

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 SOUTHWEST CORNER OF OLD MANSFIELD ROAD AND MIDYETT STREET, CADDO PARISH, LA., FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT TO C-3 GENERAL COMMERCIAL 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 South-West corner of Old Mansfield Road and Midyett Street, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **R-A Rural-Agricultural Zoning District to C-3 General Commercial Zoning District:**

LOT 1, MIDYETT SUBN. & Lot 2, Midyett Subn. 161431-1-2. & 0.3018 ACS. M/L- BEGINNING AT THE SW'LY COR. OF LOT 1, MIDYETT SUBN. PER MAP IN CB 800-347; BEING IN SEC. 31(16-14) THENCE RUN E'LY PARALLEL TO MIDYETT ST. 167.4 FT.; THENCE S'LY ALONG W'LY LINE OF LOT 2, 78.7 FT.; THENCE W'LY PARALLEL TO MIDYETT ST. 167.4 FT.; THENCE N'LY 78.7 FT. TO POB. Section 31 T16N 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

23-32-P
Wilcoxon Air Inc

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 29, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, November 29, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

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

Staff Present

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

Members Absent

None

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

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

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

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the October 27, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-32-P ZONING REQUEST

Applicant: WILCOXEN AIR INC
Owner: WILCOXEN AIR INC
Location: 11163 OLD MANSFIELD RD (sw corner of Old Mansfield Road and Midyett St)
Existing Zoning: R-A
Request: R-A to C-3
Proposed Use: Contractor's Office

Representative &/or support:

Tony Durmon 11165 Old Mansfield Road, Keithville, LA, 71047

Durmon stated that they have been doing business at this property for about twenty years. He stated that the business has surpassed its operating space. He also stated no neighbors had objections. No further discussion ensued.

draft

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE informed the Board that it would be best to have the slate of officers selected by December so voting can happen on December 27, 2023, for the new officers to take place in January.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Laura Neubert, Chair

Phyllis Hart, 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

NOVEMBER 29, 2023

AGENDA ITEM NUMBER:

MPC Staff Member: Emily Trant

Parish Commission District: 11/Lazarus

CASE NUMBER 23-32-P: ZONING REQUEST

APPLICANT: WILCOXEN AIR INC
OWNER: Wilcoxen Air Inc
LOCATION: 11163 Old Mansfield Road (sw corner of Old Mansfield Road and Midyett St)
EXISTING ZONING: R-A
REQUEST: R-A to C-3
PROPOSED USE: Contractor's Office

DESCRIPTION: The applicant is requesting to rezone three lots that total approximately 34,300 square feet from R-A, Rural Agriculture District to C-3, General Commercial District. The property is completely surrounded by the R-A district. Properties in the vicinity along Keithville Lodge Road and Mansfield Road are zoned C-2, Corridor Commercial, C-3, and I-1, Light Industrial. Wilcoxen Air has been in operation for roughly 20 years.

There are no prior cases associated with this property. There have been numerous requests to rezone property from R-A to B-2, Neighborhood Business, B-3, Community Business, or I-1 zoning districts. In some instances, the request was to bring an existing use into code compliance. All requests were approved (P-2-02, P-22-04, P-4-10 and P-24-18). Other relevant cases include a request to rezone property from R-A to B-2, B-3, I-1 or R-A-E (extended use district); whether the request was for existing uses to come into compliance is unknown. All requests were approved (P-36-95, P-5-8-, P-11-93, P-15-77, P-14-80, P-38-83, P-21-99, and P-57-84). The most recent case that was approved by this body was approval of a request from R-A to I-1 for a new business (22-28-P).

Nearby neighborhoods include: Boggy Bayou and Keith Road.

REMARKS: As stated, the applicant is requesting to rezone the site for the purpose of a contractor's office. The use has been in operation for 20 years at this location and is considered a legal non-conforming use. When a non-conforming use is expanded or intensified, the use must become fully compliant with the Caddo Parish Unified Development Code (UDC). The applicant wishes to expand their business and add an additional warehouse to store materials and products. The UDC does not permit a contractor's office within the R-A zoning district so rezoning approval must be granted in order for the business to expand.

A contractor's office is permitted by right in the following districts: C-4, Heavy Commercial, I-MU, Industrial Mixed Use, I-1, Light Industrial, and I-2 Heavy Industrial Districts. The use may be approved with a special use permit in the C-3 zoning district. Understanding the sensitivity to the surrounding residentially zoned properties, the applicant has requested to rezone the property to C-3, as it is the least intrusive. If approved, a special use permit application will be submitted for consideration at a future public hearing. As stated in Article 4.3 of the Unified Development Code



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STAFF REPORT

(UDC), C-3 is defined as "The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate." The permitted by right uses in C-3 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, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary , Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Industrial Services, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential, Care Facility, Restaurant , Retail Sales of Alcohol-Beer/Wine, Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Vehicle Dealership – Enclosed, Vehicle, Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed , Vehicle Repair/Service – Minor , 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.

In terms of compatibility to surrounding uses, there is little to compare to on this side of Old Mansfield Road. There is an existing church and a couple of residential dwellings; however, the majority of the properties are undeveloped. A comparison to existing zoning is evaluated and all of the potential uses that could be permitted within those districts. The site is roughly 700 ft away from a portion of Mansfield Road that is primarily light industrial and general commercial zoning. Generally speaking, the intensity and/or density of zoning designations should gradually increase from residentially zoned properties, rather than locating immediately adjacent to them. When incompatible districts are located immediately adjacent to one another, such as the proposed request, it is considered spot zoning. There are methods to mitigate commercial development when located next to residential development. This evaluation will be conducted during the site plan review process, should the rezoning request be granted.

Although the case history for nearby property reveals a trend of development for this area, the Future Land Use Map of the Great Expectations Master Plan identifies the three parcels in the application as Neighborhood Commercial. The zoning request from R-A to C-3 is not consistent with the Future Land Use Map. A request to rezone to either C-1, Neighborhood Commercial or C-2, Corridor Commercial would be more appropriate; however, would not achieve the applicant's goal of expanding their existing business.

The applicant hosted a Neighborhood Participation Plan meeting on Saturday, October 28th at 9:00 am. According to the applicant, no one attended the meeting.



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial is warranted due to incompatibility with the Master Plan Future Land Use Map and adjacent zoning districts.

Alternatively, the Parish Planning and Zoning Commission may:

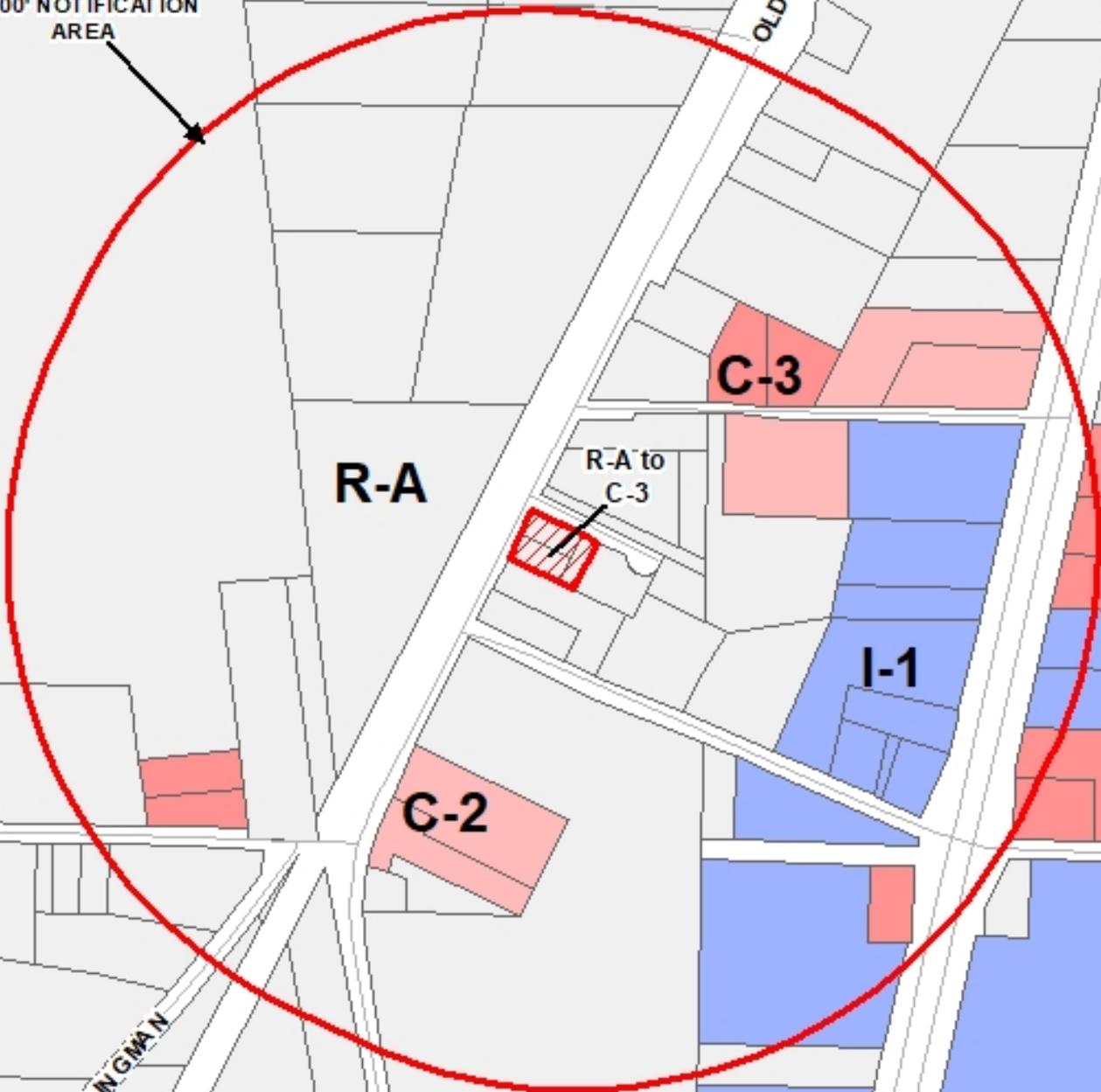
1. Recommend approval of the request as submitted.
2. Recommend approval of an alternative zoning district.

PUBLIC ASSESSMENT: 1 spoke in support. No opposition was present.

MPC BOARD
RECOMMENDATION: The Board voted unanimously to recommend this application for approval.

23-32-P

1,500' NOTIFICATION AREA



R-A

C-3

R-A to
C-3

I-1

G-2

CLINGMAN

OLD MANSFIELD

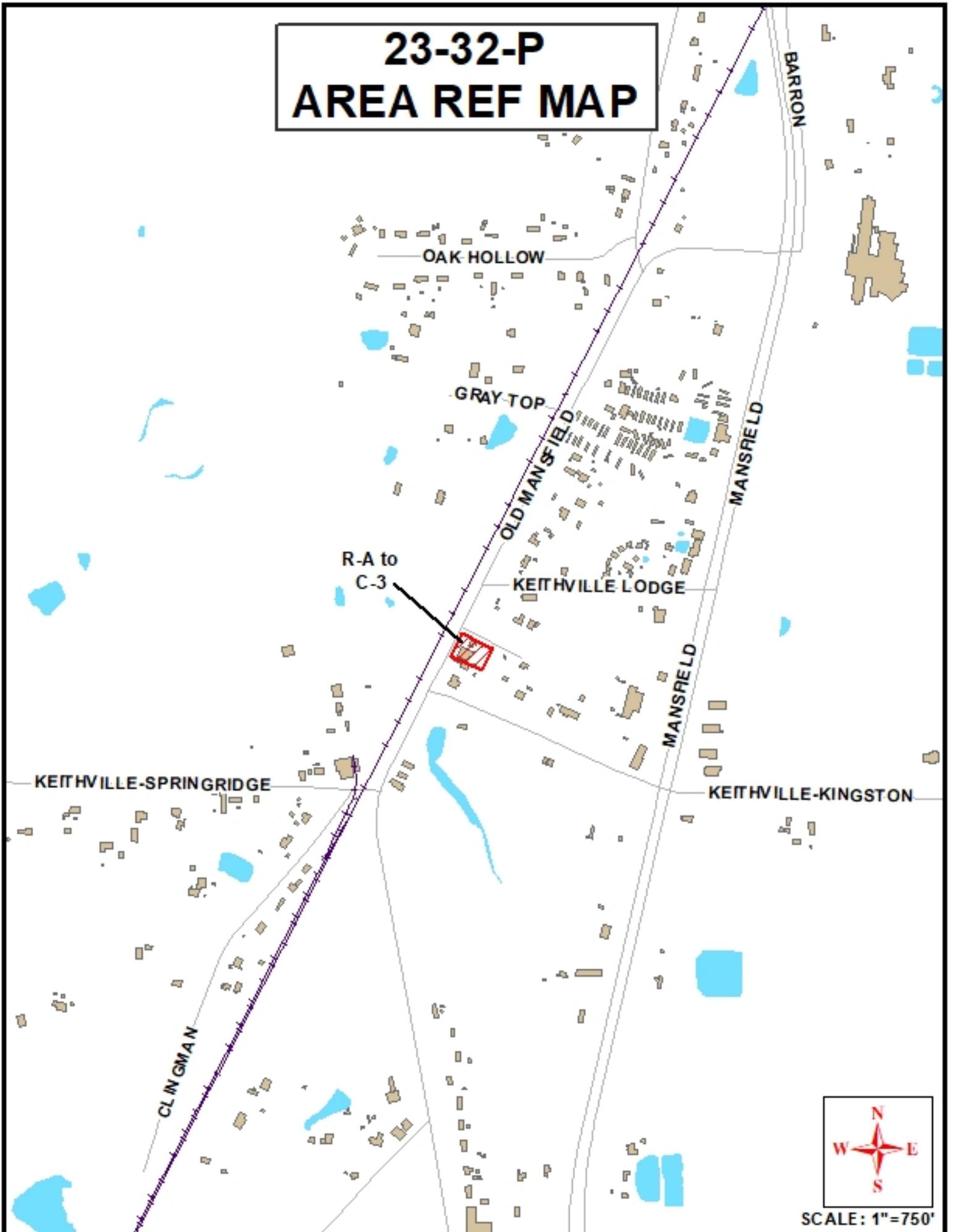
MANSFIELD

MANSFIELD



SCALE: 1"=500'

23-32-P AREA REF MAP



R-A to
C-3



SCALE: 1"=750'

NPP Neighborhood Meeting Invitation

Wilcoxon Air, Inc.

Dear Neighbors,

Wilcoxon Air, Incorporated has been a proud member of your neighborhood for the past twenty years. Our existing business at 11165 Old Mansfield Rd. was grandfathered into the old zoning district. Our business has grown over the years and our existing facilities no longer meet all our needs. We plan to erect a shop for storage at 11163 Old Mansfield Rd., a lot we own next door to our existing shop. As such, we're seeking to rezone our district to a general commercial zoning designation. The nature of our business is not changing. We are simply expanding and making property improvements.

Please feel free to contact me at (318) 925-2062 or billhawks11@gmail.com.

We value your input. The neighborhood participation meeting will take place:

Date: Saturday, October 28, 2023

Time: 9:00 AM

Location: 11165 Old Mansfield Rd., Keithville, LA 71047

If you attend the meeting and would like to stay abreast of our progress, please leave us with your email address. We'll contact you with any changes to the project. If you are unable to attend the meeting and would like to stay informed, please feel free to contact me.

Best Regards,

Bill Hawks, Owner

Wilcoxon Air, Inc.

OWNER	STREET AD	CITY	STATE	ZIP	GEOGNO
Festavan, R	3771 Gray	Keithville	La	71047	1.61E+14
Terreco, In	9518 Primr	Shreveport	La	71118	1.61E+14
Davlin, Jim	10909 Chei	Keithville	La	71047-940	1.61E+14
Boaz Tax S	Po Box 850	Orlando	FL	32885	1.61E+14
Eagle Landi	75 Columbi	Cedarhurst	NY	11516	1.61E+14
Creech, Da	Po Box 99	Keithville	La	71047-009	1.61E+14
Hogg, Willi	252 De Bar	De Bary	FL	32713	1.61E+14
L.B.J & Ass	2830 Hoyt	Shreveport	La	71118-250	1.61E+14
Richie Taric	6950 Mira	Mira	La	71044	1.61E+14
Melancon,	11309 Cling	Keithville	La	71047-758	1.61E+14
Baptist Chu	3482 Keith	Keithville	La	71047-656	1.61E+14
Cason, Antl	11089 Old	Keithville	La	71047	1.61E+14
Dean, Davi	158 Curtis	Fayetteville	TN	37334-620	1.61E+14
Graham, D	3055 Mour	Keithville	La	71047-833	1.61E+14
Armstrong,	9800 Chas	Shreveport	La	71118-462	1.61E+14
Keithville U	Po Box 286	Keithville	La	71047	1.61E+14
Cordero, Cl	3522 Keith	Keithville	La	71047	1.61E+14
Riser, Jean	11065 Old	Keithville	La	71047-659	1.61E+14
Haley, Hurs	3811 Gray	Keithville	La	71047	1.61E+14
Whitlock P	P O Box 35	Keithville	La	71047	1.61E+14
Armstrong,	9800 Chas	Shreveport	La	71118	1.61E+14
Barber, She	10170 Engl	Keithville	La	71047	1.61E+14
Right Way	1688 Couch	Benton	La	71006	1.61E+14
L.S.M. Gam	Po Box 721	Shreveport	La	71137-721	1.61E+14
Marshall, S	Po Box 274	Keithville	La	71047-027	1.61E+14
Dance, Clai	1255 Hog	Dripping Sp	TX	78620	1.61E+14
Thrash, Ter	12292 Mar	Keithville	La	71047-853	1.61E+14
Howard, Lii	11075 Gre	Shreveport	La	71106	1.61E+14
Hayes, Kim	310 Shootc	Princeton	La	71067	1.61E+14
Billingsley,	3391 Barro	Keithville	La	71047-935	1.61E+14
M. E. Churc	Po Box 286	Keithville	La	71047-028	1.61E+14
Chill Rental	2006 Carte	West Monr	La	71291	1.61E+14
Bozeman, F	11085 Old	Keithville	La	71047	1.61E+14
S & A Truck	C/O Carl &	Shreveport	La	71106	1.61E+14
Eagle Wate	Po Box 296	Keithville	La	71047	1.61E+14
Graham, D	3055 Mour	Keithville	La	71047-833	1.61E+14
Hays, Russ	6435 Vard	Keithville	La	71047	1.61E+14
Burford, Jai	Po Box 68	Gloster	La	71030	1.61E+14
Stewart-WI	Po Box 57	Keithville	La	71047	1.61E+14
Fox, Edmor	3495 Keith	Keithville	La	71047-656	1.61E+14
Natchitoch	3011 N Ma	Alexandria	La	71303-414	1.61E+14
King, Carl J	8741 E Wilk	Shreveport	La	71106	1.61E+14
Thomas, D	12348 Mar	Keithville	La	71047-651	1.61E+14
Davlin, Jim	10909 Chei	Keithville	La	71047-940	1.61E+14
Liles, Rober	12290 Mar	Keithville	La	71047-853	1.61E+14
United Met	Po Box 286	Keithville	La	71047-028	1.61E+14

Horizontal Po Box 551 Shreveport La	71135	1.61E+14
Caddo, Par 501 Texas S Shreveport La	71101-540	1.61E+14
Thrash, Ter 166 Rustic Shreveport La	71106	1.61E+14
Weed, Evel 3770 Gray Keithville La	71047	1.61E+14
Wright, Jen 13515 Bay San Antonio TX	78231	1.61E+14
Bramlett, C 11276 Clin Keithville La	71047	1.61E+14
Bat Investn 637 Dudley Shreveport La	71104	1.61E+14
Wood, Ran 5352 Verm Keithville La	71047-702	1.61E+14
Wilcoxon A Po Box 180 Shreveport La	71138	1.61E+14
Snead's Lar 11639 Keit Keithville La	71047-650	1.61E+14
Barnes, The 12274 Mar Keithville La	71047-853	1.61E+14
Despino, R; 800 River R Colfax La	71417	1.61E+14
Sdd Heirs, I 104 Deer C Bossier City La	71111	1.61E+14



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: <u>Wilcoxer Av, Inc</u>	Associated Case: <u>22-10-7453-BC</u>	
Project Address/Location: <u>11163 Old Mansfield Rd</u>		
Current Zoning District:	Proposed Zoning District (if applicable):	Parcel Number(s):
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		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
<u>Midyett Subdivision Lot 1 - 161431-1-1</u>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
<u>11163 OLD MANSFIELD Rd. 71047</u>		
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

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

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-A	Proposed Zoning District(s): C-3	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: 0.79		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	<p>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.</p> <p>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.</p>
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>William 'Bill' Hawks</u> Company: <u>Wilcoxon Air, Inc</u></p> <p>E-mail: <u>billhawksll@gmail.com</u> Phone: <u>318-464-0448</u> Fax: _____</p> <p>Address: <u>1046 Hwy 174</u> City: <u>Belcher</u> State: <u>LA</u> Zip: <u>71004</u></p>	
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>William Hawks & James Fuglie</u> Company: <u>Wilcoxon Air Inc</u></p> <p>E-mail: <u>wilcoxonair@aol.com</u> Phone: <u>318-925-2022</u> Fax: _____</p> <p>Address: <u>1165 Old Mansfield Pl</u> City: <u>Kentville</u> State: <u>LA</u> Zip: <u>71047</u></p> <p>Designee Contact Name: <u>William Bill Hawks</u> Email Address: <u>billhawksll@gmail.com</u> Phone Number: <u>318-464-0448</u></p>	
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p><input checked="" type="checkbox"/> I will represent the application myself; OR <input type="checkbox"/> 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.</p>	
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>	
<p><u>[Signature]</u> Property Owner Signature</p>	<p><u>9-14-23</u> Date</p>
<p><u>[Signature]</u> Applicant Signature</p>	<p><u>9-14-23</u> Date</p>

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, November 29, 2023 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. 23-32-P: 11163 Old Mansfield Road. Application by Wilcoxon Air Inc for approval to rezone property located on the (southwest corner of Old Mansfield Road and Midyett Street), from (R-A Rural-Agricultural Zoning District to C-3 General Commercial Zoning District), being more particularly described as (LOT 1, MIDYETT SUBN. & Lot 2, Midyett Subn. 161431-1-2. & 0.3018 ACS. M/L- BEGINNING AT THE SW'LY COR. OF LOT 1, MIDYETT SUBN. PER MAP IN CB 800-347; BEING IN SEC. 31(16-14) THENCE RUN E'LY PARALLEL TO MIDYETT ST. 167.4 FT.; THENCE S'LY ALONG W'LY LINE OF LOT 2, 78.7 FT.; THENCE W'LY PARALLEL TO MIDYETT ST. 167.4 FT.; THENCE N'LY 78.7 FT. TO POB. Section 31 T16N R14W), Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission