

**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 EAST SIDE OF THE EAST KINGS HIGHWAY AND HANOVER DRIVE INTERSECTION, CADDO PARISH, LA., FROM R-E RESIDENTIAL ESTATE ZONING DISTRICT TO R-1-5 SINGLE-FAMILY RESIDENTIAL 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 east side of the East Kings Highway and Hanover Drive intersection, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **R-E Residential Estate Zoning District to R-1-5 Single-Family Residential Zoning District:**

Commencing on the easterly right of way of the abandoned T & P Railroad at the Southwest corner of Lot 1, Sandy Bend Acres Subdivision as recorded in Book 150, Page 334, Conveyance Records of Caddo Parish, Louisiana, thence southeasterly and parallel with the easterly right of way line of East Kings Highway a distance of 805 feet to a set 1/2" iron pipe at an angle point in the boundary of Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, being the Point of Beginning of the tract herein described; Thence South 12°40'13" East a distance of 71.22 feet to a chain link fence post at the northeast corner of that tract recorded in Instrument No. 1685607, Conveyance Records of Caddo Parish, Louisiana; Thence South 89°21'18" West a distance of 92.02 feet to a set nail in asphalt pavement on the east right of way line of said East Kings Highway, being the northwest corner of said tract; Thence North 12°40'13" West a distance of 52.80 feet along said east right of way line to a set 60d nail in top of a plastic culvert pipe at the southwest corner of Tract E, said Partition of Casciola Estate; Thence North 77°48'32" East (passing a set 1/2" iron pipe for reference at a distance of 10.00 feet) a total distance of 90.00 feet along the south line of said Tract E to the Point of Beginning. Said tract herein described containing 0.128 acre, more or less **CASE NO. 23-34-P:** 273 E Flournoy Lucas Road. Application by Mohr and Associates, Inc. for special use permit and site plan approval on the (S side of E Flournoy Rd, approx. 830 ft W of Ellerbe Rd (LA-523), in the (R-1-7 Single-Family Residential Zoning District, C-1 Neighborhood Commercial Zoning District) to allow (Animal Care Facility), being more particularly described (Lots 7 & 8, Blk. 2, Forbing Factory Subn; & Lot 9 & W 8.26 ft of Lot 10, Blk. 2, Forbing Factory Subn., & Lot 11 & E 33.48 ft of Lot 10, & W 29.74 ft of Lot 12, Blk 2, Forbing Factory Subn. Section 08, T16N, R13W), 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

**23-35-P**  
**JLor LLC**

*draft*

**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. 23-35-P ZONING REQUEST**

Applicant: JLOR LLC  
Owner: JLOR LLC  
Location: 10501 E KINGS HWY (east side of the E Kings Hwy and Hanover Dr intersection)  
Existing Zoning: R-E, R-1-5  
Request: R-E to R-1-5  
Proposed Use: Neighborhood Commercial Establishment

**Representative &/or support:**

**John Lorick Ellerbe Road**

Warwick asked the Board if they had any questions. No further discussion ensued.

**Opposition: None**

*draft*

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. 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: 10**

**MPC Staff Member: Emily Trant**

**Parish Commission District: 8/Blake**

**CASE NUMBER 23-35-P: ZONING REQUEST**

**APPLICANT:** JLOR LLC  
**OWNER:** JLor LLC  
**LOCATION:** 10501 E Kings (east side of the E Kings Hwy and Hanover Dr intersection)  
**EXISTING ZONING:** R-E  
**REQUEST:** R-E to R-1-5  
**PROPOSED USE:** Neighborhood Commercial Establishment

---

**DESCRIPTION:** The applicant is requesting to rezone approximately 5,725 square foot tract of land from R-E, Residential Estate District to R-1-5, Single-Family Residential. The property is surrounded by the R-E district to the north, east and south. The properties west of the site are zoned R-3, Multi-Family and R-1-5. There is an existing 545 sq ft building on site that the applicant would like to use for office space.

There is one previous case associated with this property: extended use approval of a beauty shop (P-12-91). Nearby relevant cases include approval to rezone from R-A, Rural Agriculture to R-1B, Single Family Residential; approval to rezone from R-A to B-2-A, Business Park District, for office and warehouse uses; and approval to rezone from R-A to R-3 for townhomes.

Nearby neighborhoods include: Agurs, Cherokee Park, Dixie Highway, Hearne Extension, Martin Luther King, North Highland.

---

**REMARKS:** As stated, the applicant is requesting to rezone the site to use it for an office. The existing non-residential building was approved in the 90s with an extended use approval. The Caddo Parish Unified Development Code does not have an application process for extended uses; however, an existing non-residential structure within certain residential districts can request special use permit approval of a Neighborhood Commercial Establishment. Neighborhood Commercial Establishments encompass uses such as an office, art studio, restaurant, personal service establishment, and retail goods establishment. The R-E zoning district does not provide a special use permit pathway for the Neighborhood Commercial Establishment; therefore, the applicant must request approval to change the base zoning district of the property.

The use of an office is permitted by right in the C-1, Neighborhood Commercial zoning district. If this zoning district were requested and approved, the applicant would not have to pursue further development applicants. Being sensitive to the future land use map designation of residential low in this area, the applicant understands that maintaining a residential zoning district is the most appropriate approach. The R-1-5 zoning district does not introduce any new uses that are not already permitted by right in the R-E zoning district.



**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**

In terms of compatibility to surrounding uses, a request to rezone to another residential use has virtually zero impact. Evaluation of the specific use will be forthcoming if rezoning approval is granted and a subsequent special use permit is submitted. The purpose of requesting the R-1-5 district, as opposed to other single-family districts, is because the property meets the district bulk and area requirements. The R-E zoning district requires lots to be a minimum of 25,00 sq ft in area, so approval of the R-1-5 district would alleviate a non-conformity.

The applicant hosted a Neighborhood Participation Plan meeting on Monday, October 30<sup>th</sup> at 5:00PM. According to the applicant, no one attended the meeting.

---

**STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted due to neighborhood compatibility and the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

1. Recommend approval of an alternative district, such as the C-1 Zoning District.
2. Recommend denial.

---

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

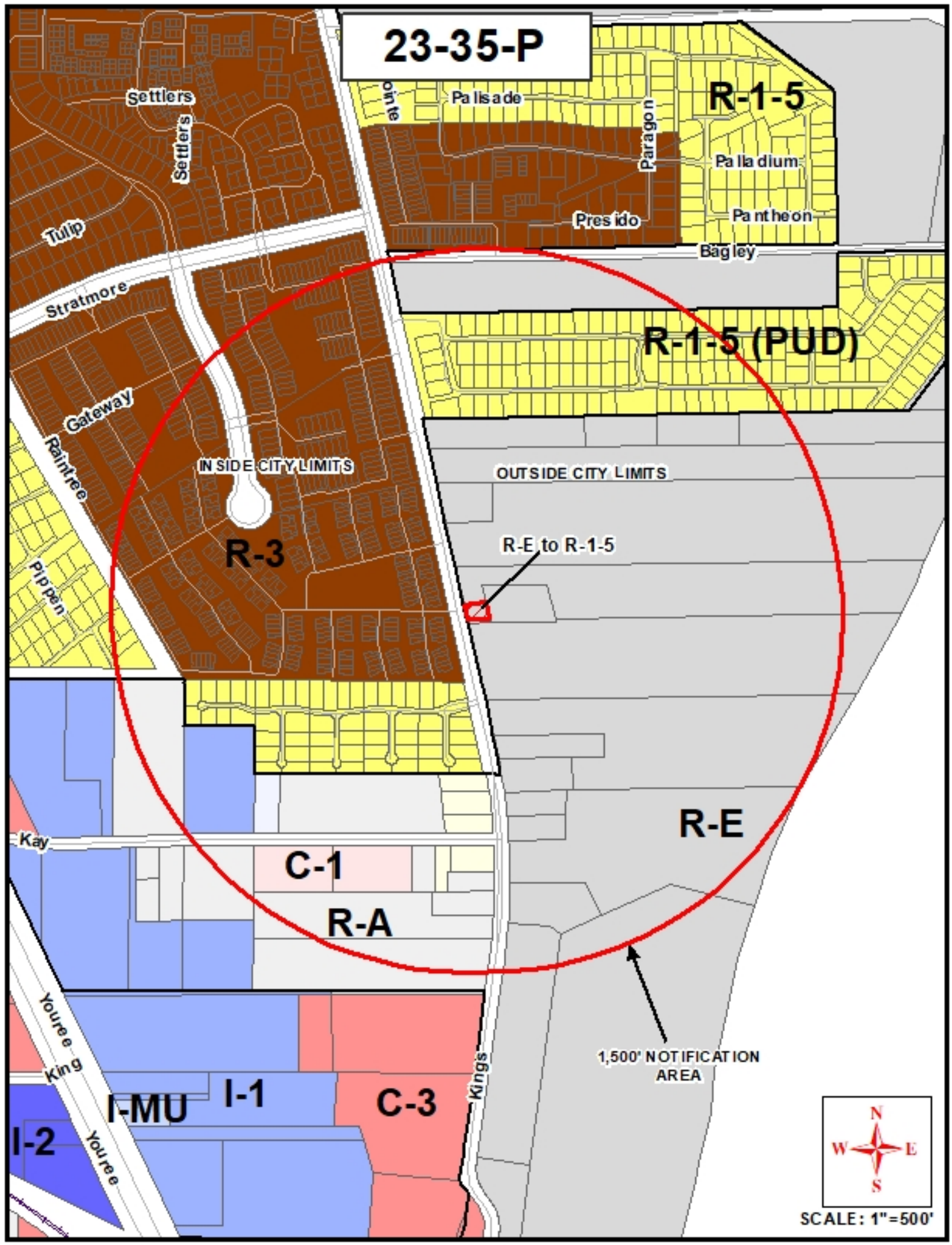
---

**MPC BOARD**

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

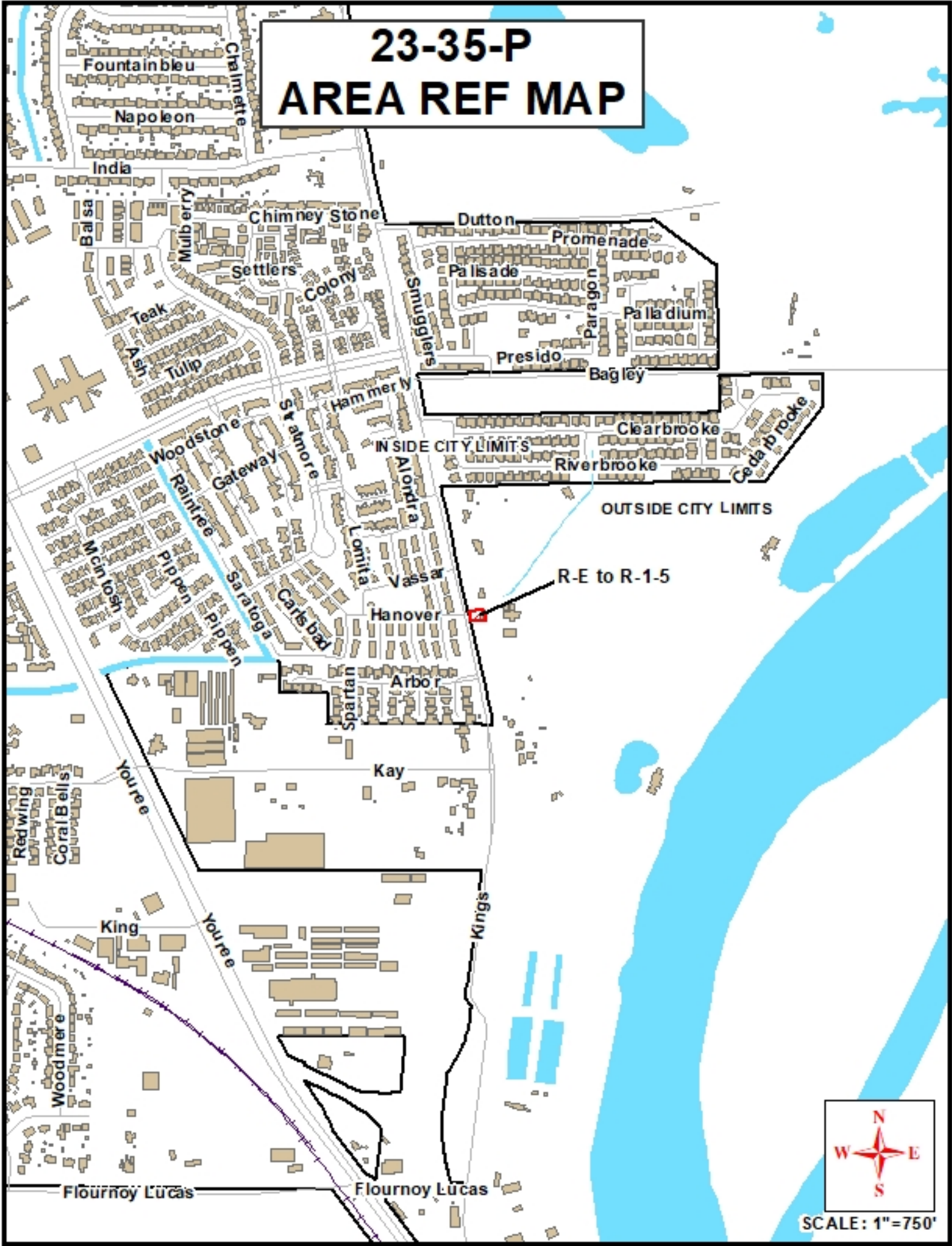
---

# 23-35-P



SCALE: 1"=500'

# 23-35-P AREA REF MAP



SCALE: 1"=750'

NPP Neighborhood Meeting

Case: 23-35-P

October 13, 2023

Dear Neighbor,

I am proposing to rezone our property located at 10501 East Kings Hwy from R-1 with exception to C-1 for private office use.

The property has served as a beauty shop under the R-1 with exception zoning. The new zoning will allow me to use the property for my private personal office.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Caddo Parish Planning and Zoning Commission and we are required to do this before our application is deemed complete.

The meeting will take place:

Date/Time: Monday, October 30, 2023 at 5:00 pm

Location: Onsite at 10501 East Kings Hwy, Shreveport, LA 71115

At the meeting I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting or have any additional questions or comments, please feel free to contact me at 318-208-1584 or [jlorick@aol.com](mailto:jlorick@aol.com). I hope to see you at the meeting.

John M. Lorick

OWNER	STREET AD	CITY	STATE	ZIP	GEOGNO
Yeh, Mintz	170 Clear B	Shreveport	La	71115	1.71E+14
Chism, Lula	200 Riverb	Shreveport	La	71115	1.71E+14
Brown, Anr	9124 Belair	Richland	Hi Tx	76182	1.61E+14
Reese, Dan	717 Moors	Windcrest	Tx	78239-263	1.71E+14
Wu, Yan M	196 Riverb	Shreveport	La	71115	1.71E+14
Brubaker, F	10711 E Kir	Shreveport	La	71115-370	1.61E+14
Carrington,	10315 Lom	Shreveport	La	71115-344	1.71E+14
Mvh Invest	1033 Dum	Shreveport	La	71106	1.71E+14
Lpp Mortg	6000 Legac	Plano	Tx	75023	1.71E+14
Thomas, N	10111 Salir	Shreveport	La	71115	1.71E+14
Shreveport Po	Box 311	Shreveport	La	71130	1.61E+14
Riverbrook Po	Box 175	Shreveport	La	71161-017	1.71E+14
Brittian, Ro	162 Clearb	Shreveport	La	71115	1.71E+14
Riverbrook Po	Box 175	Shreveport	La	71161-017	1.71E+14
Cunninghai	152 Water	Shreveport	La	71106	1.71E+14
Teach, Don	10503 E Kir	Shreveport	La	71115-322	1.61E+14
Rutherford	10111 Los	Shreveport	La	71115	1.71E+14
Cuneo, Har	120 Arbor	Shreveport	La	71115	1.61E+14
Gellers Rea	67 Monmo	Oceanport	NJ	7757	1.71E+14
Attaway, Fi	10113 E Kir	Shreveport	La	71115-322	1.61E+14
Shepard, Er	10305 Lom	Shreveport	La	71115-344	1.71E+14
Mokry, Tir	10101 E Kir	Shreveport	La	71115-322	1.61E+14
Lawrence,	209 Riverb	Shreveport	La	71115	1.71E+14
Moak, Rob	10319 Lom	Shreveport	La	71115-344	1.71E+14
Attaway, Fi	10113 E Kir	Shreveport	La	71115-322	1.61E+14
Green, Pau	10605 E Kir	Shreveport	La	71115-323	1.61E+14
Easterling,	166 Clearb	Shreveport	La	71115	1.71E+14
Kej Propert	10961 Sanc	Shreveport	La	71106	1.71E+14
Ritchie, Jes	10113 Salir	Shreveport	La	71115	1.71E+14
Hostas Sou	214 Lorrair	Montclair	NJ	7043	1.71E+14
Hanson, Ke	10605 Mec	Shreveport	La	71115	1.61E+14
Decharles,	205 Riverb	Shreveport	La	71115	1.71E+14
Duong, Car	124 Arbor	Shreveport	La	71115	1.61E+14
Hawn Inve	412 Stanto	Bossier City	LA	71111	1.71E+14
Matriano-L	10401 E Kir	Shreveport	La	71115	1.71E+14
Svs River Ri	222 Hallett	Shreveport	La	71115	1.71E+14
Goodwin, J	1508 East	Shreveport	La	71105	1.61E+14
River Oaks	205 Hanov	Shreveport	La	71115-348	1.71E+14
Johnson, F	10609 Mec	Shreveport	La	71115	1.61E+14
Lane, Tash	10320 Cort	Shreveport	La	71115	1.71E+14
Rsl And Sor	9656 Norri	Shreveport	La	71106	1.71E+14
Bella Sorell	152 Water	Shreveport	La	71106	1.71E+14
Jenkins, Jo	171 Clear B	Shreveport	La	71115	1.71E+14
Williams, C	113 Arbor	Shreveport	La	71115	1.61E+14
Davis, Jane	9834 High	Shreveport	La	71106	1.61E+14
Matriano-L	10401 E Kir	Shreveport	La	71115	1.61E+14

Green, Pau 10605 E Kir Shreveport La	71115-323	1.61E+14
Strange, Jai 116 Arbor I Shreveport La	71115-474	1.61E+14
Greene Ha 405 Vauxh Bossier City LA	71111	1.71E+14
Jones, Shar 175 Clearb Shreveport La	71115	1.71E+14



UDC Caddo Parish  
Revised August 21, 2020

**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: _____		
<b>1. PROPERTY INFORMATION</b>		
Project Name:		Associated Case:
Project Address/Location: 10501 EAST Kings Hwy		
Current Zoning District: R-E	Proposed Zoning District (if applicable): R-1-S	Parcel Number(s): 161303003002700
<b>2. CASE TYPE</b>		
<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: _____
<b>3. PARCEL DESCRIPTION</b>		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
see attached		
<b>4. GENERAL LOCATION OF PROPERTY</b>		
(street address and/or frontage, and distance to cross street)		
10501 EAST Kings Hwy		
<b>5. PROPOSED USE OF THE PROPERTY</b>		
<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 type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
TO BE USED AS PERSONAL OFFICE		



UDC Caddo Parish  
Revised August 21, 2020

**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-E    Proposed Zoning District(s): R-1-S		Proposed Building Use(s): PERSONAL PRIVATE OFFICE	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: 394 sq ft	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: 13.18414		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): 5,743 sq ft		Lot Coverage (Total Area in square feet): 5,743 sq ft	
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	
<b>IMPORTANT NOTE ABOUT PROJECT CONTACT</b>	<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. <b>All contact for this project will be made through the applicant listed below.</b></p> <p><b>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:</b> ALL property owners must sign. All <u>property owners</u> 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. <b><u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></b></p>
<p><b>APPLICANT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: <u>JOHN M LONICK</u> Company: <u>JLOR LLC</u></p> <p>E-mail: <u>JLonick@ACL.com</u> Phone: <u>318 208-1584</u> Fax: _____</p> <p>Address: <u>10555 EIERBE RD</u> City: <u>Spout</u> State: <u>LA</u> Zip: <u>71106</u></p>	
<p><b>ARCHITECT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p><b>ENGINEER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p><b>CURRENT PROPERTY OWNER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span></p> <p>Name: <u>John M Lonick</u> Company: <u>JLOR LLC</u></p> <p>E-mail: <u>JLonick@ACL.com</u> Phone: <u>318 208-1584</u> Fax: _____</p> <p>Address: <u>10555 EIERBE RD</u> City: <u>Spout</u> State: <u>LA</u> Zip: <u>71106</u></p> <p>Designee Contact Name: <u>John M Lonick</u> Email Address: <u>JLonick@ACL.com</u> Phone Number: <u>318 208-1584</u></p>	
<p><b>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</b></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><b>ACKNOWLEDGEMENT:</b></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 style="text-align: center;"> <span style="margin-left: 100px;"><u>10-11-23</u></span> <span style="margin-left: 100px;"></span> <span style="margin-left: 100px;"><u>10-11-23</u></span> </p> <p style="text-align: center;"> <span style="margin-right: 100px;">Property Owner Signature</span> <span style="margin-right: 100px;">Date</span> <span style="margin-right: 100px;">Applicant Signature</span> <span>Date</span> </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. 23-35-P:** 10501 East Kings Highway, Application by Jlor LLC for approval to rezone property located on the (east side of the E Kings Hwy and Hanover Dr intersection), from (R-E Residential Estate Zoning District to R-1-5 Single-Family Residential Zoning District), being more particularly described as (A tract of land located in Section 3, Township 16 North, Range 13 West, Caddo Parish, Louisiana, consisting of a northerly portion of that abandoned 90 foot wide T & P Railroad Right of Way, lying South of and adjacent to Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, also lying east of and adjacent to East Kings Highway (formerly Shreveport-Lucas Rd. and also Harts Island Rd.), and being more particularly described as follows: Commencing on the easterly right of way of the abandoned T & P Railroad at the Southwest corner of Lot 1, Sandy Bend Acres Subdivision as recorded in Book 150, Page 334, Conveyance Records of Caddo Parish, Louisiana, thence southeasterly and parallel with the easterly right of way line of East Kings Highway a distance of 805 feet to a set 1/2" iron pipe at an angle point in the boundary of Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, being the Point of Beginning of the tract herein described; Thence South 12°40'13" East a distance of 71.22 feet to a chain link fence post at the northeast corner of that tract recorded in Instrument No. 1685607, Conveyance Records of Caddo Parish, Louisiana; Thence South 89°21'18" West a distance of 92.02 feet to a set nail in asphalt pavement on the east right of way line of said East Kings Highway, being the northwest corner of said tract; Thence North 12°40'13" West a distance of 52.80 feet along said east right of way line to a set 60d nail in top of a plastic culvert pipe at the southwest corner of Tract E, said Partition of Casciola Estate; Thence North 77°48'32" East (passing a set 1/2" iron pipe for reference at a distance of 10.00 feet) a total distance of 90.00 feet along the south line of said Tract E to the Point of Beginning. Said tract herein described containing 0.128 acre, more or less

Alan Clarke, Executive Director  
Metropolitan Planning Commission