Work Session** (The PZC will meet in the MPC Conference Room on March 29, 2023 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** – February 22, 2023 **APPROVED**

**CONSENT AGENDA**

- 6. [CASE NUMBER 23-1-SP SUBDIVISION PLAT](#) [Interactive](#) [Map](#)

**PLANNER:** Ben Koby  
**Parish Commission District:** 2/ Johnson

Applicant: **JIMMY CARTER**  
Owner: Jimmy Carter  
Location: 0 Roy Road Ext (East side of Roy Rd Ext. approx. 500' north of Vancouver Dr.)  
Request: **3-Lot minor subdivision plat approval**  
Proposed Use: Single-Family residential  
**APPROVED**

**SCHEDULED PUBLIC HEARINGS**

- 7. [CASE NUMBER 22-37-P PLANNED UNIT DEVELOPMENT & SITE PLAN](#) [Interactive](#) [Map](#)

**PLANNER:** Emily Trant  
**Parish Commission District:** 9/ Atkins

Applicant: **RALEY AND ASSOCIATES, INC**  
Owner: David Alvis  
Location: Wallace Lake Road (west side of Wallace Lake Rd., approx. 780' south of Overton Brooks Rd.)  
Existing Zoning: **R-A**  
Request: **R-A to C-1 (PUD)**  
Proposed Use: Contractor's office and outdoor storage yard  
**DEFERRED FROM JANUARY HEARING**  
**DEFERRED TO APRIL HEARING**

- 8. [CASE NUMBER 23-2-P ZONING MAP AMENDMENT \(REZONING\)](#) [Interactive](#) [Map](#)

**PLANNER:** Ben Koby  
**Parish Commission District:** 12/ Epperson, Sr.

Applicant: **TO'MEKA HOLLIWAY**  
Owner: TO'MEKA HOLLIWAY  
Location: 7491 Jefferson Paige Rd (Southside of Jefferson Paige Rd. across from Edna Ln.)  
Existing Zoning: **R-A**  
Request: **R-A to R-2**  
Proposed Use: Residential Care Facility  
**WITHDRAWN**



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**9. [CASE NUMBER 23-3-P ZONING MAP AMENDMENT \(REZONING\)](#) [Interactive](#) [Map](#)**

**PLANNER:** Ben Koby  
**Parish Commission District:** 11/ Lazarus

Applicant: **RALEY AND ASSOCIATES, INC.**  
Owner: Boggy Bayou, LLC  
Location: Mansfield Rd. (West side of Mansfield Rd., across from Stage Coach Rd.)  
Existing Zoning: **R-A**  
Request: **R-A to I-1**  
Proposed Use: Industrial Uses  
**DEFERRED TO MAY HEARING**

**10. [CASE NUMBER 23-5-P ZONING MAP AMENDMENT \(REZONING\)](#) [Interactive](#) [Map](#)**

**PLANNER:** Alexis DeJohn  
**Parish Commission District:** 11/ Lazarus

Applicant: **FUSION MALL LLC**  
Owner: CHC Realty LLC  
Location: 5996 Colquitt Rd (Western corner of Colquitt Rd and Jersey Gold Rd.)  
Existing Zoning: **R-A**  
Request: **R-A to C-1**  
Proposed Use: Retail Goods Establishment  
**RECOMMENDED FOR APPROVAL**

**11. [CASE NUMBER 23-2-BAP VARIANCE - PARKING](#) [Interactive](#) [Map](#)**

**PLANNER:** Lauren Witt  
**Parish Commission District:** 12/ Epperson, Sr.

Applicant: **CANDY GALORE & MORE FOOD TRUCK**  
Owner: Candy Galore & More Food Truck  
Location: 4249 McMichael Avenue (east side of McMichael Ave, approx., 965 ft' north of Greenwood Road.)  
Existing Zoning: **R-1-7**  
Request: **Variance to storage of commercial vehicles**  
Proposed Use: commercial vehicle stored in a residential driveway.  
**APPROVED**

**12. [CASE NUMBER 23-1-CTAP CODE TEXT AMENDMENTS](#) [Interactive](#) [Map](#)**

**PLANNER:** Adam Bailey  
**Parish Commission District:** N/A

Applicant: **Caddo Planning and Zoning Commission**  
Request: **Code Text Amendments to the Caddo Parish UDC regarding wireless telecommunications**  
**RECOMMENDED FOR APPROVAL**

**13. [CASE NUMBER 23-2-CTAP CODE TEXT AMENDMENTS](#) [Interactive](#) [Map](#)**

**PLANNER:** Adam Bailey  
**Parish Commission District:** N/A

Applicant: **Caddo Planning and Zoning Commission**  
Request: **Code Text Amendments to the Caddo Parish UDC regarding data centers**  
**RECOMMENDED FOR APPROVAL**

**14. [CASE NUMBER 23-3-CTAP CODE TEXT AMENDMENTS](#) [Interactive](#) [Map](#)**

**PLANNER:** Adam Bailey  
**Parish Commission District:** N/A

Applicant: **Caddo Planning and Zoning Commission**  
Request: **Code Text Amendments to the Caddo Parish UDC regarding surfacing requirements**  
**RECOMMENDED FOR APPROVAL**

—end of public hearing—



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### **PZC PUBLIC HEARING – March 29, 2023**

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