

**CADDO PARISH COMMISSION**  
**505 TRAVIS STREET, GOVERNMENT PLAZA**  
**PUBLIC NOTICE**  
**WORK SESSION AGENDA**  
Streaming at [www.caddo.org](http://www.caddo.org)  
July 5th, 2022  
**3:30 P.M.**

1. ROLL CALL:

**Commissioners:**

Hopkins	District 1	Gage-Watts	District 7
Johnson	District 2	Taliaferro	District 8
Jackson	District 3	Atkins	District 9
Young	District 4	Chavez	District 10
Burrell	District 5	Lazarus	District 11
Jones	District 6	Epperson	District 12

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

Veterans and active military members saluting during recitation of the Pledge of Allegiance would be appropriate, should you wish to do so.

4. AGENDA ADDITIONS:

- 4.1. Potential Agenda Addition: Authorize Special Resolution Of Remembrance For Shreveport City Marshall Charlie Caldwell  
(Johnson)

5. CITIZENS COMMENTS:

Citizens who wish to address the Commission on any issue other than zoning, please fill out a comment card located in the chamber foyer and return to the President or the Clerk of the

Commission. Individual comments are limited to 3 minutes

6. VISITORS:

7. REPORTS:

Administrator Report

7.I. Administrative Report

Documents:

[ADMINISTRATION REPORT 07.05.22.PDF](#)

8. COMMISSION REMARKS:

Communiqués, reports, and other items related to Work Session Agenda.

9. PRESIDENT'S REPORT:

10. OLD BUSINESS:

11. NEW BUSINESS:

11.I. Authorize Introduction Of Ordinance No. 6244 Of 2022 In Relation To 22-1- CTAP

An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.

(Parish Planning Commission)

Documents:

[ORDINANCE 6244 IN RELATION TO 22-1-CTAP.PDF](#)

11.II. Authorize Introduction Of Ordinance No. 6245 Of 2022 In Relation To Case. No 22-11-P  
AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE  
PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED

DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(District 2)

Documents:

[ORDINANCE 6245 IN RELATION TO 22-11-P.PDF](#)

- 11.III. Authorize Introduction Of Ordinance No. 6246 Of 2022  
AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

Documents:

[ORDINANCE 6246 -ROBINSONS RESCUE.PDF](#)  
[ORDINANCE 6246 FACT SHEET - ROBINSONS RESCUE.PDF](#)

- 11.IV. Authorize Resolution No. 37 Of 2022  
A RESOLUTION AUTHORIZING THE PARISH ATTORNEY TO FILE SUIT ON BEHALF OF THE PARISH CHALLENGING THE ANNEXATION BY THE TOWN OF GREENWOOD OF LANDS IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 15 WEST AND RELATED MATTERS, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

(Epperson)

Documents:

[RESOLUTION NO. 37 REGARDING GREENWOOD ANNEXATION.PDF](#)  
[RESOLUTION NO. 37 OF 2022 FACT SHEET.PDF](#)

- 11.V. Authorize Resolution 38 Of 2022  
Urging and Requesting the Registrar of Voters to redesignate the 2nd Caddo early voting site from the Hamilton Branch of the Library to the Louisiana State Exhibit Museum.

(Gage-Watts)

Documents:

[RESOLUTION 38 OF 2022- EARLY VOTING LOCATIONS.PDF](#)

11.VI. Authorize Special Resolution Proclaiming July As Parks And Recreation Month  
(Parks & Recreation)

11.VII. Special Resolution Recognizing The Shreveport Nationals 7 & Under Baseball Team  
(Jones)

11.VIII. Special Resolution Recognizing The Northwest Louisiana Sickle Cell Softball  
Tournament  
(Gage-Watts)

11.IX. Authorize Gary Joiner As A Visitor For Regular Session Agenda  
(Chavez)

12. COMMUNIQUES AND COMMITTEE REPORTS:

13. CITIZENS COMMENTS (Late Arrivals):

Citizens who wish to address the Commission on any issue other than zoning, please fill out a comment card located in the chamber foyer and return to the President or the Clerk of the Commission. Individual comments are limited to 3 minutes

14. CONSENT AGENDA:

14.I. Ordinance 6242 Of 2022 In Relation To Zoning Case 21-39-P  
AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE  
PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED  
DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED  
ON THE NORTH SIDE OF WELLS ISLAND ROAD, APPROXIMATELY EIGHT  
HUNDRED FEET NORTHWEST OF REVERSE DRIVE CADDO PARISH, LA., FROM  
R-1-7 SINGLE FAMILY RESIDENTIAL DISTRICT AND NA, NATURAL AREAS  
DISTRICT TO OS, OPEN SPACE DISTRICT, AND TO OTHERWISE PROVIDE WITH  
RESPECT THERETO

(District 3)

Documents:

[ORDINANCE 6242.PDF](#)  
[ORDINANCE 6242 PACKET- 21-39-P.PDF](#)

14.II. Ordinance 6243 Of 2022 In Relation To Zoning Case 22-7-P  
AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE

PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF OLD MOORINGSPORT ROAD, APPROXIMATELY TWO THOUSAND THREE HUNDRED AND FIFTY- FEET EAST OF NORTH MARKET STREET, CADDO PARISH, LA., FROM TRACT A R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7, SINGLE FAMILY RESIDENTIAL AND TRACT B FROM R-A RURAL-AGRICULTURAL DISTRICT TO R-1-5 SINGLE- FAMILY RESIDENTIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(District 2)

Documents:

[ORDINANCE 6243.PDF](#)  
[ORDINANCE 6243 PACKET- 22-7-P.PDF](#)

14.III. Ordinance No. 6240 Of 2022

AN ORDINANCE TO ADOPT SECTION 12-27 RELATIVE TO OCCUPATIONAL LICENSES, ENACTING PROVISIONS REGARDING VIDEO POKER TRUCK STOPS, PARI-MUTUEL FACILITIES AND OFF TRACK WAGERING FACILITIES, TO PROHIBIT WITHIN A CERTAIN DISTANCE FROM PARTICULAR FACILITIES OR PROPERTIES, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Hopkins, Long Range Planning Committee)

Documents:

[ORDINANCE 6240 OF 2022 RE OCCUPATION LICENSE OFF TRACK.PDF](#)  
[6.6.2022 LONG RANGE PLANNING COMMITTEE MINUTES.PDF](#)

15. ADJOURN:

To all persons desiring to attend and observe a meeting of the Caddo Parish Commission, or who wish to present information to the body: If you have physical limitations that require special accommodations in order for you to attend and participate in a meeting of the Caddo Parish Commission, please contact the office of the Caddo Parish Commission Clerk at (318) 226-6596, at least 24 hours in advance of the meeting so that an effort can be made to provide those accommodations.

INTER-OFFICE CORRESPONDENCE

PARISH OF CADDO

ADMINISTRATION REPORT

DATE: JULY 5, 2022

TO: CADDO PARISH COMMISSION

FROM: ADMINISTRATION

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INFORMATION

- 1.) Juvenile Detention
- 2.) June, 2022 Financial Report

**ORDINANCE AND RESOLUTION FACT SHEET  
CADDO PARISH COMMISSION**

<b>TITLE</b>	
Ordinance 6244 of 2022	
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.	
<b>DATE:</b> 06/	<b>ORIGINATING DEPARTMENT:</b>
The Shreveport Metropolitan Planning Commission of Caddo Parish (MPC)	
<b>BACKGROUND INFORMATION</b>	
The Caddo Parish Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the Caddo Parish, to correct errors in the text or to accommodate changed or changing conditions in a particular area.	
These proposed amendments are intended to introduce regulations for the Neighborhood Participation Plan (NPP). The purpose of the NPP is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.	
A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.	
The following Articles, or portions thereof where amended: Article 15, "Application Procedures."	
<b>FINANCIAL IMPACT AND SOURCE OF FUNDING</b>	
None	
<b>EFFECT(S) OF PROPOSED ACTION</b>	
Completion of the Neighborhood Participation Plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the NPP to guarantee or require that an application will be approved with or without any particular conditions.	
<b>ALTERNATIVES/STAFF RECOMMENDATION</b>	
See Exhibit "A" for memorandum describing these amendments in full detail; See Exhibit "B" for new section "15.4. Project Neighborhood Participation Plan;" See Exhibit "C" for MPC Staff Report	
<b>KEY STAFF CONTACT</b>	
Adam Bailey, Community Planning and Design Manager	
<b>COORDINATION</b>	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

ORDINANCE NO.            of 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, TO EXTEND THE NOTIFICATION AREA FOR MAILED NOTICES, TO ESTABLISH THE PROVISIONS FOR THE NEIGHBORHOOD PARTICIPATION PLAN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission's jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to establish a Neighborhood Participation Plan process and procedures within Article 15, Application Procedures, and shall be amended as follows:

**I. Article 15 is amended to read as follows:**

ARTICLE 15. - APPLICATION PROCEDURES

15.1- APPLICATION

\* \* \* \* \*

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ 1,500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

\* \* \* \* \*

Article 15, Section 15.4 is added by substituting Exh. B hereto.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**RECOMMENDED UDC AMENDMENTS.**

The Caddo Parish Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission, and is outside of the corporate limits of the City of Shreveport, and was implemented in December 2017. Periodically, revisions to the UDC is required to reflect the changing nature of business within the planning limits of the MPC.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following: (1) Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood; (2) Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

**There will be a Public Hearing to consider these amendments at the June 2 2022, PZC Meeting.**

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*Explanations are given for each amendment shown.*

1. **Amend "General Requirements" in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C. Mailed Notice.**

**C. Mailed Notice**

**1. General Requirements**

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ **1,500** feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

2. **Add new section to ARTICLE 15. APPLICATION PROCEDURES titled "15.4. PROJECT NEIGHBORHOOD PARTICIPATION PLAN" in the Caddo Parish UDC.**

**[Note (3): See Exhibit "B" for new section 15.4. Project Neighborhood Participation Plan]**

***Explanation:*** *The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.*

## ARTICLE 15. APPLICATION PROCEDURES

- 15.1 APPLICATION
- 15.2 NOTICE
- 15.3 PUBLIC HEARING
- 15.4 NEIGHBORHOOD PARTICIPATION PLAN

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### 15.4 NEIGHBORHOOD PARTICIPATION PLAN

#### A. Purpose and Intent

1. Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
2. Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, planning staff, and elected officials throughout the application review process.
4. The neighborhood participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan may not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of this subsection to guarantee or require that an application will be approved with or without any particular conditions.

#### B. Applicability

1. A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.
2. A neighborhood participation plan is not required for any application for a Code text amendment.

#### C. Waiver of Neighborhood Participation Plan Requirements

If a neighborhood participation plan is required by the Executive Director of the MPC, the affected applicant may submit a written request for waiver citing rationale therefore. The Executive Director will document his or her decision and rationale of all waiver requests.

#### D. Participants

Participants in the neighborhood participation plan shall consist of the following:

1. Applicants and property owners or their duly authorized representatives listed on the development or variance application.
2. Homeowners associations, neighborhood associations, or any equivalent local group, and individuals. An inventory of all homeowners associations, neighborhood associations, or any equivalent local group, may be kept and made available for distribution at the Office of the Metropolitan Planning Commission.

#### E. Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the Site. The target area may include the following:

1. Individuals located within five hundred (500) feet of the subject property;

2. The head of homeowners association, neighborhood association, or equivalent local group located within five hundred (500) feet of the subject property. In the case where there are no homeowners associations within the five hundred (500) foot radius, planning staff will provide the applicant a list of the five (5) nearest homeowners associations' contact information outside of the five hundred (500) foot radius line;
3. Other potentially affected property owners outside of the outside of the five hundred (500) foot radius line as determined by planning staff; and
4. Other interested parties who have requested that they be placed on a list of interested parties maintained by the Office of the MPC.
5. The applicant may not submit a neighborhood participation plan until after a pre-application meeting and consultation with planning staff.

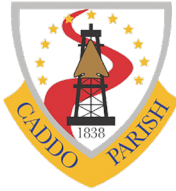
**F. Neighborhood Participation Meeting**

If a neighborhood participation plan is required, the applicant shall schedule one meeting with the target area homeowners association, neighborhood association, or individuals as part of the submission of their land-use development or variance application. The meeting(s) shall include a presentation and a discussion about the proposed project, or request, subject to review by the appropriate body (depending on the type of application). Additional meetings may be scheduled by the applicant, if desired. Any scheduled neighborhood participation meeting shall be held at a reasonable time and at a reasonable location.

**G. Neighborhood Participation Report**

If a neighborhood participation plan is required, the applicant shall provide a written report on the results of its neighborhood participation meeting efforts. At a minimum, the neighborhood participation report shall include the following items:

1. Dates and locations of all meetings where entities and individuals were invited to discuss the applicant's proposal or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application may be accepted as part of the neighborhoods participation report;
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process;
3. A list of individuals and entities that were invited and contacted to the meeting;
4. Copy of the meeting sign-in sheet showing the names, addresses, and contact information of the participants of the meeting.
5. A summary of the concerns and issues discussed during the meeting and how the applicant intends to address them. If the concern, issue, or problem is not being addressed, the applicant may state the reasons.



CADDO PARISH PLANNING AND ZONING COMMISSION  
Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT  
JUNE 22, 2022  
AGENDA ITEM NUMBER: 14  
MPC Staff Member: Adam Bailey  
Parish Commission District: All Districts

**CASE 22-1-CTAP:** Code Text Amendments  
**APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**REQUEST:** Code Text (Ordinance) Amendments to the Caddo Parish UDC

**DESCRIPTION:** The Caddo Parish UDC serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport. The Caddo Parish UDC was implemented in December 2017. Periodically, revisions to both the Shreveport and Caddo Parish UDC’s are required to reflect the changing nature of business within the planning limits of the MPC.

Imagine a public participation scenario, called the ‘Neighborhood Participation Plan’ in which neighborhood stakeholders meet with the applicant of a proposed project, exploring creative solutions together in hopes of agreeing on a decision that is supported through consensus. Imagine—as well—that it becomes a requirement for the applicants of certain types of land development applications to actively seek and consider the input of neighborhood associations, and neighborhood residents, before the applicant goes before the MPC Board at a public hearing. Such a reality is not only possible; it is beginning to already take shape.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following:

- Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
- Ensure that the citizens and property owners of [the City of Shreveport/Caddo Parish] have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
- Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

This staff report describes in detail the proposed amendments to the Caddo Parish UDC. A memorandum has also been posted on the MPC website for public review and comments.



## CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

## STAFF REPORT

**BACKGROUND:** The Planning and Zoning Commission discussed these proposed code text amendments at its June 2, 2022 work session and was generally supportive of the proposed changes.

**REMARKS:** The Caddo Parish Unified Development Code (UDC) was implemented in December of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future. MPC Staff is proposing the following amendments at this time:

- Amending the mailed notice general requirements for public hearings in Article 15.
- Adding new application procedures for the Neighborhood Participation Plan to *Article 15*.

**Staff is proposing the following amendment to the Caddo Parish UDC:**

**Amendment 1.**

**Amend Mailed Notice General Requirements in Article 15.** On May 5<sup>th</sup>, the Caddo Parish Commission adopted a resolution urging and requesting the Temporary Caddo Parish Planning and Zoning Commission to increase the limits within which notice of public hearings on subdivision and zoning applications are required, from 300' to 1,500'.

**Amendment 2.**

**Add new section *Project Neighborhood Participation Plan* in Article 15.** The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood .

**APPROVAL STANDARDS:** The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**  
*The proposed text amendment promotes the public health, safety, and welfare.*
- b. **Promotes the Master Plan and any adopted land use policies.**  
*The proposed text amendment is consistent with the Master Plan. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.*



STAFF REPORT

- c. **Promotes intent of this Code.**  
*This amendment will simplify current practices, thus promoting the intent of the Code.*
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**  
*The proposed amendment reflects changes in policy.*
- e. **The extent to which the proposed amendment creates nonconformities.**  
*This amendment helps alleviate nonconformities, not create them.*

**STAFF  
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by the Caddo Parish Commission, Article 15 of the Caddo Parish UDC would be amended, as described within. A majority vote of the PZC members present and voting is required to recommend approval to the Caddo Parish Commission.

Alternatively, based on information provided at the public hearing, the PZC may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

**PUBLIC ASSESSMENT:** There was no support. There was no opposition.

**PZC  
RECOMMENDATION:**

The board voted 3/1 to recommend amendment 1 for approval. The board voted 4/0 to recommend amendment 2 for approval.

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located North side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single-Family Residential Zoning District To R-A Rural-Agricultural Zoning District:

Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty -three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**22-11-P**  
**Natasha Regard**

**CC3825**

**NOTICE TO THE PUBLIC**

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, June 22, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 22-11-P ZONING REQUEST:** 6956 N LAKESHORE DR. Application by Natasha Regard for approval to rezone property located on the north side of the Fairlane Circle and N Lakeshore Drive T intersection, from R-1-7 Single-Family Residential Zoning District to R-A Rural-Agricultural Zoning District, being more particularly described as Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty-three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); I thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission

*draft*

**CADDO PARISH PLANNING AND ZONING BOARD  
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 22, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 22, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference Room prior to the hearing.

**Members Present**

Phyllis Hart  
Damon Humphrey, Sr.  
Lauren Marchive, III  
Laura Neubert, Chairperson

Adam Bailey, Community Planning & Design Manager  
Henry Bernstein, Parish Attorney's Office  
Alan Clarke, Executive Director  
Shari Culbert, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Ben Koby, Planner

**Staff Present**

**Members Absent**

None

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

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 Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

**A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the June 2, 2022 public hearing as submitted.**

**The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. HART & NEUBERT Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 22-11-P ZONING REQUEST**

Applicant: Natasha Regard  
Owner: Natasha Regard  
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)  
Existing Zoning: R-1-7  
Request: R-1-7 to R-A  
Proposed Use: Single-family residential and livestock

**Representative &/or support:**

Walter D. White 7384 N. Lakeshore Shreveport, La 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

Brian White 7384 N. Lakeshore Shreveport, La. 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

*draft*

Mr. BERNSTEIN advised the gentleman to contact MPC to have their properties rezoned.

**Opposition:**

Connie Birmingham 4221 Pioneer Cove St Shreveport, La 71107

Mrs. Birmingham is a neighbor of the applicant and had concerns about what would be permitted on the property if approved.

MR. JEAN spoke to Ms. Birmingham's concerns.

A motion was made by MR. MARCHIVE, seconded by MR. HUMPHREY to recommend for approval.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Mses. 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**

**ADJOURN 4:20 p.m.**

\_\_\_\_\_  
**Laura Neubert, Chair**

\_\_\_\_\_  
**Secretary**



**CADDO PARISH PLANNING AND ZONING COMMISSION**

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

**STAFF REPORT**

**JUNE 22, 2022**

**AGENDA ITEM NUMBER: 10**

**MPC Staff Member: Walter Johnson**

**Parish Commission District: 2/Lyndon B. Johnson**

**CASE NUMBER 22-11-P: ZONING REQUEST**

**APPLICANT:** NATASHA REGARD

**OWNER:** Luke & Natasha Regard

**LOCATION:** 6956 North Lakeshore Drive (North side of North Lakeshore Drive at the intersection of Fairlane Circle)

**EXISTING ZONING:** R-1-7, Single-Family Residential

**REQUEST:** R-1-7 to be restored to R-A

**PROPOSED USE:** Single-Family Residential

**DESCRIPTION:** The applicant is requesting the restoration of this property's zoning of approximately 12.38 acres of developed land from R-1-7 Single-Family Residential back to R-A, Rural Agriculture (its' original zoning) for the purposes of constructing a home and hosting animals. This site is surrounded by the R-1-7 district; to the far north, zoning is almost completely & contiguously classified as R-A.

There are no prior cases for this site, although nearby relevant cases include:

- BAP-35-84 - Request for mobile home site. Denied.
- BAP-27-01 - 7264 Lakeshore; Secondary residential structure. Approved.
- BAP-15-85 - Special Exception Use request for mobile home. Approved.
- BAP-22-90 - Special Exception Use request for mobile home. Denied by the ZBA and approved upon appeal to District Court
- BAP-16-84 - Requested Variance in back yard. Withdrawn by applicant.

Nearby neighborhoods include West Cooper Road and Lakeview.

**REMARKS:** Rezoning from R-1-7 to R-A is requested for the purpose of building a single-family residence. The permitted uses would not be substantially different than what is already allowed in the vicinity.

As stated in Article 4.2 of the Caddo parish Unified Development Code (UDC), R-A is defined as "R-A Rural Agricultural Zoning District. The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district."

The permitted by right uses in an R-A zoning district include Agriculture, Animal Shelter - Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling - Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Wireless Telecommunications - Stealth Design

Several standards must be considered when analyzing a rezoning request, such as compatibility to

The information stated herein is the result of discussion by a staff review team. The Caddo Parish Planning and Zoning Commission will use all information made available to them in making their decision. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to, the requirements of the Zoning Administrator, building permits, liquor licenses, the Parish Health Unit, and Certificates of Occupancy, all as applicable.



## **CADDO PARISH PLANNING AND ZONING COMMISSION**

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

### **STAFF REPORT**

the existing uses and zoning of nearby property, if the request is consistent with the recommendations of the Master Plan Future Land Use Map, and if the request reflects the trend of development, if any.

Based on mapped aerial views of the surrounding area, the subject parcel is surrounded by residential developed land along with low-density residential subdivisions. The most densely populated area in the vicinity is zoned R-1-7 (Single-Family Residential) requiring lot sizes to be at least 7,000 square feet. The properties along North Lakeshore Drive, south of the subject site are zoned R-1-7, Single-Family Residential.

The 2030 Great Expectations Master Plan's Future Land Use Map designates this area as "Residential Low". However, there has not been any market pressure to convert the existing large rural lots into a more urban pattern. Allowing this property to return to R-A would be consistent with the existing neighborhood pattern without forcing more density which could be seen as out of character with the current neighborhood environment.

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#### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend the UDC restoration zoning from the current R-1-7 to the R-A Rural Agricultural District.

**Alternatively, based on information provided at the public hearing the PZC may:**

- a. Recommend denial of the Rezoning request.
- b. Recommend approval for a district other than what was request by the applicant.

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**PUBLIC ASSESSMENT:** Two people spoke in support. One person spoke in opposition.

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#### **PZC**

**RECOMMENDATION:** The board voted 4/0 to recommend the application for approval.

22-11-P

PERCH POINT

LAKES HORE

R-1-7

R-1-7  
to  
R-A

PIONEER

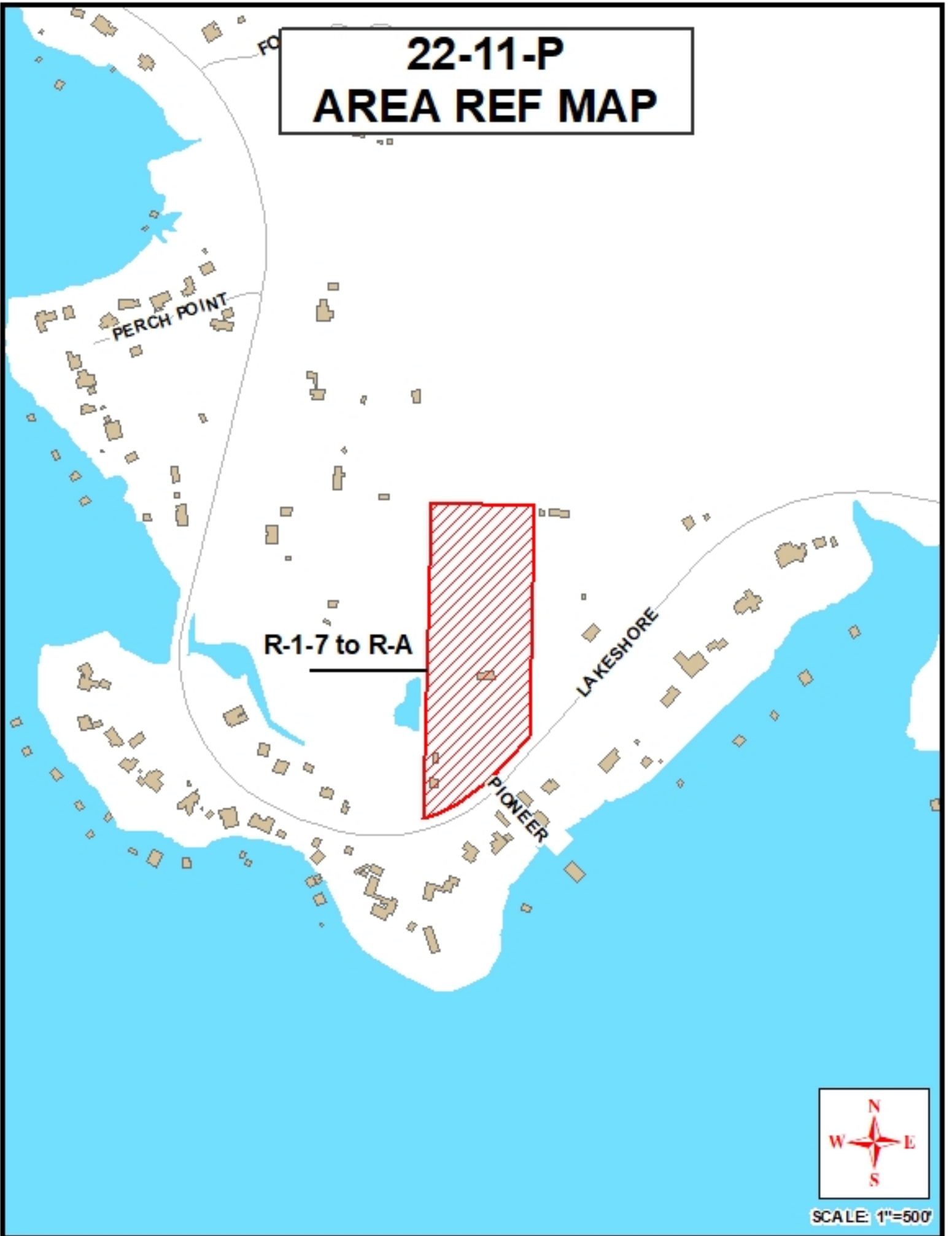
500' NOTIFICATION  
AREA



SCALE: 1"=200'



# 22-11-P AREA REF MAP



SCALE: 1"=500'



POSTED  
BY LAW  
KEEP OUT



**WUP**  
**PLUMBING**  
318  
LA. LIC. #



PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION

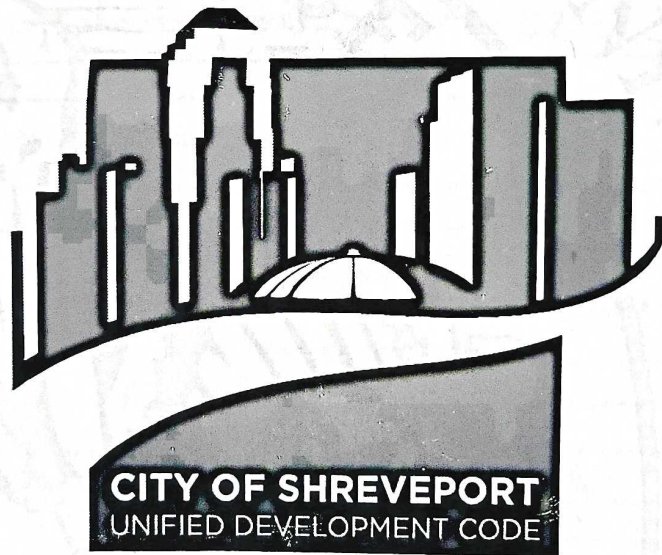
6956



**Metropolitan Planning Commission**  
Shreveport | Caddo Parish

# Unified Development Code Development Application

UDC Development Application and Review Packet



**CITY OF SHREVEPORT**  
UNIFIED DEVELOPMENT CODE

**Land Development Department**  
505 Travis Street, Suite 440  
Shreveport, LA 71101 | phone 318-673-6480

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)



## UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

**DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY**

Date: \_\_\_\_\_ Planner: \_\_\_\_\_ Case No: \_\_\_\_\_ Application Fee: \_\_\_\_\_

**PROPERTY INFORMATION:**

Project Name: Regard Lakeshore House Associated Cases: \_\_\_\_\_  
 Project Address/Location: 6956 N Lakeshore dr. Shreveport, LA 71107  
 Current Zoning District: R-1-7 Proposed Zoning District (if applicable): R-A Parcel Number(s): \_\_\_\_\_

**CASE TYPE**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Planned Unit Development (PUD)                 | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit                         | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval                          |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots)  | <input type="checkbox"/> PUD Site Plan (Administrative)                 | <input type="checkbox"/> Site Plan Revision                          |
| <input type="checkbox"/> Final Plat (Less than 7 lots)              | <input type="checkbox"/> Small Planned Unit Development (SPUD)          | <input type="checkbox"/> Site Plan Modification                      |
| <input type="checkbox"/> Re-Plat                                    | <input type="checkbox"/> Zoning Map Amendment and Site Plan             | <input type="checkbox"/> Other: _____                                |

**PARCEL DESCRIPTION:** (existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

The zoning use to be R-A and then changed in 2017. There is two horse barns out there and we need it to be re-zoned back to R-A so we can have animals and also have a temporary mobile home on the property while the house is being built.

**GENERAL LOCATION OF PROPERTY:** (street address and/or frontage, and distance to cross street)

6956 N Lakeshore dr. Shreveport, LA 71107

**PROPOSED USE OF THE PROPERTY:**

- Single-Family Residential    Multi-Family Residential    Mixed-Use    Townhouse Residential    Duplex Residential    Commercial    Industrial

Provide a brief explanation, attach additional sheets, if necessary We are building a house to live in.

**ZONING INFORMATION**

**BUILDING INFORMATION**

Current Zoning District(s): _____	Proposed Zoning District(s): _____	Proposed Building Use(s): <u>Residential Living</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable): _____		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <u>12.38</u>		Total sq. ft. gross (existing & proposed): _____	
Off-Street Parking Required:		Proposed height of building(s): _____	Number of stories: _____
Off-Street Parking Provided:		Ceiling height of First Floor: _____	

**DIMENSIONAL STANDARDS**

Lot Area (square footage): _____	Lot Coverage (Total Area in square feet): _____
Lot Coverage Percentage of Total Lot Area: _____	

**STORMWATER INFORMATION**

Existing Impervious Surface: _____ acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface: _____ acres/square feet	Red River	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Cross Lake Watershed	Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



### UDC DEVELOPMENT APPLICATION

**IMPORTANT  
NOTE ABOUT  
PROJECT  
CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's notarized signature is mandatory.** ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

**APPLICANT CONTACT INFORMATION:**

Check if Primary Contact

Name: Same as property owner Company: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**ARCHITECT CONTACT INFORMATION:**

Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**ENGINEER CONTACT INFORMATION:**

Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Check if Primary Contact

Name: Natasha Regard Company: \_\_\_\_\_  
E-mail: info@natasharegard.com Phone: 318-401-1837 Fax: \_\_\_\_\_  
Address: 6956 N Lakeshore dr. Shreveport, LA 71107 City: Shreveport State: LA Zip: 71107  
Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

I will represent the application myself; OR  I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

**ACKNOWLEDGEMENT:**

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Natasha Regard \_\_\_\_\_ 12 May 2022 \_\_\_\_\_  
Property Owner Signature Date Applicant Signature Date  
Natasha Regard \_\_\_\_\_ 12 May 2022 \_\_\_\_\_  
Applicant Signature Date

STATE OF Louisiana, COUNTY/PARISH OF Caddo Parish:

BEFORE ME, a Notary Public, on this day personally appeared NATASHA REGARD (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 18 day of MAY, 2022.



JAMIE C. McDONALD  
NOTARY PUBLIC, CADDO PARISH  
ID #58910  
MY COMMISSION IS FOR LIFE

Jamie C. McDonald  
Notary Public in the and for the State of LOUISIANA

**ORDINANCE NO. 6246 OF 2022**

BY THE CADDO PARISH COMMISSION:

**AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

WHEREAS, the mission of Robinson's Rescue is to eliminate euthanasia of dogs and cats in Northwest Louisiana via an aggressive, comprehensive spay and neuter program; and

WHEREAS, Robinson's Rescue, since its inception, has partnered with the Caddo Parish Commission to provide low cost, high quality spay and neuter surgeries for pets belonging to citizens of Caddo Parish; and

WHEREAS, Robinson's Rescue's 2022 appropriation is \$35,000; and

WHEREAS, the Caddo Parish Commission would like to increase Robinson's Rescue's appropriation by \$10,000; and

WHEREAS it is necessary to amend the 2022 Budget to provide an additional appropriation of \$10,000 for Robinson's Rescue; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Riverboat Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Riverboat Fund</u>	
NGO Appropriations – Robinson's Rescue	\$10,000

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

\_\_\_\_\_  
Parish Attorney

\_\_\_\_\_  
Date

**ORDINANCE AND RESOLUTION AUTHORIZATION FORM**

**CADDO PARISH COMMISSION**

<b>TITLE</b>	
ORDINANCE TO APPROPRIATE FUNDS FOR ROBINSON'S RESCUE (Ordinance No. 6246 of 2022)	
<b>ORIGINATING DEPARTMENT:</b> Commissioner Young	
<b>BACKGROUND INFORMATION:</b> Amending the 2022 budget of Estimated Revenues and Expenditures for the Riverboat Fund to provide an additional \$10,000 to Robinsons Rescue	
<b>KEY STAFF CONTACT:</b> Hayley Barnett	
<b>AUTHORIZATION</b>	
Department Head	<u>Hayley Barnett</u> Date <u>6/28/22</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

**RESOLUTION NO. 37 of 2022**

BY THE CADDO PARISH COMMISSION:

A RESOLUTION AUTHORIZING THE PARISH ATTORNEY TO FILE SUIT ON BEHALF OF THE PARISH CHALLENGING THE ANNEXATION BY THE TOWN OF GREENWOOD OF LANDS IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 15 WEST AND RELATED MATTERS, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the Town of Greenwood has recently annexed a tract of land in Section 22, Township 17 North, Range 15 West under the Town's Ordinance No. 4 of 2022;

WHEREAS, there were no resident property owners in the tract of land annexed;

WHEREAS, there were no registered voters residing in the tract of land to be annexed;

WHEREAS, under La.R.S. 33:172 (A)(1)(d)(i), the Parish has standing to challenge the reasonableness of that annexation;

WHEREAS, the Parish Commission expressly denies consent to any proposed rezoning under La.R.S. 33:172 (A)(1) (e) and

WHEREAS, the Caddo Parish Commission believes it appropriate to challenge the annexation.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby authorize the Parish Attorney to file and pursue litigation on behalf of the Parish challenging the annexation by the Town of Greenwood under Town Ordinance No. 4 of 2022 of land in Section 22, Township 17 North, Range 14 West.

BE IT FURTHER RESOLVED that the Parish Attorney is also authorized to challenge any proposed rezoning of the subject tract not in accordance with R.S. 33:172(A)(1)(e).

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

**RESOLUTION FACT SHEET  
CADDO PARISH COMMISSION**

<b>TITLE</b>	
Resolution No. 37 of 2022  A RESOLUTION AUTHORIZING THE PARISH ATTORNEY TO FILE SUIT ON BEHALF OF THE PARISH CHALLENGING THE ANNEXATION BY THE TOWN OF GREENWOOD OF LANDS IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 15 WEST AND RELATED MATTERS, AND OTHERWISE PROVIDING WITH RESPECT THERETO	
<b>DATE:</b> July 1, 2022	<b>ORIGINATING DEPARTMENT:</b> Legal
<b>BACKGROUND INFORMATION</b>	
The Town of Greenwood has annexed a tract of land comprising 49 acres along Greenwood Road. As there appears to be no resident property owners and no registered voters residing on that tract, the annexation process is under La.R.S. 33:172(A)(1)(c). The statutes on annexation state that an annexation under Subparagraph (c) may be challenged by the parish to contest whether the annexation is reasonable. The reasonableness of the annexation includes the desire of the owners of the annexed land, the anticipated public benefit of the proposed annexation, and the fiscal and financial impact on the municipality, parish, and neighboring property owners. Additionally, the zoning of the annexed territory cannot, for two years, be less restrictive in uses permitted than the parish zoning which was in place at the time of annexation. The Parish may consent to less restrictive zoning in the annexed territory by adopting a resolution stating its consent.	
<b>FINANCIAL IMPACT AND SOURCE OF FUNDING</b>	
<b>EFFECT(S) OF PROPOSED ACTION</b>	
Adoption of this resolution authorizes the Parish Attorney to file suit for the Parish to challenge the annexation and to enforce the provision regarding zoning in the annexed territory.	
<b>ALTERNATIVES/STAFF RECOMMENDATION</b>	
Choose not to adopt the resolution and allow the annexation to take effect.	
<b>KEY STAFF CONTACT</b>	
Henry M. Bernstein, Assistant Parish Attorney	
<b>COORDINATION</b>	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

**RESOLUTION NO. 38 of 2022**

BY THE CADDO PARISH COMMISSION:

A RESOLUTION REGARDING EARLY VOTING LOCATIONS IN THE PARISH URGING AND REQUESTING THE REGISTRAR OF VOTERS TO RELOCATE THE EARLY VOTING LOCATION FROM THE HAMILTON/SOUTH CADDO BRANCH TO THE LOUISIANA STATE EXHIBIT MUSEUM, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, La.R.S. 18:1309 provides that the Registrar of Voters may conduct early voting at one or more branch offices located in public buildings;

WHEREAS, the Registrar of Voters has declared that he intends to designate the Hamilton/South Caddo Branch of the Shreve Memorial Library as an early voting site in accordance with that law; and

WHEREAS, the Caddo Parish Commission believes that a better, more equitable site would be the Louisiana State Exhibit Museum;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby urge and request the Registrar of Voters to designate the Louisiana State Exhibit Museum as an early voting location under La.R.S. 18:1309.

BE IT FURTHER RESOLVED that a copy of this resolution be provided to Dale Sibley, Registrar of Voters, and R. Kyle Ardoin, Secretary of State.

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF WELLS ISLAND ROAD, APPROXIMATELY EIGHT HUNDRED FEET NORTHWEST OF REVERSE DRIVE CADDO PARISH, LA., FROM R-1-7 SINGLE FAMILY RESIDENTIAL DISTRICT AND NA, NATURAL AREAS DISTRICT TO OS, OPEN SPACE DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Wells Island Road, approximately eight hundred feet northwest of Reverse Drive, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single Family Residential District and NA, Natural Areas District to OS, Open Space District.

LOTS 2, 3, 4, 5, 6, ROSE SUBN. IN SW/4 OF, SECTION 13, T18N, R14W, Caddo Parish, Louisiana; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 74 DEG. 52 MIN. 40 SEC. E. 58.04 FT., THENCE N. 82 DEG. 56 MIN. 09 SEC. E. 57.95 FT., THENCE N. 85 DEG. 11 MIN. 21 SEC. E. 58.04 FT., THENCE N. 80 DEG. 05 MIN. 30 SEC. E. 58.04 FT., THENCE N. 83 DEG. 40 MIN. 49 SEC. E. 57.91 FT., THENCE N. 0 DEG. 24 MIN. 07 SEC. W. 104.78 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE S. ALONG SAME TO P.O.B. SECTION 13, T18N, R14W; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 100 FT. LONG A N'LY EXTENSION OF THE E. LINE OF SAID LOT TO P.O.B., THENCE SW'LY ALONG 1995 HIGHBANK AS SHOWN ON MAP ATTACHED TO C.B. 3058-54 TO A POINT 75 FT. N. OF NW COR. OF LOT 1, OF SAID SUBN., THENCE N. 0 DEG. 03 MIN. 23 SEC. W. 51.81 FT., THENCE N. 70 DEG. 10 MIN. 28 SEC. E. 18.05 FT., THENCE N. 73 DEG. 29 MIN. 39 SEC. E. 41.40 FT., THENCE N. 61 DEG. 14 MIN. 34 SEC. E. 116.75 FT., THENCE S. 13 DEG. 15 MIN. 26 SEC. W. 33.43 FT., THENCE N. 89 DEG. 29 MIN. 14 SEC. E. 78.87 FT., THENCE N. 67 DEG. 32 MIN. 43 SEC. E. 53.15 FT., THENCE S. 77 DEG. 47 MIN. 45 SEC. E. 41.67 FT., THENCE N. 82 DEG. 20 MIN. 43 SEC. E. 50.35 FT., THENCE N. 80 DEG. 30 MIN. 26 SEC. E. 66.13 FT., THENCE S. 0 DEG. 24 MIN. 07 SEC. E. 15.61 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE N. ALONG SAME TO P.O.B SECTION 13, T18N, R14W, Caddo Parish Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

\_\_\_\_\_  
Parish Attorney

\_\_\_\_\_  
Date

**21-39-P**  
**NICOLE MCGOWAN**



## CADDO PARISH PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

**JUNE 2, 2022**

**AGENDA ITEM NUMBER: 8**

**MPC Staff Member: Emily Trant**

**Parish Commission District: 3/Jackson**

#### **CASE NUMBER 21-39-P: ZONING REQUEST**

**APPLICANT:** NICOLE MCGOWAN  
**OWNER:** Nicole McGowan  
**LOCATION:** 1202 Wells Island Road (North side of Wells Island Rd., approx. 800' northwest of Reverse Dr.)  
**EXISTING ZONING:** R-1-7 & NA  
**REQUEST:** R-1-7 & NA to C-2  
**PROPOSED USE:** Reception Facility

**DESCRIPTION:** The applicant is requesting to rezone approximately 3.88-acre tract of land in R-1-7 (Single-Family Residential District) and NA (Natural Areas District) to C-2 (Corridor Commercial District) for the purpose of constructing an open-air reception facility within the property. The zoning districts that surround the site comprise of R-1-7 and NA.

There are no prior cases associated with the subject properties. Nearby relevant cases include:

- P-18-91: Approval of an office complex in an I-2 (Heavy Industrial) district.
- C-90-14: Approval from R-1-7 (Single-Family Residential) to B-1 (Neighborhood Commercial) to expand existing park area.

Nearby neighborhoods include: Agurs, Cherokee Park, and Dixie Highway

**REMARKS:** A rezoning of the property from R-1-7 to C-2 is requested for the purpose of allowing a reception facility within the property. This would be ancillary to an existing facility located on North Market St.

As stated in Article 4.3 of the Unified Development Code (UDC), C-2 is defined as "The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of Caddo Parish. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor." The permitted by right uses in C-2 zoning district include Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Commercial Facility For Pop-Up Use, Retail Sales of Alcohol-Beer/Wine, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the, Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Healthcare Institution, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Self-Service Ice Vending Unit, Soup Kitchen, Soup Kitchen, Accessory,



## CADDO PARISH PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, and Temporary Seasonal Sales.

There are several standards that the board must balance when considering a rezoning request, such as compatibility to the existing uses and zoning of nearby property, if the request is consistent with the Master Plan, and if the request is consistent with the trend of development, if any. While the applicants proposed development of an open-air reception facility would have minimal impact on the overall area, the rezoning itself would introduce a more intense commercial district with uses that are incompatible to the residential character of the vicinity. In reference to the Future Land Use Map of the 2030 Great Expectations Master Plan, the site in question as well as the immediate surrounding area is visioned to be utilized as "Residential Low". A rezoning from C-2 would not be consistent from the Master Plan recommendations. Finally, there has not been a notable trend in development or shift to a commercial district in the vicinity.

An alternative approach would be to rezone the subject site to OS (Open Space District) for a country club. As stated in Article 4.6 of the Caddo Parish Unified Development Code (UDC), OS is defined as "The OS Open Space Zoning District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor, located within Caddo Parish. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and restaurants". The permitted by right uses in the OS zoning district include Agriculture, Bus Transfer Station, Campground, Cemetery, Community Center, Community Garden, Conservation Area, Country Club, Cultural Facility, Golf Course/Driving Range, Parking Lot (Principal Use), Parking Structure (Principal Use), Public Park, Wireless Telecommunications, Farmers' Market, Food Truck Vendor, Temporary Contractor's Office, Temporary Outdoor Events and Temporary Outdoor Storage Container.

Article 5.3 defines a country club as "An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes with indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and similar uses". A facility used for receptions would be appropriately classified under the country club definition.

The uses that are permitted by right in the OS zoning district are less intense than what would be allowed in the C-2 district and are more compatible with the existing surrounding uses. Additionally, it would be more compatible with the Master Plan recommendations, as the allowable uses in the OS district are harmonious with uses that are considered "Residential Low". Not only would the applicant be able to accomplish their desired use in the OS district, but it would be permitted by right, whereas a reception facility in the C-2 district would still require a Special Use Permit application and approval from this board during a public hearing. To conclude, the OS district would preserve the residential character and uses along this portion of Wells Island Road. **It should be noted that the lots will need to be combined into one lot before development can occur.**

A Neighborhood Participation Meeting is not required for projects outside of the city limits.



## **CADDO PARISH PLANNING AND ZONING COMMISSION**

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

### **STAFF REPORT**

#### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend approval for rezoning each property from R-1-7 (Single Family Residential) and NA (Natural Areas) to OS (Open Space) because the proposed zoning district is compatible with nearby zoning and land uses.

**Alternately, based on information provided at the public hearing the PZC may:**

- a. Recommend approval of the original request to rezone the property to C-2 (Corridor Commercial District). The applicant will have to submit a Special Use Permit to develop the site for a reception facility.
- b. Recommend denial of the rezoning.
- c. Recommend approval for a zoning district other than what was requested by the applicant.

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**PUBLIC ASSESSMENT:** One person spoke in favor. There was no opposition.

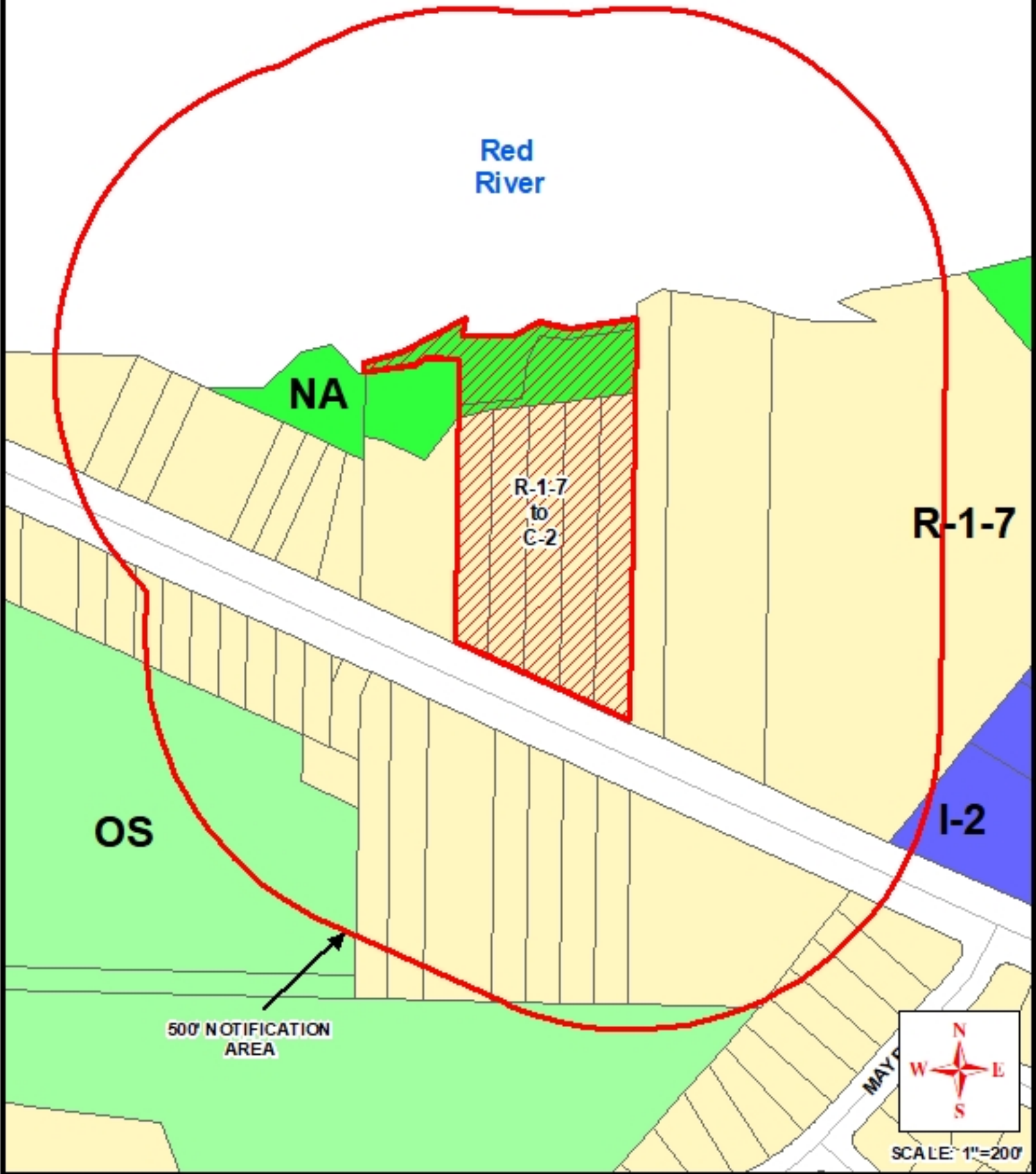
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#### **PZC**

**RECOMMENDATION:** The board voted 4 to 0 to recommend OS for approval of the application.

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21-39-P



Red River

NA

R-1-7  
to  
C-2

R-1-7

OS

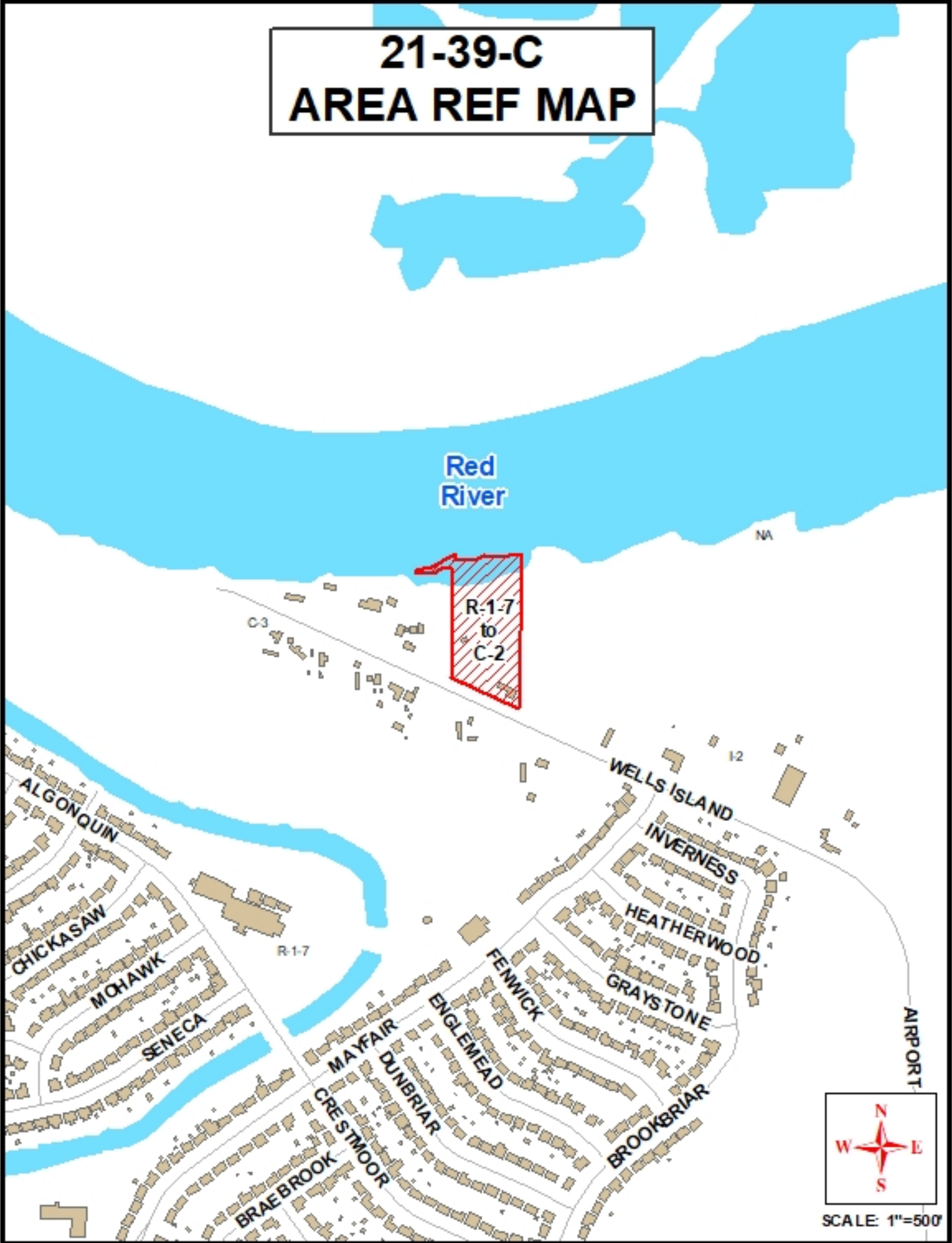
I-2

500' NOTIFICATION  
AREA



SCALE: 1"=200'

# 21-39-C AREA REF MAP



Red River

R-1-7  
to  
C-2



SCALE: 1"=500'

PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION







**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

The following application is required for all properties **within the MPC's five-mile Caddo Parish Planning Limits**. Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____ Planner: _____ Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name: <b>Chapel on the Red</b>		Associated Case:
Project Address/Location: <b>1202 Wells Island Rd. (Lots 2-6)</b>		
Current Zoning District: <b>R-7</b>	Proposed Zoning District (if applicable): <b>C-2</b>	Parcel Number(s): <b>181413-005-0002-00, 0003, 0004, 0005, 0006</b>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> <b>Rose Subn. in SW 1/4 of Sec. 13 (18-14) Lot 2-6</b>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> <b>1202 Wells Island Rd lots 2-6</b>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		



**Land Development**

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318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <b>R17</b>	Proposed Zoning District(s): <b>C-2</b>	Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <b>3.71 appx</b>		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided:		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
 318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

**10. CONTACT INFORMATION**

**IMPORTANT NOTE ABOUT PROJECT CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

**APPLICANT CONTACT INFORMATION:**

Check if Primary Contact

Name: Nicole McGowan Company: \_\_\_\_\_  
 E-mail: 505 Mars Dr. Phone: (318) 773-7316 Fax: \_\_\_\_\_  
 Address: northmarketvenue@gmail.com City: Shreveport State: LA Zip: 71106

**ARCHITECT CONTACT INFORMATION:**

Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**ENGINEER CONTACT INFORMATION:**

Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Check if Primary Contact

Name: Nicole McGowan Company: \_\_\_\_\_  
 E-mail: northmarketvenue@gmail.com Phone: (318) 773-7316 Fax: \_\_\_\_\_  
 Address: 505 Mars Dr. City: Shreveport State: LA Zip: 71106  
 Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

\_\_\_\_ I will represent the application myself; OR \_\_\_\_ I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

**ACKNOWLEDGEMENT:**

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

[Signature] 11/12/21 [Signature] 11/12/21  
 Property Owner Signature Date Applicant Signature Date

**CC3825**

**NOTICE TO THE PUBLIC**

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, May 25, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-39-P ZONING REQUEST:** 1202 WELLS ISLAND RD. Application by NICOLE MCGOWAN for approval to rezone property located on the north side of Wells Island Rd., approx. 800' northwest of Reverse Dr, from R-1-7 Single- Family Residential District to C-2 Corridor Commercial District, being more particularly described as LOTS 2, 3, 4, 5, 6, ROSE SUBN. IN SW/4 OF, SECTION 13, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF WELLS ISLAND ROAD, APPROXIMATELY EIGHT HUNDRED FEET NORTHWEST OF REVERSE DRIVE CADDO PARISH, LA., FROM R-1-7 SINGLE FAMILY RESIDENTIAL DISTRICT AND NA, NATURAL AREAS DISTRICT TO OS, OPEN SPACE DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Wells Island Road, approximately eight hundred feet northwest of Reverse Drive, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single Family Residential District and NA, Natural Areas District to OS, Open Space District.

LOTS 2, 3, 4, 5, 6, ROSE SUBN. IN SW/4 OF, SECTION 13, T18N, R14W, Caddo Parish, Louisiana; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 74 DEG. 52 MIN. 40 SEC. E. 58.04 FT., THENCE N. 82 DEG. 56 MIN. 09 SEC. E. 57.95 FT., THENCE N. 85 DEG. 11 MIN. 21 SEC. E. 58.04 FT., THENCE N. 80 DEG. 05 MIN. 30 SEC. E. 58.04 FT., THENCE N. 83 DEG. 40 MIN. 49 SEC. E. 57.91 FT., THENCE N. 0 DEG. 24 MIN. 07 SEC. W. 104.78 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE S. ALONG SAME TO P.O.B. SECTION 13, T18N, R14W; and FROM NE COR. OF LOT 1, ROSE SUBD., RUN N. 100 FT. LONG A N'LY EXTENSION OF THE E. LINE OF SAID LOT TO P.O.B., THENCE SW'LY ALONG 1995 HIGHBANK AS SHOWN ON MAP ATTACHED TO C.B. 3058-54 TO A POINT 75 FT. N. OF NW COR. OF LOT 1, OF SAID SUBN., THENCE N. 0 DEG. 03 MIN. 23 SEC. W. 51.81 FT., THENCE N. 70 DEG. 10 MIN. 28 SEC. E. 18.05 FT., THENCE N. 73 DEG. 29 MIN. 39 SEC. E. 41.40 FT., THENCE N. 61 DEG. 14 MIN. 34 SEC. E. 116.75 FT., THENCE S. 13 DEG. 15 MIN. 26 SEC. W. 33.43 FT., THENCE N. 89 DEG. 29 MIN. 14 SEC. E. 78.87 FT., THENCE N. 67 DEG. 32 MIN. 43 SEC. E. 53.15 FT., THENCE S. 77 DEG. 47 MIN. 45 SEC. E. 41.67 FT., THENCE N. 82 DEG. 20 MIN. 43 SEC. E. 50.35 FT., THENCE N. 80 DEG. 30 MIN. 26 SEC. E. 66.13 FT., THENCE S. 0 DEG. 24 MIN. 07 SEC. E. 15.61 FT., THENCE S. 80 DEG. 30 MIN. 26 SEC. W. 115.62 FT., THENCE N. 81 DEG. 34 MIN. 35 SEC. W. 44.08 FT., THENCE S. 27 DEG. 08 MIN. 50 SEC. W. 44.86 FT., THENCE S. 05 DEG. 55 MIN. 17 SEC. W. 60.70 FT., THENCE S. 83 DEG. 52 MIN. 22 SEC. W. 84.77 FT., THENCE N. 60 DEG. 45 MIN. 08 SEC. W. TO A PT. OF INTERSECTION WITH A N'LY EXTENSION OF THE E. LINE OF SAID LOT 1, THENCE N. ALONG SAME TO P.O.B SECTION 13, T18N, R14W, Caddo Parish Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

\_\_\_\_\_  
Parish Attorney

\_\_\_\_\_  
Date

**21-39-P**  
**NICOLE MCGOWAN**

**CADDO PARISH PLANNING AND ZONING BOARD  
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 2, 2022**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Board was held on Thursday, June 2, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met on May 25 for case manager presentations.

**Members Present**

Phyllis Hart  
Damon Humphrey, Sr.  
Lauren Marchive, III  
Laura Neubert

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Shari Culbert, Executive Assistant  
Henry Bernstein, Parish Attorney's Office

**Members Absent**

NONE

The hearing was opened with prayer by **MR. MARCHIVE, III**. 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 Board are subject to appeal to the appropriate governing body, either the City Council or 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 Board.

**CONSENT AGENDA**

**CASE NO. 21-39-P ZONING REQUEST**

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 & NA  
Request: R-1-7 & NA to C-2  
Proposed Use: Reception Facility

**Representative &/or support:**

Nicole McGowan 1202 WELLS ISLAND RD Shreveport, La. 71107

Ms. McGowan described that the land would be used as a reception hall.

**Opposition:**

There was no opposition.

**A motion was made by MR. MARCHIVE III, seconded by MR. HUMPHREY, SR. to approve the application**

**The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREY & NEUBERT and Meses. HART & NEUBERT  
Nays: NONE. Absent: NONE**

*draft*

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:40 p.m.**

---

**Winzer Andrews, Chair**

---

**Chris Elbersen, Secretary**

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF OLD MOORINGSPOUR ROAD, APPROXIMATELY TWO THOUSAND THREE HUNDRED- AND FIFTY- FEET EAST OF NORTH MARKET STREET, CADDO PARISH, LA., FROM TRACT A R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7, SINGLE FAMILY RESIDENTIAL AND TRACT B FROM R-A RURAL-AGRICULTURAL DISTRICT TO R-1-5 SINGLE- FAMILY RESIDENTIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Old Mooringspour Road, approximately two thousand three hundred- and fifty-feet east of North Market Street, Caddo Parish, LA, more particularly described below as Tract A, be hereby amended from R-A Rural-Agricultural District to R-1-7, Single Family Residential District and Tract B, hereby amended from R-A Rural-Agricultural District to R-1-5 Single- Family Residential District:

TRACT A: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 79.6 ACRE TRACT OF LAND, LOCATED IN SECTION 30 & 31, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING BEING THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,275.04 – E 2,870,203.12 PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTION 30 AND 31, A DISTANCE OF 559.17' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,281.43 – E 2,869,643.99; THENCE PROCEED S 12°40'56" W, A DISTANCE OF 44.89 TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,237.63 – E 2,869,634.13; THENCE PROCEED N 79°59'29" W, A DISTANCE OF 272.16' TO A POINT AND CORNER ON SAID SECTION LINE AND A FOUND ½" IRON ROD AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,284.93 – E 2,869,366.12; THENCE PROCEED S 14°12'07" W A DISTANCE OF 18.74' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,267.63 – E 2,869,360.63; THENCE PROCEED N 74°01'30" W A DISTANCE OF 68.78' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,285.70 – E 2,869,295.39; THENCE CONTINUE N 74°01'30" W A DISTANCE OF 223.29' TO A SET ½" REBAR BEING THE SOUTHWEST CORNER OF SAID 79.6 ACRE TRACT AND CORNER; THENCE PROCEED N 01°06'46" E ALONG THE WEST PROPERTY LINE, A DISTANCE OF 2,633.15' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,979.81 – E 2,869,131.86; THENCE PROCEED N 88°43'07" W A DISTANCE OF 226.24' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,984.87 – E 2,868,905.68; THENCE PROCEED N 00°35'47" W A DISTANCE OF 1,296.43' (TITLE = SOUTH – 1.296.8') TO THE NORTHWEST CORNER OF SAID 79.6 ACRE TRACT AND A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 771,281.22 – E

2,868,919.17; THENCE PROCEED S 62°38'14" E A DISTANCE OF 912.05' TO THE NORTHEAST CORNER OF SAID 79.6 ACRE TRACT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,862.02 – E 2,869,729.17; THENCE PROCEED S 09°56'54" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, A DISTANCE OF 580.37' TO A FOUND LA DOTD RIGHT OF WAY MARKER, ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,290.38 – E 2,869,829.44; THENCE CONTINUE S 07°03'52" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 A DISTANCE OF 3,038.40' TO THE POINT OF BEGINNING CONTAINING 79.6 ACRES MORE OR LESS, SAID TRACT BEING LESS AND EXCEPT AN 10.2 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE

OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING., Caddo Parish, Louisiana.

TRACT B: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 10.2 ACRE TRACT OF LAND, LOCATED IN SECTION 30, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET,

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BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**22-7-P**  
**Falcon Bay, LLC**



## CADDO PARISH PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

JUNE 2, 2022

AGENDA ITEM NUMBER: 13

MPC Staff Member: Emily Trant

Parish Commission District: 2/Lyndon B. Johnson

#### CASE NUMBER 22-7-P: ZONING REQUEST

**APPLICANT:** FALCON BAY, LLC  
**OWNER:** Falcon Bay, LLC  
**LOCATION:** TBD Old Mooringsport Road (north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St.)  
**EXISTING ZONING:** R-A, Rural Agriculture  
**REQUEST:** R-A to R-1-5  
**PROPOSED USE:** Single-Family Residential

**DESCRIPTION:** The applicant is requesting to rezone approximately 77 acres of undeveloped land from R-A, Rural Agriculture to R-1-5, Single-Family Residential for the purpose of constructing a 279-lot single-family residential subdivision. The site is surrounded by the R-A district.

There are no prior cases for this site. Nearby relevant cases include:

- P-2-13 – Rezoning approval from R-A to R-1D for single-family residential housing.
- P-9-11 – Denied rezoning request from R-A to B-3 for a travel trailer and RV park.
- P-39-82 – Rezoning approval from R-A to R-A-C for a sewerage treatment facility.
- P-8-77 – Rezoning approval from R-A to R-1 and B-2 for a residential and commercial development.

Nearby neighborhoods include: Northwood and Wilton Place

**REMARKS:** Rezoning from R-A to R-1-5 is requested for the purpose of developing a 279-lot single-family residential subdivision. The permitted uses would not be substantially different than what is already allowed in the vicinity. As stated in Article 4.2 of the Unified Development Code (UDC), R-1-5 is defined as *"The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted."* The permitted by right uses in R-1-5 zoning district include *Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling - Single-Family Detached, Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office*

Several standards must be considering when analyzing a rezoning request, such as compatibility to the existing uses and zoning of nearby property, if the request is consistent with the recommendations of the Master Plan Future Land Use Map, and if the request reflects the trend of development, if any.



## CADDO PARISH PLANNING AND ZONING COMMISSION

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### STAFF REPORT

Based on satellite views of the surrounding area, the subject parcel is surrounded by undeveloped land and low-density residential subdivisions. The most densely populated area in the vicinity is zoned R-1-12, Single-Family Residential, which require lot sizes to be at least 12,000 square feet. The properties along Old Moorginsport Road, east of the subject site, are zoned R-1-7, Single-Family Residential. While the R-1-7 district requires lots to be at least 7,000 square feet, the existing property sizes are all more consistent with the R-1-12 or R-A district requirements (R-A district requires a minimum of one acre). If approved, the minimum lot size permitted in the R-1-5 district is 5,000 square feet, thus creating a greater density than what is present in the vicinity.

In reference to recommendations of the Master Plan Future Land Use Map, the site is located in an area designated as Rural Enterprise; however, it is directly adjacent to areas designated as Residential Low. While the R-1-5 district would not be consistent with the Rural Enterprise designation, it is not inconceivable to consider it as an appropriate request given the proximity to the adjacent property that is designated as Residential Low.

While there has been some commercial activity on the N Market corridor in this vicinity, such as the construction of the Walmart and Urgent Care Facility, there has not been a notable trend of development.

There are very few properties zoned R-1-5 throughout the unincorporated planning areas of Caddo Parish, and of the few, it appears that all are more consistent with the R-1-7, R-1-10, R-1-12, or R-A zoning districts. A more suitable zoning district at this site would be R-1-7; this would require lot sizes to be a minimum of 7,000 square feet, which would be more consistent with the existing zoning districts and density in the vicinity. While the proposed subdivision plat is not currently in front of the Commission at this time, the applicant does intend on developing the property into 279 residential lots. The applicant is proposing lot sizes that are between 6,250 sq. ft. and greater, with most of the lots being above 7,000 sq. ft. If the site is rezoned to R-1-7, the applicant's overall development plans would not be greatly affected as the current proposed plan includes lot sizes that are quite consistent with the R-1-7 district requirements. If the R-1-5 rezoning request is approved, then the applicant would have the ability to adjust their development plan and increase the number of lots if desired. Based on an assessment of phase one of the proposed 279-lot subdivision, staff calculates that the applicant could potentially develop approximately 50 more lots to the overall development plan, which would substantially increase the density in the vicinity, further supporting the R-1-7 zoning recommendation.

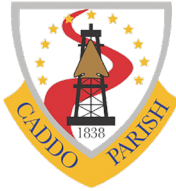
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#### STAFF

#### ASSESSMENT:

**Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend denial of the R-1-5, Single-Family Residential District and alternatively recommend approval of the R-1-7, Single-Family Residential District to maintain a lot size that is more consistent with what is present in the vicinity. Alternatively, based on information provided at the public hearing the PZC may:**

- a. Recommend approval of the original request to rezone the property to R-1-5, Single-Family



## **CADDO PARISH PLANNING AND ZONING COMMISSION**

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### **STAFF REPORT**

Residential District.

- b. Recommend denial of the rezoning.
- c. Recommend approval for a district other than what was request by the applicant.

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**PUBLIC ASSESSMENT:** Two people spoke in support. One person spoke in opposition.

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#### **PZC**

**RECOMMENDATION:** The board voted 4 to 0 to approve the application for R-1-7, with a maximum of 50 lots rezoned to R-1-5.

**22-7-P**

500' NOTIFICATION AREA

**R-A**

R-A to R-1-5

**R-E**

MICH

**R-1-7**



SCALE: 1"=200'

AUTUMN

RINGNECK

STATE 49

VA SCOTIA  
**R-1-12**

OTTAWA

MANITOBA

VANCOUVER

CANADA

YUKON

ALASKA

HWY 1

MARKET

**C-1**

**C-3**

NORTHPORT

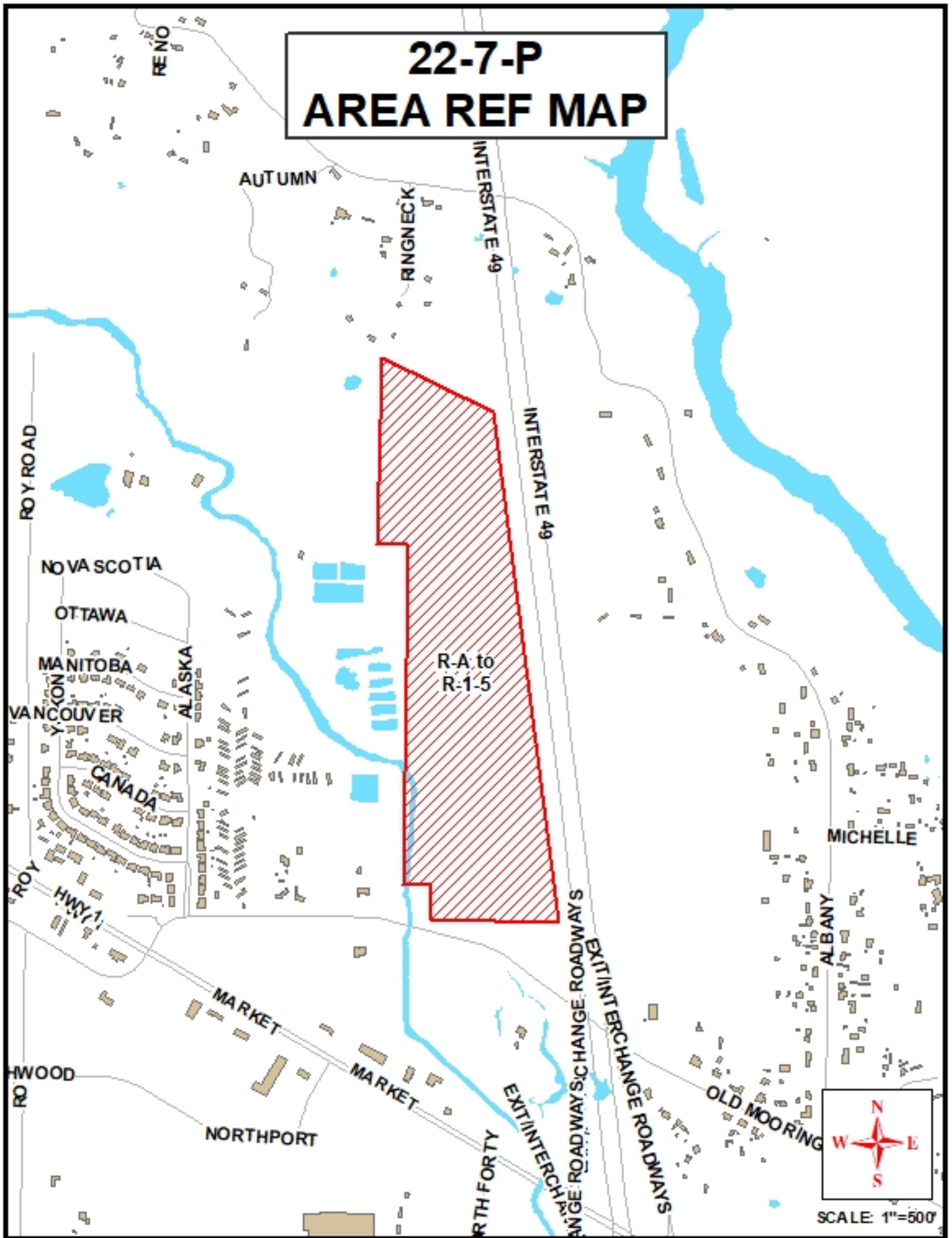
NORTHPORT

MARKET

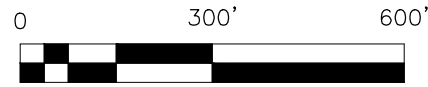
EXCHANGE ROADWAYS  
INTERCHANGE  
INTERSTATE 49  
INTERCHANGE ROADWAY

MOORINGSPORT


# 22-7-P AREA REF MAP




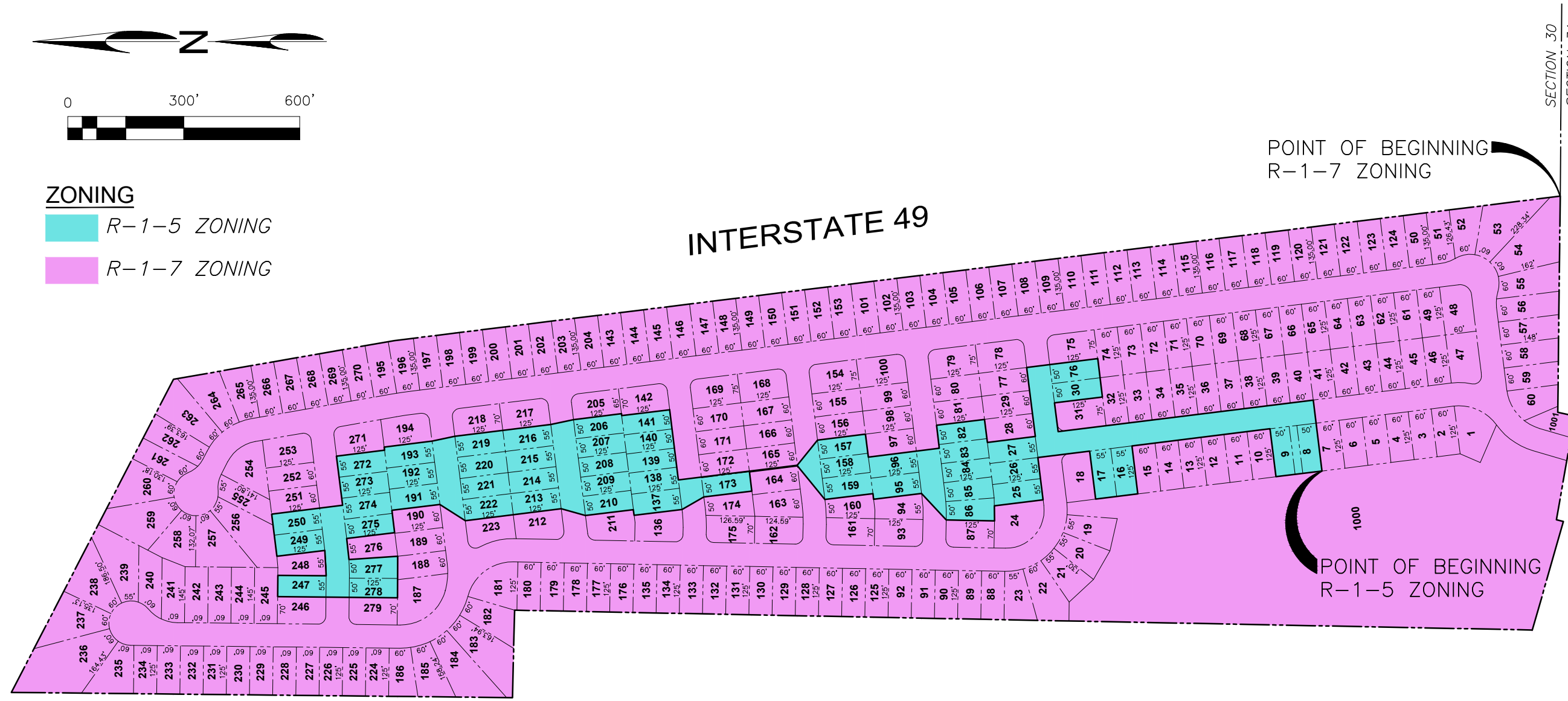
SCALE: 1"=500'



**ZONING**

 R-1-5 ZONING

 R-1-7 ZONING



SECTION 30  
SECTION 31

OLD MOORINGSPOUR ROAD-  
LA HWY 538

# FALCON BAY

## ZONING EXHIBIT



18/05/2022



18/05/2022



18/05/2022

**22-7-P - Zoning Map Amendment (Rezoning)**

**Project Address Information:**

**Address:** 0 Old Mooringsport Road  
**City:** Shreveport  
**State:** LA  
**Zip:** 71107

**Project Details:**

**Designation:** Caddo Parish  
**Status:** Open  
**Project Name:** Falcon Bay  
**Project Number:** 22-7-P  
**Project Description:**  
**Application Category:** Planning Case - Parish  
**Parcel Legal Description:** see attached  
**General Location of Property:** north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St.  
**Council:**  
**Caddo Parish Commissioner District:** 2 - Johnson  
**Request:** R-A to R-1-5  
**Proposed Use:** Single-Family Residential  
**Subdivision:**  
  
**GEO Number:** 191430000011100  
**Township:** 19  
**Section:** 30  
**Range:** 14  
**Existing Zone:** R-A

**Project Fees:**

Rezoning

**Contact information:**

Applicant:			
	Falcon Bay, LLC	Jimbo Davlin	100 Lessie Drive Stonewall, LA 71078
	Mobile:	Home:	Office: (318) 775-2100
Architect:			
			, LA
	Mobile:	Home:	Office:
Business Owner:			
			, LA
	Mobile:	Home:	Office:
Engineer:			
	Forte and Tablada	Desmond Sprawls	920 Pierremont Rd. Ste 520 Shreveport, LA 71106
	Mobile:	Home:	Office: (318) 798-3344

Property Owner:			
	Falcon Bay, LLC	Jimbo Davlin	100 Lessie Drive Stonewall, LA 71078
	Mobile:	Home:	Office: (318) 775-2100

*draft*

**CADDO PARISH PLANNING AND ZONING BOARD  
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 2, 2022**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Board was held on Thursday, June 2, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met on May 25 for case manager presentations.

**Members Present**

Phyllis Hart  
Damon Humphrey, Sr.  
Lauren Marchive, III  
Laura Neubert

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Shari Culbert, Executive Assistant  
Henry Bernstein, Parish Attorney's Office

**Members Absent**

NONE

The hearing was opened with prayer by **MR. MARCHIVE, III**. 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 Board are subject to appeal to the appropriate governing body, either the City Council or 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 Board.

**CONSENT AGENDA**

**CASE NO. 22-7-P ZONING REQUEST**

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

**Representative &/or support:**

Desmond Sprouls 520 Pierrmont Shreveport, La. 71106  
Jim Davlin,

Mr. Davlin is the developer.

**Opposition:**

Sarah Harvel

Ms. Havel was concerned that there may be a new road in the future.

**A motion was made by MR. MARCHIVE III, seconded by MR. HUMPHREY, SR. to approve the application with 50 lots to R-1-5**

**The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREY & NEUBERT and Meses. HART & NEUBERT  
Nays: NONE. Absent: NONE**

*draft*

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:40 p.m.**

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**Winzer Andrews, Chair**

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**Chris Elberson, Secretary**

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF OLD MOORINGSPOUR ROAD, APPROXIMATELY TWO THOUSAND THREE HUNDRED- AND FIFTY- FEET EAST OF NORTH MARKET STREET, CADDO PARISH, LA., FROM TRACT A R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7, SINGLE FAMILY RESIDENTIAL AND TRACT B FROM R-A RURAL-AGRICULTURAL DISTRICT TO R-1-5 SINGLE- FAMILY RESIDENTIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Old Mooringsport Road, approximately two thousand three hundred- and fifty-feet east of North Market Street, Caddo Parish, LA, more particularly described below as Tract A, be hereby amended from R-A Rural-Agricultural District to R-1-7, Single Family Residential District and Tract B, hereby amended from R-A Rural-Agricultural District to R-1-5 Single- Family Residential District:

TRACT A: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 79.6 ACRE TRACT OF LAND, LOCATED IN SECTION 30 & 31, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING BEING THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,275.04 – E 2,870,203.12 PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTION 30 AND 31, A DISTANCE OF 559.17' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,281.43 – E 2,869,643.99; THENCE PROCEED S 12°40'56" W, A DISTANCE OF 44.89 TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,237.63 – E 2,869,634.13; THENCE PROCEED N 79°59'29" W, A DISTANCE OF 272.16' TO A POINT AND CORNER ON SAID SECTION LINE AND A FOUND ½" IRON ROD AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,284.93 – E 2,869,366.12; THENCE PROCEED S 14°12'07" W A DISTANCE OF 18.74' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,267.63 – E 2,869,360.63; THENCE PROCEED N 74°01'30" W A DISTANCE OF 68.78' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,285.70 – E 2,869,295.39; THENCE CONTINUE N 74°01'30" W A DISTANCE OF 223.29' TO A SET ½" REBAR BEING THE SOUTHWEST CORNER OF SAID 79.6 ACRE TRACT AND CORNER; THENCE PROCEED N 01°06'46" E ALONG THE WEST PROPERTY LINE, A DISTANCE OF 2,633.15' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,979.81 – E 2,869,131.86; THENCE PROCEED N 88°43'07" W A DISTANCE OF 226.24' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,984.87 – E 2,868,905.68; THENCE PROCEED N 00°35'47" W A DISTANCE OF 1,296.43' (TITLE = SOUTH – 1.296.8') TO THE NORTHWEST CORNER OF SAID 79.6 ACRE TRACT AND A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 771,281.22 – E

2,868,919.17; THENCE PROCEED S 62°38'14" E A DISTANCE OF 912.05' TO THE NORTHEAST CORNER OF SAID 79.6 ACRE TRACT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,862.02 – E 2,869,729.17; THENCE PROCEED S 09°56'54" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, A DISTANCE OF 580.37' TO A FOUND LA DOTD RIGHT OF WAY MARKER, ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,290.38 – E 2,869,829.44; THENCE CONTINUE S 07°03'52" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 A DISTANCE OF 3,038.40' TO THE POINT OF BEGINNING CONTAINING 79.6 ACRES MORE OR LESS, SAID TRACT BEING LESS AND EXCEPT AN 10.2 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE

OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING., Caddo Parish, Louisiana.

TRACT B: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 10.2 ACRE TRACT OF LAND, LOCATED IN SECTION 30, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET,

THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**22-7-P**  
**Falcon Bay, LLC**

**CC3825**

**NOTICE TO THE PUBLIC**

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, May 25, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 22-7-P ZONING REQUEST:** TBD Old Mooringsport Road. Application by Falcon Bay, LLC for approval to rezone property located on the north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St., from R-A Rural-Agricultural to R-1-5 Single-Family Residential Zoning District, being more particularly described as 77.7 ACS M/L - ALL THAT PART OF SE/4 OF SEC. 30 (19-14), LYING W. OF I-49 (PER C.B. 4055-52) & ALL THAT PART OF THE FOLLOWING DESC. TRACT LYING W. OF I-49: FROM SE COR. OF SEC. 30(19-14), RUN N. 00 DEG. 14 MIN. E. ALONG E. LINE OF SAID SEC. 2188.6 FT. TO A POINT ON THE GOV'T TRAVERSE LINE OF 1838, THENCE N. 45 DEG. 21 MIN. 59 SEC. W. ALONG SAME 657.95 FT., THENCE N. 25 DEG. 20 MIN. 50 SEC. W. ALONG SAID TRAVERSE LINE 872.57 FT., THENCE CON'T ALONG SAME N. 25 DEG. 20 MIN. 50 SEC. W. 125.88 FT. TO S. LINE OF DAVE MC CRADY ESTATE PARTITION, THENCE S. 88 DEG. W. ALONG SAME 789.14 FT. TO POINT OF BEGINNING, THENCE S. 12 DEG. 39 MIN. 30 SEC. E. 267.9 FT., THENCE S. 12 DEG. 53 MIN. 30 SEC. E. 281.07 FT., THENCE S. 16 DEG. 32 MIN. 44 SEC. E. 274.52 FT., THENCE S. 16 DEG. 42 MIN. 34 SEC. E. TO S. LINE OF N/2 OF SAID SEC. 30(19-14), THENCE W. ALONG SAME 1410 FT., THENCE N. 1296.8 FT. TO POINT OF INTER- SECTION OF S. LINE OF OLD ALBANY ROAD, THENCE SE'LY & E'LY ALONG SAME TO POINT OF BEGINNING, LESS R/W IN SW COR. OF SE/4 OF SAID SEC., Section 30, T19N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission

**ORDINANCE NO. 6240 of 2022**

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO ADOPT SECTION 12-27 RELATIVE TO OCCUPATIONAL LICENSES, ENACTING PROVISIONS REGARDING VIDEO POKER TRUCK STOPS, PARI-MUTUEL FACILITIES AND OFF TRACK WAGERING FACILITIES, TO PROHIBIT WITHIN A CERTAIN DISTANCE FROM PARTICULAR FACILITIES OR PROPERTIES, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, video poker truck stops, pari-mutuel facilities, and off-track wagering facilities are located in and about our communities;

WHEREAS, the Parish desires to protect certain areas of our communities such as churches, parks, and education institutions;

WHEREAS, the Parish desires to preserve the property values and character of surrounding neighborhoods, deter the spread of urban blight, protect the citizens from increased crime, preserve the quality of life, and protect the health, safety, and welfare of its citizens; and

WHEREAS, the Parish desires to protect those community areas such as churches, parks and educational institutions by establishing regulated boundaries and measurements to OTB, OTR, video poker, and other gaming establishments.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Section 12-27 of the Code of Ordinances is hereby adopted to read as follows:

**Section 12-27. Qualified Video Poker Truck Stop Facility, Pari-Mutuel Facilities, and Offtrack Wagering Facility locations; prohibited distances; prohibited structures .**

No Occupational License shall be granted to any qualified video poker truck stop facility, pari-mutuel facility, or offtrack wagering facility located, at the time the original application is made for a license to operate a video poker truck stop or offtrack wagering facility, within one mile from any property on the National Register of Historic Places, any public playground, any residential property, or a building used primarily as a church, synagogue, public library, or school. The measurement of the distance shall be a straight line from the nearest point of the proposed video poker truck stop, pari-mutuel facility, or offtrack wagering facility to the nearest point of the property on the National Register of Historic Places, the public playground, residential property, or a building used primarily as a church, synagogue, public library, or school. This ordinance does not apply to a qualified truck stop facility, a pari-mutuel facility, or an offtrack wagering facility that is operational on the date this ordinance is passed. Such location shall be eligible for a qualified truck stop facility license, a pari-mutuel facility, or an offtrack wagering facility license

without reference to the prohibitions of this Section unless after having obtained a license, a qualified truck stop facility, a pari-mutuel facility, or an offtrack wagering facility has not been licensed at that location for thirty-six consecutive months and application for licensing is not made within that thirty-six-month period.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

**Approved as to legal form:**

\_\_\_\_\_  
**Parish Attorney**

\_\_\_\_\_  
**Date**

MINUTES OF THE MEETING OF THE  
CADDO PARISH COMMISSION'S  
LONG RANGE PLANNING COMMITTEE  
HELD ON THE 6th DAY OF JUNE 2022

The Caddo Parish Long Range Planning Committee met in legal session on the above date, at 2:00 p.m., in the 1<sup>ST</sup> Floor Conference Room, with Mr. Hopkins, Chairman, presiding, and the following members in attendance: Commissioners Atkins, Chavez, Hopkins, Jackson, Johnson, and Young (6). ABSENT: Commissioner Gage-Watts (1).

Mr. Chavez gave the invocation, and Mr. Young led the Committee in the Pledge of Allegiance.

**NEW BUSINESS**

- *Discuss and Make Recommendation Regarding Ordinance No. 6237 Of 2022.*

Mr. Hopkins said the previous Long Range Planning Committee did not have a quorum, but they did have a lengthy informal discussion on this agenda item. Mr. Hopkins informed the Committee that Mr. Eric England from The Port and Mr. David North from LADOTD are present today.

It was **moved by Mr. Jackson**, seconded to Mr. Jackson, *to recommend to the full body Ordinance No. 6237, an ordinance regarding an exchange of roadways with the Louisiana Department of Transportation and Development in connection with extending LA. 3276 to LA. 1, to authorize the exchange of certain portions of parish roads in return for certain portions of state highways; to authorize the Parish Administrator to execute agreements as necessary to accomplish that exchange, and to otherwise provide with respect thereto, for consideration.*

Mr. Young asked about the certainty that I-69 will be built according to the drawn map. Mr. David North responded that he is highly confident as long as construction is established along the I-69 corridor in a timely manner. He also said that Texas is wanting I-69 to be a Texas highway instead of a Louisiana interstate or highway. Mr. North further stated that there are forces in place to hinder I-69 in North Louisiana. Mr. Young wanted know the estimated cost of the I-69 project. Dr. Wilson responded that the total project will cost approximately \$40 million, and Caddo Parish is funding \$2.5 million. Dr. Wilson also said that Bossier Parish, DeSoto Parish, Caddo Parish, and the Port are also put funding towards the project, but majority of the project funding is from the State. Dr. Wilson further explained costs kept increasing since COVID and now the parishes are seeking a grant to cover the gap. Mr. Young wanted to know if the funding is for frontage roads. Dr. Wilson acknowledged that the project budget is to build service roads that would preserve a path for the future corridor.

Mr. North mentioned that the roads they are building are an investment in itself and will benefit the area even if the I-69 project does not happen. Mr. Young inquired if the interstate would cross the river. Dr. Wilson responded that the future I-49 project includes a bridge. Mr. Young clarified that the I-69 project would have a bridge over the river eventually if I-49 builds it. Dr. Wilson said yes.

Mr. Chavez asked for clarification about Texas stealing I-69. Mr. North responded that Texas is actively building along the I-69 corridor and relabeling Texas Highway 59 signs as the future corridor of I-69. Mr. Chavez wanted to know how they can guarantee I-69 in Louisiana. Mr. North responded that he is not sure who has final say, but Texas received 35 times more funding than Louisiana. Mr. Eric England explained that the State of Texas committed \$64 billion to the I-69 project and that I-69 has multiple routes throughout their state. He advised the committee that an I-69 service road will go through The Port based on the SIU 15 decision. I-69E will go to The Port and I-69W will go to Texarkana. This will provide Louisiana the connection through SIU 16 which will carry I-69 into Texas. Mr. Chavez wanted to know if Texas could change their interstate number. Mr. England responded depends on a numbering system and the Eisenhower interstate system. Mr. England stated it is the connection that is important, not the name.

Mr. Jackson asked if the DOTD has targeted any grants from the infrastructure bill. Mr. England explained that their approach to I-69 project is in three parts: two outer parts and a middle part. The middle part is funded by the State. The two outer parts Caddo-Bossier Parish Port Commission applied for an infra-grant to cover the costs of an 80% price increase in roadway construction. He also said that grant recipient results will be disclosed in the fall. Mr. England further explained the infra-grant is a part of the IIJA (Infrastructure Investment and Jobs Act). Mr. Jackson wanted to know if they have any letters from the State Congress. Mr. England responded they have received a letter of support from Senator Cassidy and Representative Johnson. Mr. Jackson asked when will the Parish know that the I-69 project was successful. Mr. England responded that of the infra and mega category of the IIJA, NLCOG developed a plan for the I-69 SIU 15 with intention to apply for the IIJA mega category.

Mr. Jackson commented that some things get caught up in the environmental part of the project. Mr. England explained the I-69 project has already gone through the NEPA process and with that record of decision, they are ready to go.

Mr. Jackson wanted to know how the project will receive the funding. Mr. England responded it will be routed and they have a letter of support from the LADOTD Secretary Shawn Wilson for the I-69 Service Road. At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Chavez, Gage-Watts, Hopkins, Jackson, Johnson and Young (7). NAYS: None (0). ABSENT: None (0). ABSTAIN: None (0).

- *Discuss Off Track Racing Ordinance*

Mr. Hopkins commented that the Senate passed an off-track racing bill that would allow local communities to set distance requirements. Mr. Hopkins recommended that the ordinance be exactly like the Caddo Parish's gaming ordinance so that gambling is not within 500 feet to a church, synagogue, school, hospital, etc.

It was **moved by Mr. Atkins**, seconded to Mr. Jackson, *to forward the proposed off-track racing ordinance* to full body for consideration.

Mr. Jackson requested clarity on land use regulation. Mr. Hopkins responded that they will regulate and protect Caddo Parish schools, synagogues, churches, and hospitals. Attorney Bernstein explained this ordinance will prohibit off-track betting parlors and video pokers from receiving an occupational license if the location is within a set number of feet of schools, etc. Mr. Jackson asked if this would apply to all of Caddo Parish. Attorney Bernstein responded it will apply to the unincorporated areas. Mr. Jackson expressed his support of this ordinance.

Mr. Chavez wanted to know if an established business could be grandfathered in under this ordinance. Attorney Bernstein responded the previous state statute provided distance requirements, but the recently adopted bill provided that distance limitations would not apply if a racing license was bought by a certain date. Attorney Bernstein explained that the bill is very specific and appears to focus on Northwest Louisiana. Attorney Bernstein stated that this ordinance would add a distance limitation to sensitive areas that would prohibit businesses to receive an occupational license.

Mr. Johnson confirmed that the National Register of Historic Places, public playgrounds, residential property or building used primarily as a church, synagogue, public library or school would be protected by the distance limitation. He suggested there should be a grandfather clause in the ordinance. Attorney Bernstein pointed out there is language in the ordinance that says "this ordinance does not apply to a qualified truck stop facility, para-mutual facility or off-track wagering facility that is operational on the date this ordinance is passed".

Mr. Atkins asked for clarity on whether offsite betting is relative to new construction or an activity at existing businesses. Mr. Hopkins explained that it could be a new construction, a refurbished new or old building, or a facility historical for horse racing and off-track wagering.

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Chavez, Gage-Watts, Hopkins, Jackson and Johnson (6). NAYS: None (0). ABSENT: Commissioner Young (1). ABSTAIN: None (0)

There being no further business to come before the Committee, the meeting was adjourned at 2:31 p.m.



Linda J. Montgomery  
Administrative Specialist I