

**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 23, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, August 23, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Laura Neubert, Chairperson  
Jake Brown  
Constance L. Green  
Phyllis Hart  
Damon Humphrey, Sr.  
Lauren Marchive, III

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Emily Trant, Land Development Coordinator  
Kamrin Hooks, Executive Assistant/Planner 1

**Members Absent**

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** . The Pledge of Allegiance was led by **MS. HART.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

**A motion was made by MR. MARCHIVE, III, seconded by MR. BROWN, to approve the minutes of the July 26, 2023 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 23-25-P ZONING REQUEST**

Applicant: Mohr and Associates, Inc.  
Owner: PHD Global Enterprises, LLC  
Location: TBD Devereaux Road (east side of Devereaux Rd., approx. 796 ft north of Pine Hill Rd)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-TH  
Proposed Use: Townhouses

**Representative &/or support:**

**Andy Craig 1324 N. Hearne Ste 301, Shreveport, La, 71107**

Mr. Craig spoke in support of the application. He indicated that the developer is currently constructing single family homes on Pine Hill Road and plans on constructing an apartment complex that is zoned multi-family that is adjacent to the subject site. The proposed development would allow for 6-8 duplexes, which would be 12 to 16 units. He expressed that the Master Plan is a dynamic document, and the request would allow for a transition from high to low density.

Ms. Neubert asked for clarification of the properties that the developer owns to which Mr. Craig responded. Finally, Mr. Craig indicated that the site could be divided into 6 single-family lots, by right.

Mr. Brown raised a point that the site could be developed into multiple 7,000 sf lots in the current zoning designation. He indicated that the concerns about not developing the site at all is unlikely. He asked if the proposed lots would be sold; Mr. Craig stated the plan is to sell.

Mr. Marchive asked if there is a structure on the lot; Mr. Craig stated the lot is vacant.

**Opposition:**

**Willie Days 967 N Lakewood Dr, Shreveport, La, 71107**

Mr. Days spoke in opposition to the request.

Displayed concern surrounding an increase in violence and traffic accidents near property. Ms. Neubert questioned what type of development Mr. Williams would be in support of. Mr. Williams stated he would not be in support of anything. The Board agreed that traffic and safety is a concern here. Ms. Neubert explained that this side of town is growing, and the reality is that development will ensue.

Discussion ensued about traffic light installation between board members and Mr. Clarke informed them that recently a study of the area was done by LADOTD, and a traffic light was not warranted.

**Tanny Days 967 N Lakewood Dr, Shreveport, La, 71107**

Ms. Days spoke in opposition to the request.

Showed a concern for an increase in congestion and violence in area and expressed concern with other townhomes in the area becoming run down. Ms. Days stated that she would like to see a use at the property that would support the community, comparing to an upcoming sport complex project on Old Mooringsport Road.

**Terry Williams 900 Whispering Lake Dr, Shreveport, La, 71107**

Mr. Williams spoke in opposition to the request. and stated that he represents the homeowner's association.

Displayed concern surrounding property value being brought down.

Rebuttal:

Mr. Craig stated that he agrees with the traffic concerns; however, the proposed project would not have a great impact on the traffic.

Ms. Neubert asked what the units would sell for; Mr. Craig guesstimated \$150 per square foot; each home would be approximately 1,700 sf.

**A motion was made by MR. BROWN seconded by MS. NEUBERT to recommend approval.**

**The motion was denied by the following 3-3 vote: Ayes: Messrs. BROWN, HUMPHREYS and Mses. NEUBERT  
Nays: Messrs. MARCHIVE and Mses. GREEN, HART. Absent: NONE**

**A motion was made by MS. HART to defer the application to allow for reevaluation of keeping the property single-family and discuss the project with the neighborhood. The motion was not seconded, thus failed to move forward.**

**CASE NO. 23-16-P SPECIAL EXCEPTION USE**

Applicant:	JOSEPH F CHESKY
Owner	JOSEPH F CHESKY
Location:	7340 S Lakeshore Dr (NE corner of the S. Lakeshore Dr. & Saybrook Dr. intersection)
Existing Zoning:	R-1-7
Request	Special Use Permit and Site Plan Approval
Proposed Use:	Accessory Dwelling Unit

**Representative &/or support:**

**Joesph F Chesky 7340 S Lakeshore Drive, Shreveport, La, 71179**

Mr. Chesky spoke in support of the application. He expressed wanting to expand the side of the structure that has the wood frame structure by 442 feet. He explained that the secondary structure has screening, a fence surrounding the property and landscaping, that hides it from view. The applicant informed board that he conducted a neighborhood meeting where 24 of his neighbors signed a petition in support of the use of the existing structure as a livable residence. No opposition was made.

Ms. Green asked for clarification on the resident of the living structure, which the applicant informed her would be his legal son.

Mr. Marchive explained to the applicant that the secondary living structure would be acceptable as an accessory dwelling unit.

**Opposition:**

**A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to approve with stipulation.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

Mr. Clarke informed the commission that code-text amendments involving short-term rentals would be brought to the parish.

**ADJOURN 4:02 p.m.**

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**Laura Neubert, Chair**

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**Phyllis Hart, Secretary**