

**CADDO PARISH COMMISSION
GOVERNMENT PLAZA CHAMBERS
505 TRAVIS STREET, SHREVEPORT, LA 71101
PUBLIC NOTICE
REGULAR SESSION AGENDA
Streaming at <http://www.caddo.org/civicmedia> and
<https://www.facebook.com/parishofcaddo>
September 21st, 2023
3:30 P.M.**

1. ROLL CALL:

Commissioners:

Hopkins	District 1	Gage-Watts	District 7
Johnson	District 2	Blake	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:

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

NOTE: Citizens who wish to address the Commission on matters relative to public hearings (items listed on the agenda only) will be limited to a cumulative total of 15 minutes each, for or against an issue. Those who wish to speak or make a presentation are asked to select their speakers and address the points they wish considered with this limitation in mind.

6. VISITORS:

7. ADOPT REGULAR SESSION MINUTES:

7.I. Regular Session Minutes From September 7, 2023

Documents:

[9.7.2023 REGULAR SESSION MINUTES.PDF](#)

7.II. Special Session Minutes September 13, 2023- Tax Board Of Review

Documents:

[9.13.2023 SPECIAL SESSION MINUTES-TAX BOARD OF REVIEW.PDF](#)

8. SPECIAL RESOLUTIONS:

8.I. Presentation Of Special Resolution Declaring September As National Sickle Cell Awareness Month
(Gage-Watts, Cothran)

Documents:

[SR 2023 SICKLE CELL AWARENESS MONTH.PDF](#)

8.II. Special Resolution For The Daughters Of The American Revolution
(Hopkins)

Documents:

[SR CONSTITUTION WEEK DAUGHTER OF THE AMERICAN
REVOLUTION.PDF](#)

8.III. Special Resolution Recognizing National Association Of Gospel Radio President Charles Johnson
(Gage-Watts, Johnson, Jones)

Documents:

[SR CEJAY JOHNSON 2023.PDF](#)

8.IV. Special Resolution Recognizing Brady Blade's 70th Preaching Anniversary
(Jackson, Jones)

Documents:

[SR BRADY BLADE SR 2023 70TH ANNIVERSARY PREACHING.PDF](#)

8.V. Special Resolution Proclaiming September As NICU Awareness Month
(Jones)

Documents:

[SR NICU MONTH 2023.PDF](#)

8.VI. Special Resolution Recognizing Dr. Majed Jeroudi
(Gage-Watts)

Documents:

[SR MAJED JEROUDI 2023.PDF](#)

9. COMMUNIQUEES AND COMMITTEE REPORTS:

Administration response to information requests from Commissioners

10. PRESIDENT'S REPORT:

11. PUBLIC HEARING ON ZONING ORDINANCES & CASES:

11.I. Public Hearing For Ordinance No 6348 Of 2023

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 NORTHWEST CORNER OF WELLS ISLAND ROAD AND MALLOTT DRIVE, CADDO PARISH, LOUISIANA, FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Postponed from August 14th Work Session)

(District 3)

Documents:

[ORD 6348 23-19-P PACKET TO PARISH.PDF](#)

11.II. Public Hearing For Ordinance 6354 In Relation To PZC Case 23-25-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 EAST SIDE OF DEVEREARUX ROAD APPROXIMATELY SEVEN HUNDRED NINETY-SIX FEET NORTH OF PINEHILL ROAD., CADDO PARISH, LA., FROM R-1-7, SINGLEFAMIYLRRESIDENTIAL DISTRICT TO R-TH, TOWNHOUSE RESIDENTIALDISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(District 2)

Documents:

[ORD NO 6354 OF 2023 23-25-P ORDINANCE PACKET.PDF](#)

12. PUBLIC HEARING ON ORDINANCES:

12.I. Public Hearing For Ordinance 6345 Of 2023

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR OIL AND GAS FUND TO PROVIDE AIR CONDITIONING TO CADDO CITIZENS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Gage Watts)

Documents:

[ORD 6345- AC PROGRAM- AS AMENDED.PDF](#)
[ORD 6345 FACT SHEET - AC PROGRAM.PDF](#)

13. ZONING ORDINANCES (For Final Passage):

13.I. Ordinance No 6348 Of 2023

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 NORTHWEST CORNER OF WELLS ISLAND ROAD AND MALLOTT DRIVE, CADDO PARISH, LOUISIANA, FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Postponed from August 14th Work Session)

(District 3)

Documents:

[ORD 6348 23-19-P PACKET TO PARISH.PDF](#)

13.II. Ordinance 6354 In Relation To PZC Case 23-25-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 EAST SIDE OF DEVEREARUX ROAD APPROXIMATELY SEVEN HUNDRED NINETY-SIX FEET NORTH OF PINEHILL ROAD., CADDO PARISH, LA., FROM R-1-7, SINGLEFAMIYLRRESIDENTIAL DISTRICT TO R-TH, TOWNHOUSE RESIDENTIALDISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(District 2)

Documents:

[ORD NO 6354 OF 2023 23-25-P ORDINANCE PACKET.PDF](#)

14. ORDINANCES (For Final Passage):

14.I. Ordinance 6345 Of 2023

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR OIL AND GAS FUND TO PROVIDE AIR CONDITIONING TO CADDO CITIZENS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Gage Watts)

Documents:

[ORD 6345- AC PROGRAM- AS AMENDED.PDF](#)
[ORD 6345 FACT SHEET - AC PROGRAM.PDF](#)

15. ZONING ORDINANCES (For Introduction By Title):

16. ORDINANCES (For Introduction By Title):

16.I. Introduce Ordinance No. 6355 Of 2023

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND IN THE AMOUNT OF \$12,000 TO PROVIDE AN APPROPRIATION FOR THE VETERAN CEMETERY SIGN AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Epperson, Jones)

Documents:

[ORD 6355 VETERANS CEMETARY SIGN.PDF](#)
[ORD 6355 FACT SHEET - VETERANS CEMETERY.PDF](#)

16.II. Introduce Ordinance 6356 Of 2023

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND I, CAPITAL IMPROVEMENT FUND II, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND AND THE CAPITAL OUTLAY FUND FOR THE YEAR 2023 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Finance)

Documents:

[ORD 6356 PROJECT CLOSURES 2023.PDF](#)
[ORD 6356 FACT SHEET -PROJECT CLOSURES 2023.PDF](#)
[ORD 6356 ATTACHMENT- PROJECTS TO BE CLOSED - 2023 AMENDMENT.PDF](#)

17. WORK SESSION MINUTES:

17.I. Work Session Minutes For September 18, 2023

Documents:

[9.18.2023 WORK SESSION MINUTES.PDF](#)

18. RESOLUTIONS:

18.I. Resolution No. 48 Of 2023

A RESOLUTION ESTABLISHING A CITIZENS DISASTER RESPONSE, RECOVERY AND REVIEW COMMITTEE IN CADDO PARISH AND OTHERWISE PROVIDING WITH RESPECT THERETO

(Public Safety Committee)

Documents:

[RES 48 OF 2023 DISASTER COMMITTEE.PDF](#)
[RESUME_JERON ROGERS PE.PDF](#)
[ROGERS_CV__8-11-2020 \(1\).PDF](#)
[KAREN BELL RESUME.PDF](#)

18.II. Resolution No. 49 Of 2023

A RESOLUTION URGING AND REQUESTING THE STATE OF LOUISIANA TO REVIEW DISPARITIES OF SICKLE CELL DISEASE DISABILITY COMPENSATION COMPARED TO OTHER DISEASES AND OTHERWISE PROVIDING WITH RESPECT THERETO.

(Gage-Watts)

Documents:

[RESOLUTION 49- SICKLE CELL DISPARITY.PDF](#)

19. OLD BUSINESS:

20. NEW BUSINESS:

20.I. Appoint Members To The Industrial Development Board

Reappoint the following members to the Caddo Industrial Development Board with terms to expire 8-22-2029

Mr. Fred White

Mr. Rickey Hall

Mr. Kyle McInnis

Mr. Archer Frierson

Ms. Zazell Dudley

(Atkins)

20.II. Commission To Select Fiscal Agent Bank For The Parish Of Caddo

COMMISSION TO SELECT THE FISCAL AGENT BANK FOR NOVEMBER 1, 2023 UNTIL OCTOBER 31, 2025 FOR THE PARISH OF CADDO

(Finance Committee)

Documents:

[2023 PROPOSAL ANALYSIS.PDF](#)
[AUDIT FINANCE COMMITTEE MINUTE 9-7-23.PDF](#)

20.III. Authorize Changing Scope Of Fire District 8 ARPA Project From SCBA Air Pack Bottle Replacement To Purchase Of Sprint Truck.

(Commissioner Hopkins)

21. COMMUNIQUEES AND REPORTS:

22. 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.

**MINUTES OF THE REGULAR SESSION OF
THE CADDO PARISH COMMISSION
HELD ON THE 7TH DAY OF SEPTEMBER, 2023**

The Caddo Parish Commission met in a Regular Session, on the above date, at 3:30 p.m., in the Government Plaza Chambers, with Mr. Burrell, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). ABSENT: Commissioner Jackson (1).

The invocation and Pledge of Allegiance were given during the Audit & Finance Committee, so the President moved onto agenda additions.

AGENDA ADDITIONS

It was **moved by Mrs. Gage-Watts**, seconded by Mr. Johnson, *that the agenda be expanded and Resolution No. 48 of 2023, a resolution proclaiming September as National Hunger Action Month and the second Thursday of September as National Hunger Action Day in Caddo Parish, and otherwise providing with respect thereto* be added under Resolutions.

At this time, the President opened the floor for anyone to speak for or against the agenda addition. There was no one to speak.

Mrs. Gage-Watts, Mr. Johnson, Mr. Epperson, and Mr. Burrell asked to be co-sponsors for the resolution.

At this time, Mrs. Gage-Watts' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

VISITORS

- *Rashida Dawson, United Way
ALICE Report*

ALICE stands for Asset Limited Income Constrained Employed, which are households that earn above the Federal Poverty Level, but cannot afford the basic cost of living in their parish. Despite struggling to make ends meet, ALICE households often do not qualify for public assistance. In the State of Louisiana, about 51% is considered ALICE and in poverty.

In the 2020 ALICE report, approximately 55% of the households in Northwest Louisiana were considered ALICE and poverty households; in 2023, approximately 56% are considered ALICE and poverty households. Ms. Dawson then broke down the changes between 2020 to 2023 in each district—District 1, ALICE increased by 6%; District 2 ALICE decreased by 1%; District 3, ALICE increased by 1%; District 4, ALICE decreased by 4%; District 5, ALICE decreased by 6%; District 6, ALICE remained the same; District 7, ALICE decreased by 4%; District 8, ALICE decreased by 1%; District 9, ALICE decreased by 2%, District 10, ALICE decreased by 3%; District 11, ALICE remained the same; and District 12, ALICE increased by 1%.

In 2021, increased access to safety net programs and resources were put in place to help citizens during the aftermath of the pandemic. These included increased access to SNAP benefits, unemployment benefits, Earned Income Tax Credit, Child Tax Credit, Economic Impact Payment of \$1,400, Emergency Rental Assistance Program, and access to the Louisiana Homeowner Assistance Fund. Now, these programs have decreased now that we are out of the pandemic, so the ALICE families will be impacted.

The next steps include legislators creating laws that are needed for those who are ALICE and in poverty; companies/corporation can use the ALICE report to examine and re-evaluate their responsibilities to their employees; and community organizations can leverage the programming of other organizations that can help ALICE and those who are in poverty.

Mr. Young wanted to know which laws that legislators could create to help ALICE. Ms. Dawson suggested guaranteed income, extension of rental assistance, or other policies that surround the financial well-being of ALICE. She also suggested getting rid of blight in neighborhoods.

Mr. Johnson also said that landlords need to be held accountable, so they do not become slumlords. He also thanked Ms. Dawson for the updated ALICE report. He requested a breakdown of all the districts on one page.

Mr. Burrell wanted to know if those districts are based on the new district lines or the old ones. Ms. Dawson said that she will contact their research specialist to determine this.

Mr. Epperson said that this ALICE report validates increasing the national minimum wage. He said that the national minimum wage should increase to at least \$18 per hour. He also said that there are business owners who are slumlords, so commercial properties should be addressed as well. Ms. Dawson agreed and said that this will help with crime.

Mrs. Gage-Watts also thanked Ms. Dawson for the ALICE report. She said that this shows that we should continue to invest into our communities.

Mr. Burrell wanted to know if this report has been forwarded to the congressional delegation. Ms. Dawson said that it has.

Mr. Atkins said that it is nice to help when they can, but they must also manage the budget appropriately. He explained that several of those programs were possible due the federal funds coming down the pipeline.

COMMISSION SITS AS A TAX BOARD OF REVIEW FOR THE YEAR 2023

At this time, in keeping with State law, the Commission would designate itself as a Board of Review to hear protest, if any, of the 2022 tax assessments. During the next two weeks, the Board would hear any protests received. He then asked Mr. Charles Henington, Assessor for Caddo Parish, to come forward.

Mr. Henington presented the following letter:

*Dear Members of the Board of Review:
As Assessor in and for the Parish of Caddo, this is to certify that the assessments on property located in and/or assessable in Caddo Parish have been listed and assessed in accordance with Title 47; Section 1992.*

It is further certified that the said assessments have been exposed for public review for 15 calendar days beginning August 17, 2023 and ending August 31, 2023.

Said certification of the above is hereby given to the Board of Review as required by Title 47; Section 1992.

*/s/Charles R. Henington, Jr., C.L.A.
Assessor Caddo Parish*

Mr. Henington said that there are several appeals, and he will work with the Commission Clerk's Office to facilitate that hearing. Mr. Burrell said that the Commission Clerk has the Tax Board of Appeal set for September 13, 2023 at 11:30 a.m.

Mr. Chavez wanted to know if Conterra is appealing due to the fiber being laid, but not being used. Mr. Henington said that was correct, but they have not provided documentation to back that claim up.

ADOPT REGULAR SESSION MINUTES

It was **moved by Mr. Jones**, seconded by Mr. Young, *that Regular Session Minutes from August 17, 2023 be adopted. Motion carried.*

SPECIAL RESOLUTIONS

It was **moved by Mr. Johnson**, seconded by Mr. Chavez, *to present Special Resolution for the 100th Anniversary of the Boy Scouts Norwela Council and englobo and adopt the following special resolutions:*

- *Special Resolution declaring September as National Sickle Cell Awareness Month*
- *Special Resolution declaring Hispanic Heritage Month*
- *Special Resolution declaring November as National Family Caregivers Month*
- *Special Resolution recognizing World Long Drive Champion, Jack Smith*

At this time, Mr. Johnson's motion carried by acclamation. The Commission then moved onto the presentation of Special Resolution for the 100th Anniversary of the Boy Scouts Norwela Council.

Mr. Young thanked the Boy Scouts who are in attendance today. He said that the Boy Scouts take care of the parks, pick up litter, and do other community projects while learning valuable skills.

Robert Thrash, Boy Scouts Representative, thanked the Commission for the support they have given to the Boy Scouts over the years. Mark Braiden, Vice President Boy Scouts-Norwela Council, said that scouting is very near and dear to his heart from being a boy scout to an eagle scout. They are celebrating all of their achievements over the past 100 years.

Mr. Epperson introduced Mr. Tony Williams, who was a Commissioner for a Day, graduate of Huntington High School, and a retiree of a 23-year military career. Mr. Williams introduced his family and thanked the Commission for their continued support over the years.

Mr. Atkins also thanked the Scouts for all of the valuable lessons that they instill in the youth. Mr. Burrell agreed and thanked the Scouts for coming today.

SPECIAL RESOLUTION HONORING THE 100TH ANNIVERSARY OF THE NORWELA COUNCIL

WHEREAS, the Norwela Council of Boy Scouts was established in 1923 with a commitment to instill leadership, character, and lifelong skills in young individuals in and around Caddo Parish;

WHEREAS, the Norwela Council has diligently and passionately served the youth of our region for a century, fostering personal growth, community engagement, and the development of moral and ethical values;

WHEREAS, the Norwela Council's Centennial Celebration marks a momentous occasion that deserves recognition and appreciation for the invaluable contributions it has made to the youth of Caddo Parish and beyond;

WHEREAS, the Caddo Parish Commission acknowledges the dedication, hard work, and commitment of the Norwela Council's volunteers, leaders, and supporters who have tirelessly strived to create a positive impact on generations of young people;

WHEREAS, the Norwela Council's commitment to the principles of the Boy Scouts of America, including citizenship, service, and leadership, has made a lasting impression on the character development of countless individuals who have gone on to become responsible and engaged citizens

WHEREAS, Caddo Parish endeavors to honor our Purple Heart recipients and their contributions to the nation, extends special thanks to our local recipients and celebrates what they mean to our community.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session convened, that on this joyous occasion of the Norwela Council of Boy Scouts' 100th Anniversary, we extend our warmest congratulations and heartfelt appreciation for a century of dedicated service to our community's youth.

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to the Norwela Council of Boy Scouts as a token of our respect, admiration, and gratitude, and be entered into the official records of the Caddo Parish Commission as a lasting testament to the enduring impact of the Norwela Council's work.

BE IT FURTHER RESOLVED, that the Caddo Parish Commission expresses its gratitude to the Norwela Council for its unwavering commitment to nurturing the potential of young people, and for its ongoing efforts to create a better future for our community and beyond.

SPECIAL REOSLUTION PROCLAIMING SEPTEMBER AS SICKLE CELL AWARENESS MONTH

WHEREAS, September is National Sickle Cell Awareness Month; and

WHEREAS, Sickle cell anemia is an inherited blood disorder that mostly affects people of African ancestry, but also occurs in other ethnic groups, including people who are of Mediterranean and Middle Eastern descent.; and

WHEREAS, approximately 100,000 Americans have sickle cell anemia. And roughly 2 million Americans— 1 in 12 African Americans — have the sickle cell trait, which means they carry a single gene for the disease, but do not have the disease itself.; and

WHEREAS, sickle cell disease is a complex genetic disorder characterized by chronic anemia, episodes of debilitating pain and damage to vital organs; and

WHEREAS, early identification of a child with sickle cell disease coupled with antibiotic prophylaxis by 3 months of age and early intervention services, helps those with sickle cell disease while researchers continue to search for a cure; and

WHEREAS, Louisiana remains dedicated to ensuring the accessibility of sickle cell screening, education, and medical care for individuals and families living with sickle cell disease through its support of the Louisiana Department of Community Health's Newborn Screening Program and the Sickle Cell Disease Association of America.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of September, 2023 that it does hereby proclaim September, 2023 as:

'NATIONAL SICKLE CELL AWARENESS MONTH'

in Caddo Parish, Louisiana, and urges all citizens to join with the Parish in recognition of this important month.

At this time, Maria came before the Commission with regards to Hispanic Heritage Month and said that she started working with Veta in 2007 while doing a Hispanic Health Fair. They noticed that the Hispanic community was growing, so their non-profit was established. Maria also talked about Cinco de Mayo. She explained that Cinco de Mayo was created from Corona to sell more beer. She said that Hispanic Independence Day is actually September 15th.

Maria also said that the goal for the Hispanic Heritage Festival is to raise money for scholarships for Hispanic people in Caddo Parish.

Veta said that she wants to grow Shreveport. She also said that that several Hispanic families are moving to this area to help grow and invest in Caddo Parish. Mr. Chavez said that Veta has been an advocate for Hispanic people in the community for several years.

Mr. Chris Giordano announced that the Hispanic Heritage Festival will be held on Saturday, October 14 at the Shreveport Aquarium. The Día de Los Muertos Festival will be held on Saturday, November 4 at Festival Plaza.

**SPECIAL RESOLUTION PROCLAIMING
HISPANIC HERITAGE MONTH**

WHEREAS, National Hispanic Heritage Month celebrates the countless contributions of more than 60 million Hispanic Americans to our culture and society; and

WHEREAS, Hispanic Americans are the largest minority group in the United States today, and generations of Hispanic Americans have contributed to our nation's strength, prosperity and quality of life; and

WHEREAS, Hispanic Americans, including over 7,000 in Caddo Parish and another 9,000 in bordering parishes, embody the best of our American values, including commitment to faith, family, and community; and

WHEREAS, Hispanic Americans contribute in so many ways from protecting this nation through service in our military to tremendous economic contributions made through commitment, ingenuity and skill to the enrichment experienced as Hispanic culture, food, music, history and traditions are shared and celebrated. The Hispanic-American community has left an indelible mark on our government, culture, and economy; and

WHEREAS, Hispanic Americans lay claim to an undeniably important role in our country's great years to come, and that Caddo Parish Commission proudly stands to honor them and their innumerable contributions to Caddo Parish's prosperity, culture and way of life; and

WHEREAS, the Hispanic Heritage Association of Northwest Louisiana was established in 2023 to be dedicated to the progress and development of Hispanics in Northwest Louisiana through culture, education, health, sports, business, arts, and other partnerships; and

WHEREAS, the Hispanic Heritage Association of Northwest Louisiana, in Partnership with 318 Latino, will host the Hispanic Heritage Festival on Saturday, October 14th, 2023 from 5pm to 10pm at the Shreveport Aquarium to celebrate the cultural economic and social contributions and impact of the Hispanic community through dance, music, & dining while raising money for scholarships for Latino youth; and

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission meeting in legal and regular session convened during the month of September does hereby proclaim September 15th through October 15th, 2023 as

‘HISPANIC HERITAGE MONTH’

in Caddo Parish, Louisiana, and urges all citizens to join with the Caddo Parish Commission to celebrate the Hispanic Heritage Month honoring the contributions of the Hispanic Community.

SPECIAL RESOLUTION PROCLAIMING NOVEMBER AS NATIONAL FAMILY CAREGIVERS MONTH

WHEREAS, family caregivers are the backbone of long-term care services in our community, providing essential support and care for loved ones who are elderly, disabled, or facing chronic illnesses;

WHEREAS, the dedication and selflessness of family caregivers often go unrecognized, and it is important to acknowledge their tireless efforts and the vital role they play in maintaining the well-being of our community members;

WHEREAS, November has been nationally recognized as Family Caregivers Month, a time to honor and show appreciation for the commitment and sacrifices made by family caregivers to improve the quality of life for their loved ones;

WHEREAS, the Caddo Parish Commission recognizes the need to raise awareness about the challenges faced by family caregivers, including the physical, emotional, and financial burdens they shoulder;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission, meeting in legal and regular session this 7th day of September 2023, that it does hereby officially declare November 2023 as

FAMILY CAREGIVERS MONTH

in Caddo Parish, Louisiana and urges all citizens to join us as we commend and express our deepest gratitude to all family caregivers in Caddo Parish for their unwavering dedication and commitment to their loved ones. We encourage local organizations, businesses, and residents to join us in recognizing and supporting family caregivers during this special month. The Caddo Parish Commission further encourages citizens to learn about resources aimed at providing support, training, and respite services for family caregivers.

At this time, Special Resolution of Recognition for Jack Smith was read into the record. Mr. Chavez thanked Mr. Smith for representing Caddo Parish during the World Long Drive Tour. He said that he is getting ready for another tournament and hopes to bring the trophy home to Caddo Parish.

Mr. Atkins, Mr. Burrell, and Mr. Epperson all congratulated Mr. Smith and extended much success on his future endeavors.

SPECIAL RESOLUTION OF RECOGNITION WORLD LONG DRIVE CHAMPION JACK SMITH

WHEREAS, Jack Smith, a native son of Caddo Parish and 2018 Loyola High School graduate, has displayed exceptional talent, dedication, and sportsmanship throughout his brief & distinguished golfing career; and

WHEREAS, Jack Smith, recently graduated college and delayed plans to attend medical school in order to compete in the World Long Drive Tour, has risen to the pinnacle of his sport, achieving the title of World Long Drive Champion; and

WHEREAS, Jack Smith's achievements in the world of long drive have brought immense pride and honor to Caddo Parish, serving as an inspiration to our community and aspiring athletes across the globe; and

WHEREAS, Jack Smith's remarkable journey from his upbringing in Caddo Parish to entering the Long Drive Tour as rookie in 8th seed facing reported 3000-1 odds and rising to become the only competitor to drive a ball beyond the 400-yard mark, then do it 2 more times during the competition eventually becoming the World Long Drive Champion in only his 4th event underscores the values of hard work, determination, and faith that are deeply rooted in our community; and

WHEREAS, Smith cut his own path in golf becoming committed during high school, then choosing to focus on his studies and not pursue golf during college at LSU, only to return to golf in his Senior year and catch the eye of Hal Sutton whose team would fit Smith for a new driver and were blown away with the young golfer's club & ball speed and suggested he pursue professional long drive; after entering and winning several amateur competitions, Smith returned his focus to his studies, graduating Suma Cum Laude in Biology, then choosing to follow faith and pursue long drive professionally; and

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of September, 2023 that it does hereby proclaim September 9th, 2023 as:

‘WORLD LONG DRIVE CHAMPION JACK SMITH DAY’

in Caddo Parish, Louisiana, and urges all citizens to join with the Parish in recognition of this young native son with an inspiring story and incredible accomplishment.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to Jack Smith as a token of our appreciation and a symbol of the pride that Caddo Parish takes in his remarkable achievements.

It was **moved by Mr. Jones**, seconded by Mr. Chavez, *that the agenda be taken out of order and Resolution No. 48 of 2023, a resolution proclaiming September as National Hunger Action Month and the second Thursday of September as National Hunger Action Day in Caddo Parish, and otherwise providing with respect thereto* be presented and adopted at this time. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

Mr. Burrell thanked Ms. Martha Marek for all of her hard work in feeding the community. Ms. Marek thanked the Commission for recognizing this important month.

RESOLUTION NO. 48 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION PROCLAIMING SEPTEMBER AS NATIONAL HUNGER ACTION MONTH AND THE SECOND THURSDAY OF SEPTEMBER AS NATIONAL HUNGER ACTION DAY IN CADDO PARISH, AND OTHERWISE PROVIDING WITH RESPECT THERETO

WHEREAS, the nations of the world, including the United States, have pledged themselves to uphold the United Nations 2030 Agenda for Sustainable Development and to end poverty and hunger entirely by 2030;

WHEREAS, nutrition-related conditions such as heart disease, diabetes and high blood pressure significantly decrease Americans' lifespans and quality of life, leading to millions of deaths per year and millions sicker, more disabled, paralyzed, and cognitively impaired;

WHEREAS, food insecurity and lack of access to healthy foods contribute to the development of various nutrition-related illnesses, and children facing hunger are more likely to experience developmental delay, need to repeat school years, and even experience more social and behavioral problems;

WHEREAS an estimated 683,110 people in Louisiana live with food insecurity; 234,120 are children.

WHEREAS, increased healthy food access and security in Caddo Parish enables residents of all ages, ethnicities, and cultures to lead happier, more productive, and more active lives, helps children to develop to their fullest potential, supports thriving local economies, and promotes a cleaner environment;

WHEREAS, the Caddo Parish Commission desires to build towards a future where no child need go hungry, and where all Americans have access to healthy, affordable, fresh, locally made and sustainably produced food;

WHEREAS, the Caddo Parish Commission has been actively involved in working with the Food bank of Northwest Louisiana and Caddo Parish municipalities to expand access to healthy foods for residents of all ages, abilities, cultural and economic backgrounds;

NOW THEREFORE, BE IT RESOLVED, that we, the Caddo Parish Commission, do hereby proclaim September as National Hunger Action Month, the second Thursday of September as National Hunger Action Day, and September 15th as Caddo Parish Hunger Action Day, and commit to pursuing opportunities within our local food systems to promote food access and food security wherever possible.

BE IT FURTHER RESOLVED, on this National Hunger Action Month the Caddo Parish Commission commits to continue to work with the Food bank of Northwest Louisiana and other partners to make policy and systems changes that will improve food access more equitably throughout the communities we serve, prevent hunger, and promote the wellbeing of all residents of Caddo Parish.

BE IT FURTHER RESOLVED that 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.

It was **moved by Mr. Johnson**, seconded by Mr. Jones, *to go back into Regular Session.*
Motion carried by acclamation.

COMMUNIQUES & COMMITTEE REPORTS

- Mr. Young announced that the Food Bank is hosting their annual fundraiser, Empty Bowls, this evening at Bally's.

He also announced that the Centenary Book Bazar will be held this weekend. He encouraged everyone to attend.

- Mr. Johnson said that the Economic Development Committee met today and made recommendations to be forwarded to the full body. He said that these recommendations are under budget.

- Mr. Epperson said that the Public Safety Ad Hoc Committee met on Monday and voted to have each Commissioner nominate two individuals from their districts to establish a Citizens Disaster Committee.

He also announced that the first September has been designated at Labor Day. Mr. Epperson said that the labor unions pioneered the way for voting rights, equal pay, and other benefits in the workplace today.

Mr. Epperson also said that the Veterans Celebration Committee's Parade & Honor Ceremony will be held on November 11th and November 12th. He also announced that the Parade's Grand Marshal will be Joey Strickland. Mr. Epperson also announced that Veterans Celebration Week will be November 6th through November 12th. During this time, he requested that everyone light up their houses green in accordance with Operation Green Light.

Mr. Epperson also announced that the new OMV, located on Raspberry Lane, is under construction and will be open late 2023 or early 2024.

- Mrs. Erica Bryant said that there was a Budget Retreat, and she will be reaching out to the Commissioners who were unable to attend. She also announced that some of the reimbursements from the CARES Act were not refunded to the Parish, but Ms. Jalisa Thomas, Grants Coordinator, has been working to try and retrieve some of those funds and was successful in receiving \$300,000 in FEMA funds.

PRESIDENT'S REPORT

Mr. Burrell talked about federal funds. He said that the IRS tax cuts also contributed to the federal deficit.

He then announced that the Power Coalition of Louisiana will be hosting a Black & Brown Voter Registration on September 6, 2023. The organization is requesting help in getting people registered to vote.

PUBLIC HEARING ON ZONING ORDINANCES & CASES

The President of the Commission opened the public hearing for the following zoning ordinances:

- *Ordinance No. 6347 of 2023, Zoning Case 23-9-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 northeast corner of Greenwood Springridge Road and Buncombe Road, Caddo Parish, Louisiana, from R-A, Rural Agricultural Zoning District, to C-2, Corridor Commercial Zoning District, and to otherwise provide with respect thereto*

Ronnie Ladner came before the Commission to speak in favor of Ordinance No. 6347 of 2023, Zoning Case 23-9-P. He said that this zoning case was recommended by the PZC, and the community has expressed much excitement with regards to this development.

- *Ordinance No. 6349 of 2023, Zoning Case 23-20-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 east side of Mansfield Road, approximately four hundred and fifty feet south of Stagecoach Road, C-2, Corridor Commercial Zoning District, to I-2, Heavy Industrial Zoning District, and to otherwise provide with respect thereto*

There being no one else to speak in favor or against the zoning ordinances, the President closed the public hearings.

PUBLIC HEARING ON ORDINANCES

The President then opened the public hearing on the following ordinances:

- *Ordinance No. 6328 of 2023, an ordinance amending and re-enacting Chapter 32, Article VI of the Caddo Parish Code of Ordinances, repealing Section 32-52 and Section 34-22 of the code of the Caddo Parish Code of Ordinances, and otherwise providing with respect thereto*

Mr. Mike Moncla came before the Commission and spoke against Ordinance No. 6328 of 2023. He said that the North Louisiana Oil & Gas Association requests that the Commission vote 'no' on Ordinance No. 6328 of 2023. The ordinance would negatively impact the oil and gas industry, specifically in Caddo Parish, he said. The oil and natural gas industry have provided more than 5,000 jobs to Caddo Parish residents with annual total wages of over \$190M. He also said that the industry has paid over \$100M in ad valorem taxes directly to the Parish. He also said that LOGA and LAMOGA would like to continue their collaboration with Caddo Parish.

Mr. Tom Thurmond came before the Commission and spoke against Ordinance No. 6328 of 2023. He represents Blue Dome Operating, which is a small business. The financial impact, according to the fact sheet, is estimated approximately \$10,000 to the Parish—most of those costs have not been accounted for, he said. The public has not been made aware of any comprehensive study toward addressing the pros and cons of the economic impact of the passage of this ordinance, he said. Mr. Thurmond also said that Bossier Parish has had a reduction in their oil and gas production because of their noise ordinance, and he would expect the same if Caddo Parish passes this ordinance. That loss of tax revenue to the Parish would be significant, he said.

Mr. Toby Landry came before the Commission and spoke against Ordinance No. 6328 of 2023. He represents Paloma Natural Gas. He said that there were only three complaints while drilling in Caddo Parish. Mr. Landry requested that the Commission vote 'no' on this ordinance.

- *Ordinance No. 6350 of 2023, an ordinance amending the 2023 Budget to adopt the Budget of Estimated Revenues & Expenditures for the Opioid Settlement Fund and to otherwise provide with respect thereto*
- *Ordinance No. 6351 of 2023, an ordinance to authorize the purchase of property located in Section 11, Township 23 North, Range 15 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*
- *Ordinance No. 6352 of 2023, an ordinance amending and re-enacting Section 32-90 of the Caddo Parish Code of Ordinances pertaining to burning control, and otherwise providing with respect thereto*
- *Ordinance No. 6353 of 2023, an ordinance amending and re-enacting Section 42-108 of the Caddo Parish Code of Ordinances relative to littering, to provide with regard to issuance of summons by Constables and adjudication of littering violations by Justices of the Peace, and to otherwise provide with respect thereto*

There being no one else to speak in favor or against the ordinances, the President closed the public hearings.

PUBLIC HEARINGS ON LOCAL ASSESSMENT ORDINANCES

The President then opened the public hearing on the following local assessment ordinances:

- *Local Assessment Ordinance No. 62 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Maggie Lane being located in a portion of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Woodstock Estates said subdivision being located in Section 16, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*

- *Local Assessment Ordinance No. 63 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Split Oak and Green Oak Drives being located in a portion of Lots 7, 8, 9, 10, 11, 12, 14, 21, 22, 23, and 24, Wildoak Subdivision, Unit 4, said subdivision being located in Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*
- *Local Assessment Ordinance No. 64 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Goldsberry Road being located in a portion of Lots 7, 14, 16, 17, and 20, Shadow Pines Estates, Unit 1, Lots 1, 10, 11, and 12, Shadow Pines Estates, Unit 2, Lots 1, 2, 3, and 4, Shadow Pines Estates, Unit 5, and Lots 5, 6, 7, 8, 9, 10, 11, and 12, Shadow Pines Estates, Unit 6, said subdivision being located in Section 34, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*

There being no one else to speak in favor or against the ordinances, the President closed the public hearings.

ZONING ORDINANCES (for final passage)

It was **moved by Mr. Epperson**, seconded by Mr. Young, *that Ordinance No. 6347 of 2023, Zoning Case 23-9-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 northeast corner of Greenwood Springridge Road and Buncombe Road, Caddo Parish, Louisiana, from R-A, Rural Agricultural Zoning District, to C-2, Corridor Commercial Zoning District, and to otherwise provide with respect thereto be adopted.*

Substitute motion by Mr. Jones, seconded by Mrs. Gage-Watts, *to englobe and adopt the following zoning ordinances and cases:*

- *Ordinance No. 6347 of 2023, Zoning Case 23-9-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 northeast corner of Greenwood Springridge Road and Buncombe Road, Caddo Parish, Louisiana, from R-A, Rural Agricultural Zoning District, to C-2, Corridor Commercial Zoning District, and to otherwise provide with respect thereto*
- *Ordinance No. 6349 of 2023, Zoning Case 23-20-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 east side of Mansfield Road, approximately four hundred and fifty feet south of Stagecoach Road, C-2, Corridor Commercial Zoning District, to I-2, Heavy Industrial Zoning District, and to otherwise provide with respect thereto*

At this time, Mr. Jones' substitute motion carried, as shown by the following roll call votes:
 AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

ORDINANCE NO. 6347 OF 2023, ZONING CASE 23-9-P

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 NORTHEAST CORNER OF GREENWOOD SPRINGRIDGE ROAD AND BUNCOMBE ROAD, CADDO PARISH, LOUISIANA, FROM R-A RURAL AGRICULTURAL ZONING DISTRICT TO C-2 CORRIDOR 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 Northeastern corner of Greenwood Springridge Road and Buncombe Road, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended from R-A Rural Agricultural Zoning District to C-2 Corridor Commercial Zoning District:

SOUTH 166.96 FT. OF WEST 208.7 FT. OF SEC 12-16-16 LESS WEST 35 FT.
TO ROAD & SOUTH 40 FT TO ROAD. SECTION 12 T16N, R16W, 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.

ORDINANCE NO. 6349 OF 2023, ZONING CASE 23-20-P

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 EAST SIDE OF MANSFIELD ROAD, APPROXIMATELY FOUR HUNDRED- AND FIFTY- FEET SOUTH OF STAGECOACH ROAD C-2 CORRIDOR COMMERCIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL 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 on the East Side of Mansfield Road, Approximately Four Hundred- And Fifty-Foot South of Stagecoach Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from C-2 Corridor Commercial Zoning District to I-2 Heavy Industrial Zoning District:

LOTS 3 , IBLING INDUSTRIAL PARK Section 20, 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.

ORDINANCES (for final passage)

It was **moved by Mr. Atkins**, seconded by Mr. Young, *that Ordinance No. 6328 of 2023, an ordinance amending and re-enacting Chapter 32, Article VI of the Caddo Parish Code of Ordinances, repealing Section 32-52 and Section 34-22 of the code of the Caddo Parish Code of Ordinances, and otherwise providing with respect thereto* be adopted as amended by the Natural Resources Committee.

Mr. Atkins said that Caddo Parish is supportive of oil and gas drilling in Caddo Parish and would like it to be more profitable here. However, during the past 18 months, they've received several complaints regarding oil and gas companies, particularly the noise and dust. The Natural Resources Committee reviewed the issues and tried to find ways to accept each proposed change—some of them were accepted; and some of them were rejected. He appreciates the hard work that was put into this document.

Answering a question from Mr. Epperson regarding the amendments, Attorney Frazier agreed that this was amending the original noise ordinance that was adopted in 2011. Mr. Epperson said that the drilling has moved from the rural areas to more densely populated areas. He further stated that the

mineral leases have reduced tremendously. Everything we brought up, the industry rejected, he said. Mr. Epperson said that the noise ordinance is an issue, but there are several other issues as well. He asked that the Commission vote 'yes' on adopting this ordinance.

Mr. Hopkins said that he will be voting 'no' because this is too much regulation.

Mrs. Gage-Watts said that there have been several conversations surrounding this issue. She also pointed out that there is a new Commissioner who has not had a chance to peruse the ordinance. Mrs. Gage-Watts suggested "going back to the drawing board", so she will be voting 'no' on this.

Mr. Johnson said that the citizens' complaints are not presented in this ordinance. He also pointed out that the industry cannot drill unless a property owner gives them the right to drill. Mr. Johnson said that the drilling bonuses should not be reduced. He said that he will be voting 'no' on this ordinance at this time.

Call for the Question by Mr. Lazarus, seconded by Mrs. Gage-Watts. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Gage-Watts, Hopkins, Johnson, Jones, and Lazarus (9). NAYS: Commissioners Epperson and Young (2). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

At this time, Mr. Atkins' motion failed, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Epperson, and Young (4). NAYS: Commissioners Blake, Chavez, Gage-Watts, Hopkins, Johnson, Jones, and Lazarus (7). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

Attorney Frazier said that the Parish will be operating on the ordinance that was adopted in 2011. She also mentioned that she will bring forward another ordinance to "clean up" the current ordinance that is on the books.

Mr. Burrell wanted to know if the Commission will go back and redress this ordinance. Attorney Frazier stated that she will do whatever is the wish of the Commission.

Mr. Johnson wanted to know the consequences of those companies operating on the ordinance that was adopted in 2009. Attorney Frazier said that they are not going to penalize anyone who has been operating incorrectly, but going forward, everyone has been put on notice now on what they should be operating on. Mr. Johnson wanted to know if they will be grandfathered, Attorney Frazier said that they would.

It was **moved by Mr. Lazarus**, seconded by Mrs. Gage-Watts, *that Ordinance No. 6350 of 2023, an ordinance amending the 2023 Budget to adopt the Budget of Estimated Revenues & Expenditures for the Opioid Settlement Fund and to otherwise provide with respect thereto* be adopted.

Substitute motion by Mrs. Gage-Watts, seconded by Mr. Atkins, *to englobe and adopt the following ordinances:*

- *Ordinance No. 6350 of 2023, an ordinance amending the 2023 Budget to adopt the Budget of Estimated Revenues & Expenditures for the Opioid Settlement Fund and to otherwise provide with respect thereto*
- *Ordinance No. 6351 of 2023, an ordinance to authorize the purchase of property located in Section 11, Township 23 North, Range 15 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*
- *Ordinance No. 6352 of 2023, an ordinance amending and re-enacting Section 32-90 of the Caddo Parish Code of Ordinances pertaining to burning control, and otherwise providing with respect thereto*
- *Ordinance No. 6353 of 2023, an ordinance amending and re-enacting Section 42-108 of the Caddo Parish Code of Ordinances relative to littering, to provide with regard to issuance of summons by Constables and adjudication of littering violations by Justices of the Peace, and to otherwise provide with respect thereto*

At this time, Mrs. Gage-Watts' substitute motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

Mr. Johnson asked for an update on Ordinance No. 6350 of 2023. Mrs. Bryant said that the Caddo Parish Commission was awarded a little over \$1M through the opioid settlement. The majority of those funds have to be used for treatment program. Prior to expending any of those dollars, they have

to appropriate the funds. This budget amendment is set up the Opioid Fund, so they can issue the RFP to seek treatment proposals.

ORDINANCE NO. 6350 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE 2023 BUDGET TO ADOPT THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OPIOID SETTLEMENT FUND AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the people of the Parish of Caddo have been harmed by the misfeasance, nonfeasance, and malfeasance committed by certain entities with the Pharmaceutical Supply Chain; and

WHEREAS, the Parish of Caddo has received a settlement through the State of Louisiana from the Pharmaceutical Companies; and

WHEREAS, the Settlement Revenues shall be spent to on approved purposes per the settlement agreement; and

WHEREAS, approved purposes shall mean evidence-based forward-looking strategies, programming and services used to (i) provide treatment for citizens affected by substance use disorders, (ii) provide support for citizens in recovery from addiction who are under the care of Substance Abuse and Mental Health Service Administration qualified and appropriately licensed health care providers, (iii) target treatment of citizens who not covered by Medicaid or not covered by private insurance for addictive services; and

WHEREAS, it is necessary to adopt the budget for revenues and expenditures for the Opioid Settlement Fund to appropriate these funds; 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 Opioid Settlement Fund for the year 2023 as follows:

	<u>Budget Increase (Decrease)</u>
Opioid Settlement Fund:	
Revenue:	
Opioid Settlement Revenue	\$1,224,280
Interest Earned	15,000
Expenses:	
Legal and Auditing	\$5,000
General Fund Administration	\$10,000
Professional Services	\$100,000
Opioid Abatement Expenses	\$1,124,280

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.

ORDINANCE NO. 6351 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF PROPERTY LOCATED IN SECTION 11, TOWNSHIP 23 NORTH, RANGE 15 WEST, CADDO PARISH, LOUISIANA, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo has budgeted funds for the purpose of purchasing property the Parish of Caddo is currently leasing for the operation of a solid waste compactor site in the Town of Ida, Caddo Parish, Louisiana; and

WHEREAS, the property the Parish of Caddo is currently leasing for the operation of a solid waste compactor site, located on Cedar Lane in the Town of Ida just West of U.S. Hwy. 71, is available for sale; and

WHEREAS, the Parish of Caddo desires to purchase the property located on Cedar Lane in the Town of Ida, Caddo Parish, Louisiana, for the purpose of continuing the operation of the Ida Compactor Site, said property being described as follows:

A 150 ft. by 200 ft. tract in the Southeast Corner of Block 3 and ½ of the Abandoned Alley, Town of Ida, Louisiana as recorded in Book 33, Page 289, records of Caddo Parish, Louisiana, described as .688 acre, more or less, tract of land being all of Lots 7, 8, 9 and a portion of Lot 10 and ½ of the abandoned alley and street lying next to and adjoining said Lots, all lying in or adjoining Block 3 of the Town of Ida, Louisiana, as recorded in Book 33, Page 289, of records of Caddo Parish, Louisiana and more particularly described as follows: Beginning at a railroad spike set for corner in the center of the abandoned Street lying East of said Block 3 and on an Easterly Extension Line of the Southwesterly line of said Block 3; thence run N70°33'55"W along the extension of and along the South line of said Block 3, a distance of 200 ft., to a ½ " iron pipe set for corner; thence run N21°47'24"E to the centerline of the abandoned alley, a distance of 150 ft., to a ½" iron pipe set for corner; thence run S70°33'59"E along the centerline of the abandoned alley to the centerline of said abandoned street, a distance of 200 ft., to a ½" iron pipe set for corner; thence run S21°47'24"W along the centerline of the abandoned street, a distance of 150 ft., to the point of beginning; as shown on the attached survey marked Exhibit "A".

WHEREAS, an appraisal of the property has been obtained which establishes the fair market value for the leased fee interest subject to the existing lease of this property at \$20,000.00; and

WHEREAS, the Parish of Caddo has negotiated a sales price of \$20,000.00 for the property which is the established fair market value for the leased fee interest subject to the existing lease; and

WHEREAS, the Parish of Caddo has determined that the property located on Cedar Lane in the Town of Ida, Caddo Parish, Louisiana is needed for the Parish of Caddo public purpose of continuing the Solid Waste operation of the Ida Compactor Site; and

WHEREAS, Section 3-11(11) of the Charter of the Parish of Caddo requires the adoption of an ordinance for the conveyance of any lands or property to or from the Parish.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby authorize the purchase of the property described hereinabove and located on Cedar Lane in the Town of Ida, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that the Parish of Caddo is authorized to purchase the Property located on Cedar Lane in the Town of Ida, Caddo Parish, Louisiana for a price of \$20,000.00.

BE IT FURTHER ORDAINED, that the Caddo Parish Administrator or her designee shall be authorized to do any and all things and to sign any and all contracts and other documents in a form acceptable to the Caddo Parish Attorney necessary to effectuate the purposes set forth herein.

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 immediately upon adoption.

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

ORDINANCE NO. 6352 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING AND REENACTING SECTION 32- 90 OF THE CADDO PARISH CODE OF ORDINANCES PERTAINING TO BURNING CONTROL, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the Louisiana Administrative Code specifically limits the burning of waste to yard waste, i.e., "leaves, grass, twigs, branches, and vines by a private property owner on his or her own property for noncommercial purposes in parishes with a population of 300,000 or less, provided the property owner attends the burning of yard waste at all times; and

WHEREAS, the current Caddo Parish burn ordinance does not define or limit the type of waste that may be the subject of an open burn; and WHEREAS, the Louisiana Department of Environmental Quality has requested that Caddo Parish aligns its ordinance with the Louisiana Administrative Code.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Section 32-90 of the Caddo Parish Code is hereby amended and re-enacted as follows:

- (a) No person shall burn any matter or materials upon public or private property outside the confines of a building or structure in the unincorporated areas of the parish. ~~unless:~~
 - ~~(1) The burning is confined to an enclosure with a lid designed for the purpose of containing and preventing the spread of fire; or~~
 - ~~(2) If the burning is not confined in accordance with subsection (a)(1) of this section, the fire chief, or his designated representative, of the special fire protection district in which the burning is to occur shall be notified of the nature and approximate time of the intended burn prior to its ignition. The fire chief, or his designated representative, shall either approve or disapprove the request for the intended burn based upon the prevailing fire danger conditions. Further:~~
 - ~~a. The time and size of the intended burn shall be of such a nature that all flames will be extinguished;~~
 - ~~b. All matter or materials intended to be burned shall have originated on the property of the intended controlled burn; and~~
 - ~~c. All reasonable precautions shall be taken to prevent the fire from getting out of control of the person setting it or spreading beyond its intended perimeters, and a responsible adult shall be in attendance at all times while the fire is burning.~~
- (b) Exceptions
 - 1. the burning of leaves, grass, twigs, branches, and vines by a private property owner on his own property for noncommercial purposes, provided the property owner attends the burning of yard waste at all times.
 - 2. the burning of agricultural by-products in the fields in connection with the planting, harvesting, or processing of agricultural products;
 - 3. the controlled burning of cotton gin agricultural wastes in connection with cotton gin operations;
 - 4. the controlled burning in connection with timber stand management; and
 - 5. the controlled burning of pasture land or marshland in connection with trapping or livestock production.
 - 6. the burning is pursuant to and in compliance with the terms of a variance granted by the Louisiana Department of Environmental Quality.
- ~~(b)(c)~~ The fire chief of each special fire protection district shall implement procedures to track and record the approval or disapproval of burn requests.
- ~~(c)(d)~~ The fire chief of each special fire protection district is hereby authorized to declare a burning ban within the special fire protection district. No person shall burn any matter or materials whatsoever upon public or private property outside the confines of a building or structure in the unincorporated areas of the parish during a burning ban.
- ~~(d)(e)~~ The provisions of this section shall not apply to prescribed burns by the state department of agriculture and forestry, or by persons trained and certified by the state department of agriculture and forestry, or by persons who conduct prescribed burning as a generally accepted agricultural practice as defined by R.S. 3:3602(9).

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 all ordinances or parts thereof in conflict herewith are hereby repealed.

ORDINANCE NO. 6353 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING AND REENACTING SECTION 42-108 OF THE CODE OF ORDINANCES RELATIVE TO LITTERING, TO PROVIDE WITH REGARD TO ISSUANCE OF SUMMONS BY CONSTABLES AND ADJUDICATION OF LITTERING VIOLATIONS BY JUSTICES OF THE PEACE, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the state law provides that parishes may adopt ordinances to address littering;

WHEREAS, the Caddo Parish Home Rule Charter also grants the parish all authority as may be granted to local governments under the Constitution and laws of this state;

WHEREAS, the Caddo Parish Home Rule Charter also grants the parish all authority may be granted to adopt and enforce ordinances as may be necessary to promote, protect, and preserve the general welfare, safety, health, peace and good order of the parish so long as those ordinances are not inconsistent with the State constitution or expressly denied by general law applicable to the Parish;

WHEREAS, litter in the unincorporated areas of the Parish continues to be a problem;

WHEREAS, the Caddo Parish Commission wishes to address the issue of littering by providing for the enforcement of littering laws and ordinances;

WHEREAS, the Caddo Parish Commission also wishes to address the issue of littering by providing for the adjudication of littering offenses;

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Section 42-108 of the Code of Ordinances is amended and reenacted to read as follows:

Sec. 42-108. Enforcement in justice of the peace courts.

~~Any violation of this article may be tried in a justice of the peace court. Justices of the peace courts and ward constables shall be reimbursed for the time spent and expenses incurred for the disposition of litter violations in accordance with the following distribution formula:~~

- ~~(1) 95 percent of all fines collected and remitted to the parish for any violation of this article shall be disbursed to the justice of the peace court and ward constables. The parish shall apportion 60 percent of the percentage referenced in this subsection (1) to the ward constables and 35 percent to the justices of the peace courts; and~~
- ~~(2) Five percent of all fines collected for any violation of this article shall be remitted to the parish for deposit in its treasury.~~
- A. A justice of the peace shall have concurrent jurisdiction over litter violations occurring anywhere in the parish in which the said justice of peace court is situated, which said litter violations are prohibited by R.S. 30:2531 or this Code. Justices of the peace within the parish have all of the powers and authority allowed for enforcement of litter violations under law. In addition, a constable within the parish may issue summons and issue subpoenas for such violations occurring anywhere in the parish in which his court is situated.
- B. All fines collected by the justice of the peace courts in the parish for litter violations pursuant to state law or parish ordinance shall be paid to the parish pursuant to La.R.S. 30:2531—30:2531.5 and 30:2532 and this section but further providing that the justice of the peace shall impose a court cost of \$100.00 per violation.
- C. Additionally, the Parish shall enter into a cooperative endeavor agreement with any justice of the peace and any constable for the enforcement of the state law and Parish ordinances regarding litter. The cooperative endeavor agreement shall be subject to approval by the Parish Attorney before execution on behalf of the Parish.

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.

LOCAL ASSESSMENT ORDINANCES (for final passage)

It was **moved by Mr. Jones**, seconded by Mr. Johnson, *that Local Assessment Ordinance No. 62 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Maggie Lane being located in a portion of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Woodstock Estates said subdivision being located in Section 16, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto* be adopted

Substitute motion by Mr. Jones, seconded by Mrs. Gage-Watts, *to englobe and adopt the following local assessment ordinances:*

- *Local Assessment Ordinance No. 62 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Maggie Lane being located in a portion of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Woodstock Estates said subdivision being located in Section 16, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*
- *Local Assessment Ordinance No. 63 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Split Oak and Green Oak Drives being located in a portion of Lots 7, 8, 9, 10, 11, 12, 14, 21, 22, 23, and 24, Wildoak Subdivision, Unit 4, said subdivision being located in Section 21, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*
- *Local Assessment Ordinance No. 64 of 2023, an ordinance to re-inscribe liens securing special assessments for a portion of Goldsberry Road being located in a portion of Lots 7, 14, 16, 17, and 20, Shadow Pines Estates, Unit 1, Lots 1, 10, 11, and 12, Shadow Pines Estates, Unit 2, Lots 1, 2, 3, and 4, Shadow Pines Estates, Unit 5, and Lots 5, 6, 7, 8, 9, 10, 11, and 12, Shadow Pines Estates, Unit 6, said subdivision being located in Section 34, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and to otherwise provide with respect thereto*

Mr. Johnson wanted to know what districts these ordinances are in. These local assessment ordinances are in District 9.

At this time, Mr. Jones' substitute motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

LOCAL ASSESSMENT ORDINANCE NO. 62 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO RE-INSCRIBE LIENS SECURING SPECIAL ASSESSMENTS FOR A PORTION OF MAGGIE LANE BEING LOCATED IN A PORTION OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19, WOODSTOCK ESTATES SAID SUBDIVISION BEING LOCATED IN SECTION 16, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo has completed water line improvement projects on a special assessment basis: and

WHEREAS, liens were filed against the property abutting the improvement projects in order to secure the assessments; and

WHEREAS, several of the assessments secured have an outstanding balance remaining at the conclusion of the period allotted for installment payments.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened that the Parish of Caddo does hereby re-inscribe the original liens filed to secure the special assessment as follows:

Originally recorded by Local Assessment Ordinance No. 52 of 2014, Goldsberry Road, as recorded under Caddo Parish Clerk of Court Registry No. 2524145 on October 15, 2014.

Shadow Pines Estates, Unit 1

<u>Property Owner</u>	<u>Tract Number</u>	<u>Abutting Footage</u>	<u>Assessed Amount</u>
Walter & Suzanne Hunter 308 Maggie Lane Shreveport, LA 71106 1613160040011	11	190.00'	\$4,254.94
Daniel Condon 332 Maggie Lane Shreveport, LA 71106 1613160040014	14	316.00'	\$753.71

BE IT FURTHER ORDAINED, that a copy of this ordinance shall be filed in the mortgage records of the Parish of Caddo.

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 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.

LOCAL ASSESSMENT ORDINANCE NO. 63 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO RE-INSCRIBE LIENS SECURING SPECIAL ASSESSMENTS FOR A PORTION OF SPLIT OAK AND GREEN OAK DRIVES BEING LOCATED IN A PORTION OF LOTS 7, 8, 9, 10, 11, 12, 14, 21, 22, 23, AND 24, WILDOAK SUBDIVISION, UNIT 4, SAID SUBDIVISION BEING LOCATED IN SECTION 21, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo has completed water line improvement projects on a special assessment basis: and

WHEREAS, liens were filed against the property abutting the improvement projects in order to secure the assessments; and

WHEREAS, several of the assessments secured have an outstanding balance remaining at the conclusion of the period allotted for installment payments.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened that the Parish of Caddo does hereby re-inscribe the original liens filed to secure the special assessment as follows:

Originally recorded by Local Assessment Ordinance No. 50 of 2013, Split Oak and Green Oak Drive, as recorded under Caddo Parish Clerk of Court Registry No. 2458214 on June 11 2013.

Wild Oak Subdivision, Unit 4

<u>Property Owner</u>	<u>Tract Number</u>	<u>Abutting Footage</u>	<u>Assessed Amount</u>
James & Jeannie Reeder	07	190.00'	\$5,400.56

9906 Green Oak Dr
Shreveport, LA 71106
1613210070007

Jimmy & Mona Hampton 9918 Green Oak Dr Shreveport, LA 71106 1613210070010	10	190.00'	\$5,244.94
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Charles & Regina White 9909 Green Oak Dr Shreveport, LA 71106 1613210070022	22	198.00'	\$2,779.80
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BE IT FURTHER ORDAINED, that a copy of this ordinance shall be filed in the mortgage records of the Parish of Caddo.

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 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.

LOCAL ASSESSMENT ORDINANCE NO. 64 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO RE-INSCRIBE LIENS SECURING SPECIAL ASSESSMENTS FOR A PORTION OF GOLDSBERRY ROAD BEING LOCATED IN A PORTION OF LOTS 7, 14, 16, 17, AND 20, SHADOW PINES ESTATES, UNIT 1, LOTS 1, 10, 11 AND 12, SHADOW PINES ESTATES, UNIT 2, LOTS 1, 2, 3 AND 4, SHADOW PINES ESTATES, UNIT 5, AND LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, SHADOW PINES ESTATES, UNIT 6, SAID SUBDIVISION BEING LOCATED IN SECTION 34, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo has completed water line improvement projects on a special assessment basis: and

WHEREAS, liens were filed against the property abutting the improvement projects in order to secure the assessments; and

WHEREAS, several of the assessments secured have an outstanding balance remaining at the conclusion of the period allotted for installment payments. NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened that the Parish of Caddo does hereby re-inscribe the original liens filed to secure the special assessment as follows:

Originally recorded by Local Assessment Ordinance No. 49 of 2013, Goldsberry Road, as recorded under Caddo Parish Clerk of Court Registry No. 2458213 on June 13, 2013.

Shadow Pines Estates, Unit 1

<u>Property Owner</u>	<u>Tract Number</u>	<u>Abutting Footage</u>	<u>Assessed Amount</u>
William Vickery 10336 Goldsberry Rd Shreveport, LA 71106 1613280060007	07	333.00'	\$8,447.76

BE IT FURTHER ORDAINED, that a copy of this ordinance shall be filed in the mortgage records of the Parish of Caddo.

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 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.

ZONING ORDINANCES (for introduction by title)

- *Ordinance No. 6348 of 2023, 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 northwest corner of Wells Island Road and Mallot Drive, Caddo Parish, Louisiana, from R-1-7 Single Family Residential Zoning District to I-2 Heavy Industrial Zoning District, and to otherwise provide with respect thereto*
- *Ordinance No. 6354 of 2023, in regards to PZC Zoning Case 23-25-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 east side of Devereaux Road approximately seven hundred ninety-six feet north of Pinehill Road, Caddo Parish, LA, from R-1-7, Single Family Residential District to R-TH, Townhouse Residential District, and to otherwise provide with respect thereto*

WORK SESSION MINUTES

It was **moved by Mr. Johnson**, seconded by Mr. Jones, *that Work Session Minutes from September 5, 2023 be ratified.* Motion carried.

RESOLUTIONS

It was **moved by Mr. Atkins**, seconded by Mr. Jones, *to englobe and adopt the following resolutions:*

- *Resolution No. 42 of 2023, a resolution to provide an annual certification to the State of Louisiana Department of Transportation & Development in accordance with the Off-System Bridge Replacement Program, and to otherwise provide with respect thereto*
- *Resolution No. 43 of 2023, a resolution to authorize the addition of Ida Missionary Road Bridge into the Federal Off-System Bridge Rehabilitation & Replacement Program, and otherwise providing with respect thereto*
- *Resolution No. 44 of 2023, a resolution to authorize the Caddo Parish Administrator to approve the assignment, bill of sale, and conveyance of State Agency Leases 19738 and 19739 from BPX Operating Company to Chesapeake Louisiana, LP, and otherwise providing with respect thereto*
- *Resolution No. 45 of 2023, a proclamation (resolution) ordering and calling a special election to be held to fill the vacancy in the Office of Caddo Parish Commissioner, District 6, for the unexpired term thereof; to set the date*
- *Resolution No. 46 of 2023, a resolution to relocate the polling place for Precinct 127 from LSU Pecan Station, 10300 Harts Island Road, Shreveport, Louisiana, to Caddo Bossier Parishes Port Commission, 6000 Doug Attaway Boulevard, Shreveport, Louisiana, and otherwise providing with respect thereto*
- *Resolution No. 47 of 2023, a resolution to relocate the polling place for Precincts 006, 064, and 099 from E.B. Williams Stoner Hill Elementary School, 3238 C.E. Galloway Boulevard, Shreveport, Louisiana, to Valencia Park Community Center, 1800 Viking Drive, Shreveport, Louisiana, and otherwise providing with respect thereto*

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (10). NAYS: None (0). ABSENT: Commissioners Epperson and Jackson (2). ABSTAIN: None (0).

RESOLUTION NO. 42 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO PROVIDE AN ANNUAL CERTIFICATION TO THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT IN ACCORDANCE WITH THE OFF-SYSTEM BRIDGE REPLACEMENT PROGRAM, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Code of Federal Regulations mandates that all structures defined as bridges located on all public roads shall be inspected, rated for safe load capacity, and posted in accordance with the National Bridge Inspection Standards; and

WHEREAS, an inventory of the aforementioned bridges shall be maintained by each state; and

WHEREAS, the responsibility to inspect, rate and loads post these bridges under the authority of the Parish of Caddo in accordance with the above-cited standards is delegated by the Louisiana Department of Transportation and Development to the Parish of Caddo.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, legal and regular session convened, that the Caddo Parish Commission does hereby certify to the Louisiana Department of Transportation and Development that the Parish will perform the following for the period of 1 October 2023 through 30 September 2024:

1. The Parish has performed and will continue to perform all interim inspections on all Parish-owned or maintained bridges in accordance with the National Bridge Inspection Standards
2. The Parish will load rate non-timber bridges within Caddo Parish, as required.
3. The Parish will load post or close bridges within Caddo Parish, as required.
4. The Parish will verify the inventory data pertaining to all bridges within Caddo Parish, as required.

These stipulations are prerequisites to participation by the Parish in the Off-System Bridge Replacement Program.

BE IT FURTHER RESOLVED, that 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.

RESOLUTION NO. 43 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO AUTHORIZE THE ADDITION OF IIDA MISSIONARY ROAD BRIDGE INTO THE FEDERAL OFF-SYSTEM BRIDGE REHABILITATION AND REPLACEMENT PROGRAM, AND OTHERWISE PROVING WITH RESPECT THERETO

WHEREAS, the Parish of Caddo has been notified by the State of Louisiana, Department of Transportation and Development that Ida Missionary Rd Bridge (id# 300122) in Caddo Parish has been chosen of inclusion into the 2023-2025 Federal Off-System Bridge Replacement and Rehabilitation Program; and

WHEREAS, the Off-System Bridge Replacement and Rehabilitation Program requires that the above selected bridge project be added into the program by resolution of the Caddo Parish Commission, and

WHEREAS, the Caddo Parish Commission has determined that the bridge replacement and rehabilitation program provides a public benefit to the citizens of Caddo Parish; and

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular, and legal session convened, that the Caddo Parish Commission does hereby add Ida Missionary Road Bridge into the 2023-2025 Federal Off-System Bridge Replacement and Rehabilitation Program.

BE IT FURTHER RESOLVED, that the Caddo Parish Commission does hereby authorize the Parish Administrator or his designee to do any and all things necessary to add the above referenced bridge into the 2023-2025 Federal Off-System Bridge Replacement and Rehabilitation Program, and to execute any and all documents in a form acceptable to the Caddo Parish Attorney necessary to effectuate the purposed set forth herein.

BE IT FURTHER RESOLVED, that if any provision or item of this resolution or 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.

RESOLUTION NO. 44 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO AUTHORIZE THE CADDO PARISH ADMINISTRATOR TO APPROVE THE ASSIGNMENT, BILL OF SALE AND CONVEYANCE OF STATE AGENCY LEASES 19738, AND 19739 FROM BPX OPERATING COMPANY TO CHESAPEAKE LOUISIANA, LP, AND OTHERWISE PROVIDING WITH RESPECT THERETO

WHEREAS, the Parish of Caddo is a Lessor in that certain oil, gas and mineral lease from the Caddo Parish Commission to Theophilus Oil, Gas & Land Services, LLC, in State Agency Lease 19738, dated July 9, 2008, and recorded at registry No. 2179773 of the conveyance records of Caddo Parish, Louisiana; and that certain oil, gas and mineral lease from the Caddo Parish Commission to Theophilus Oil, Gas & Land Services, LLC, in State Agency Lease 19739, dated July 9, 2008, and recorded at registry No. 22179775; of the conveyance records of Caddo Parish, Louisiana; and

WHEREAS, State Agency Leases 19738 and 19739 have been conveyed by various assignments, bills of sale, mergers or name changes to BPX Operating Company, hereinafter referred to as 'BPX', and

WHEREAS, the Parish of Caddo has received a written request from 'BPX', seeking approval from the Caddo Parish Commission of an assignment, bill of sale and conveyance of State Agency Leases 19738 and 19739, from 'BPX' to Chesapeake Louisiana, LP.

WHEREAS, the assignment, bill of sale and conveyance of State Agency Lease 19738 will be limited to the lands in Sections 28 and 29, Township 15 North, Range 16 West and the assignment, bill of sale and conveyance of State Agency Lease 19739 will be limited to the lands in Section 25, Township 15 North, Range 16 West.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Administrator is hereby authorized to approve the assignment, bill of sale and conveyance of State Agency Leases 19738 and 19739 from 'BPX' to Chesapeake Louisiana, LP.

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.

RESOLUTION NO. 45 OF 2023

BY THE CADDO PARISH COMMISSION:

A PROCLAMATION (RESOLUTION) ORDERING AND CALLING A SPECIAL ELECTION TO BE HELD TO FILL THE VACANCY IN THE OFFICE OF CADDO PARISH COMMISSIONER, DISTRICT 6, FOR THE UNEXPIRED TERM THEREOF; TO SET THE DATE THEREFOR AND

OTHER PERTINENT MATTERS, AND TO OTHERWISE PROVIDE WITH
RESPECT THERETO

WHEREAS, a vacancy exists in the office of Caddo Parish Commissioner, District 6, due to no candidate qualifying to be elected for the term beginning January 8, 2024.

WHEREAS, the unexpired term of said office exceeds eighteen months; and

WHEREAS, the Caddo Parish Commission, as the governing authority of the Parish of Caddo, is therefore required to call an election to fill the unexpired term of said office by La. R.S. 18:602.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, as follows:

Section 1. That, as required by and pursuant to law, an election shall be and the same is hereby called to elect a successor to the office of Caddo Parish Commissioner, District 6 to serve the unexpired term of the vacant office.

Section 2. That, in accordance with La. R.S. 18:602 and 18:402, the primary election to elect a candidate to the unexpired term shall be held on March 23, 2024, and the general election, should it be necessary, shall be held on April 27, 2024; both elections to be held within the boundaries of Caddo Parish Commission District 6, Parish of Caddo, State of Louisiana, between the hours of seven (7:00) o'clock a.m. and eight (8:00) o'clock p.m. in compliance with the provisions of the Louisiana Election Code.

Section 3. That the Clerk of the Caddo Parish Commission shall publish this resolution immediately in the official journal of the Parish of Caddo.

Section 4. That the polling places for Commissioners and the polling places for this election shall be the same as those designated and approved as polling places within Caddo Parish Commission Districts 6 in accordance with the provisions of the Louisiana Election Code.

Section 5. That the qualifying period for the primary election shall open at 8:30 a.m. on December 13, 2023, and shall close at 4:30 p.m. on December 15, 2023.

Section 6. In accordance with Title 18, Section 426 of the Revised Statutes of Louisiana the number of commissioners serving at each precinct is hereby reduced to the minimum number authorized by law.

Section 7. That the Clerk of the Caddo Parish Commission be and he is hereby empowered, authorized and directed to execute and furnish any certification, form, proclamation, or ancillary requirement for the proper holding of said election.

Section 8. That the Clerk of the Caddo Parish Commission shall forward certified copies of this Resolution by certified mail within twenty-four (24) hours to the Louisiana Secretary of State and the Caddo Parish Clerk of Court, in accordance with La. R.S. 18:602.

BE IT FURTHER RESOLVED that 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 upon its adoption.

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

RESOLUTION NO. 46 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO RELOCATE THE POLLING PLACE FOR
PRECINCT 127 FROM LSU PECAN STATION, 10300 HARTS ISLAND
ROAD, SHREVEPORT, LOUISIANA TO CADDO BOSSIER PARISHES
PORT COMMISSION, 6000 DOUG ATTAWAY BOULEVARD,
SHREVEPORT, LOUISIANA, AND OTHERWISE PROVIDING WITH
RESPECT THERETO.

WHEREAS, the established polling location for Precinct No. is located at the LSU Pecan Station, 10300 Harts Island Road, Shreveport, Louisiana 71115-9521;

WHEREAS, that facility sustained significant damage from the recent storms and is no longer a suitable location for a polling location due to that damage;

WHEREAS, the Caddo Bossier Parishes Port Commission, 6000 Doug Attaway Boulevard, Shreveport, Louisiana 71115-9515 is willing to serve as a polling location; and

WHEREAS, the distance between the current location of the polling place for Precinct No. 127 and the proposed location is 1.5 miles; and

WHEREAS, the proposed polling place has been reviewed and meets all requirements for polling places.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby change the polling location for Precinct No. 127 from LSU Pecan Station, 10300 Harts Island Road, Shreveport, Louisiana 71115-9521 to Caddo Bossier Parishes Port Commission, 6000 Doug Attaway Boulevard, Shreveport, Louisiana 71115-9515.

BE IT FURTHER RESOLVED that notice of this change shall be published in the official journal of the parish in accordance with La.R.S. 18:535.

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.

RESOLUTION NO. 47 OF 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO RELOCATE THE POLLING PLACE FOR PRECINCTS 006, 064, and 099 FROM E. B. WILLIAMS STONER HILL ELEMENTARY SCHOOL, 2127 C. E. GALLOWAY BOULEVARD, SHREVEPORT, LOUISIANA TO VALENCIA PARK COMMUNITY CENTER, 1800 VIKING DRIVE, SHREVEPORT, LOUISIANA, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the established polling location for Precinct Nos. 006, 064, and 099 is located at E. B. Williams Stoner Hill Elementary School, 2127 C. E. Galloway Boulevard, Shreveport, Louisiana 71104-2723;

WHEREAS, that facility has been closed and therefore is no longer a suitable location for a polling location;

WHEREAS, Valencia Park Community Center, 1800 Viking Drive, Shreveport, Louisiana 71101 is available to serve as a polling location and the City of Shreveport is agreeable to have a polling location located there; and

WHEREAS, the distance between the current location of the polling place for Precinct Nos. 006, 064, and 099 and the proposed location is .4 miles; and

WHEREAS, the proposed polling place has been reviewed and meets all requirements for polling places.

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened that the Caddo Parish Commission does hereby change the polling location for Precinct Nos. 006, 064, and 099 from E. B. Williams Stoner Hill Elementary School, 2127 C. E. Galloway Boulevard, Shreveport, Louisiana 71104-2723 to Valencia Park Community Center, 1800 Viking Drive, Shreveport, Louisiana 71101.

BE IT FURTHER RESOLVED that notice of this change shall be published in the official journal of the parish in accordance with La.R.S. 18:535.

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.

NEW BUSINESS

It was **moved by Mrs. Gage-Watts**, seconded by Mr. Johnson, *to englobe and approve the following New Business items:*

- *Authorize letter requesting an emergency move of Precinct 127*
- *Authorize letter requesting an emergency move of Precincts 6, 64, and 99*
- *Confirm appointment of Georgia Washington Blow to Sewerage District No. 7 to fill the unexpired term of Bob Bass. Term to expire November 6, 2024*
- *Confirm reappointment of Steven Barras to Sewerage District No. 2. Term to expire September 11, 2027*

At this time, Mrs. Gage-Watts' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

The Commission then moved onto the unexpired term left by Brad Schmidt on the Industrial Development Board.

It was **moved by Mrs. Gage-Watts**, seconded by Mr. Johnson, *to postpone the appointment on the Industrial Development Board.*

Mrs. Gage-Watts would like to postpone this appointment because she was just made aware of the vacancies. She also said that there is a new Commissioner on the board who has not had the chance to review the appointment.

Mr. Atkins said that he will be voting 'no' on this motion because this was on the Work Session. He also said that he brought forward a candidate and would like for that candidate to be considered.

Mrs. Gage-Watts said that she also brought forward a candidate, Ms. Tamesha Lane, who is retired and would like to volunteer her free time to serve the community. She asked for support from the Commission.

Mr. Atkins thanked Mrs. Gage-Watts for bringing her candidate to the table. He then talked about his candidate, Mr. John Lorick, who is an accomplished real estate executive across Caddo Parish who would like to serve Caddo Parish in this capacity.

Mr. Burrell would like to have a process in place for appointments and reappointments moving forward.

Mr. Johnson said that Ms. Lane is retired from General Motors and is a product of Caddo Parish schools. He said that she is born and raised in Caddo Parish and is now seeking an opportunity to serve on this board.

Call for the Question by Mr. Epperson, seconded by Mr. Johnson. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

At this time, Mrs. Gage-Watts' motion failed, as shown by the following roll call votes: AYES: Commissioners Burrell, Epperson, Gage-Watts, Johnson, and Jones (5). NAYS: Commissioners Atkins, Blake, Chavez, Hopkins, Lazarus, and Young (6). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

It was **moved by Mr. Chavez**, seconded by Mr. Atkins, *that Mr. Lorick be appointed to the Industrial Development Board to fill the unexpired term left by Brad Schmidt.*

Substitute motion by Mr. Johnson, seconded by Mrs. Gage-Watts, *that Ms. Tamesha Lane.*

Mr. Jones would like a process in place for board resignations and appointments.

Call for the Question by Mr. Lazarus, seconded by Mr. Johnson. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Johnson, Jones, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jackson (1). ABSTAIN: None (0).

At this time, Mr. Johnson's substitute motion failed, as shown by the following roll call votes: AYES: Commissioners Burrell, Epperson, Gage-Watts, Johnson, and Jones (5).

At this time, Mr. Chavez's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Chavez, Hopkins, Lazarus, and Young (6).

The Commission then moved onto the next New Business item, *authorization of Commission travel to the Keep Louisiana Beautiful Conference*.

It was **moved by Mr. Jones**, seconded by Mr. Chavez, *that Commission travel to the Keep Louisiana Beautiful Conference be approved*.

Mr. Chavez said that this conference could help educated reducing litter and cleaning up this city. Mr. Chavez also pointed out that he did not do any travel this year because he knew that he was rolling off the Commission, but he would like to learn more about cleaning up this city.

Ms. Blake would also like to clean up this city. She asked that Mr. Chavez come back and share the information with the rest of the Commissioners.

Mr. Johnson said that all the organizations that help beautify Caddo Parish should be supported. Mr. Jones agreed and would like to bring back as many resources and education as possible to help beautify Caddo Parish.

Answering a question from Mr. Burrell regarding which Commissioners would be attending the conference, Mr. Chavez said that anyone who would like to attend is invited.

Call for the Question by Mr. Johnson, seconded by Mr. Jones. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Johnson, Jones, and Lazarus (9). NAYS: None (0). ABSENT: Commissioners Hopkins, Jackson, and Young (3). ABSTAIN: None (0).


At this time, Mr. Jones' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Johnson, Jones, and Lazarus (9). NAYS: None (0). ABSENT: Commissioners Hopkins, Jackson, and Young (3). ABSTAIN: None (0).

COMMUNIQUES & COMMITTEE REPORTS

- Mr. Epperson requested that information be placed on the Commission's website with regards to the new OMV office on Raspberry Lane.
- The Assistance to the Commission Clerk asked that any Commissioner interested in attending the PJAL Region IV meeting on September 27, 2023 from 6:00 p.m. until 8:00 p.m.
- Commissioner Blake thanked the Commission for the warm welcome in joining this body.

There was no further business to come before the Commission, so the meeting was adjourned at 6:13 p.m.


Michelle Nations
Assistant to the Commission Clerk


Roy Burrell
Commission President

MINUTES OF THE SPECIAL SESSION OF
THE CADDO PARISH COMMISSION
TAX BOARD OF REVIEW
HELD ON THE 13th DAY OF SEPTEMBER, 2023

The Caddo Parish Commission met in a Special Session—Tax Board of Review, on the above date, at 3:30 p.m., in the Government Chambers, with Mr. Young, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Blake, Epperson, Hopkins, Johnson, Lazarus and Young (7). ABSENT: Commissioners Burrell, Chavez, Gage-Watts, Jackson, and Jones (5).

The invocation was given by Mr. Lazarus, and Mr. Blake led the Commission in the Pledge of Allegiance.

AGENDA ADDITIONS

It was **moved by Mr. Young**, seconded by Mr. Hopkins, *that the updated agenda reflecting AT&T's withdrawal* be adopted.

The Chair then opened a public hearing. There being no one to speak in favor or against the agenda addition, the public hearing was closed.

At this time, Mr. Young's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Epperson, Hopkins, Johnson, Lazarus, and Young (7). NAYS: None (0). ABSENT: Commissioners Burrell, Chavez, Gage-Watts, Jackson, and Jones (5). ABSTAIN: None (0).

NEW BUSINESS

At this time, the Commission sat as the Tax Board of Review to hear appeals from companies and personal property owners within Caddo Parish. Mr. Charlie Henington, Caddo Parish Tax Assessor, introduced Mr. Rodney Bell who presented the 2023 personal property and company appeals.

Mr. Rodney Bell, Director of Personal Property in the Caddo Parish Tax Assessor's Office, said that there are four appellants with approximately nineteen accounts that are being appealed.

CableOne and Conterra are appealing for obsolescence for dark fiber. This issue also came up in the previous year. Mr. Bell also noted that Conterra did not have any communication Caddo Parish Tax Assessor's Office, but did submit their appeal right at the deadline. The Tax Assessor prefers that the Louisiana Tax Commission set the precedent of obsolescence for dark fiber, so they can follow suit on their other accounts.

OTI LLC and USA AC Leasing are appealing the Tax Commission for composite multipliers or depreciation factors. They have everything listed as reported, but the market value and assessed values have changed based on the increased depreciation factors from the Tax Commission. Both companies have asked to be deferred to the Tax Commission.

Mr. Atkins wanted more clarification on obsolescence on new assets with regards to dark fiber. Mr. Bell explained that the fiber optics have been laid, but they are saying that the fiber optics are not being used at full capacity. Conterra sent in an appeal saying that they are only at 30% capacity, but they have not provided the expenses or revenues specifically as it applies to Caddo Parish; they only provided trend factor of the industry.

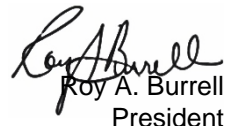
It was **moved by Mr. Lazarus**, seconded by Mr. Young, *to uphold the recommendation from the Caddo Parish Tax Assessor's Office and refer this matter to the Louisiana Tax Commission if CableOne, Conterra, OTI LLC, and/or USA Compression decide to further the appeal.*

Mr. Johnson talked about the dark fiber. Mr. Bell said that it is in service, but may not be at full capacity. Mr. Henington reiterated that they are not providing any information specific to Caddo Parish. Mr. Johnson then wanted to know if the Caddo Parish Tax Assessor's Office is taxing the companies as if they are in 100% service. Mr. Henington said that they were.

At this time, Mr. Lazarus' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Epperson, Hopkins, Johnson, Lazarus, and Young (7). NAYS: None (0). ABSENT: Commissioners Burrell, Chavez, Gage-Watts, Jackson, and Jones (5). ABSTAIN: None (0).

There being no further business to come before the Commission, the meeting adjourned at 11:48 a.m.


Michelle Nations
Assistant to the Commission Clerk


Roy A. Burrell
President

**SPECIAL REOLUTION PROCLAIMING SEPTEMBER AS
SICKLE CELL AWARENESS MONTH**

WHEREAS, September is National Sickle Cell Awareness Month; and

WHEREAS, Sickle cell anemia is an inherited blood disorder that mostly affects people of African ancestry, but also occurs in other ethnic groups, including people who are of Mediterranean and Middle Eastern descent.; and

WHEREAS, approximately 100,000 Americans have sickle cell anemia. And roughly 2 million Americans— 1 in 12 African Americans — have the sickle cell trait, which means they carry a single gene for the disease, but do not have the disease itself.; and

WHEREAS, sickle cell disease is a complex genetic disorder characterized by chronic anemia, episodes of debilitating pain and damage to vital organs; and

WHEREAS, early identification of a child with sickle cell disease coupled with antibiotic prophylaxis by 3 months of age and early intervention services, helps those with sickle cell disease while researchers continue to search for a cure; and


WHEREAS, Louisiana remains dedicated to ensuring the accessibility of sickle cell screening, education, and medical care for individuals and families living with sickle cell disease through its support of the Louisiana Department of Community Health's Newborn Screening Program and the Sickle Cell Disease Association of America.


NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, meeting in legal and regular session this 7th day of September, 2023 that it does hereby proclaim September, 2023 as:

'NATIONAL SICKLE CELL AWARENESS MONTH'

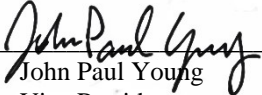
in Caddo Parish, Louisiana, and urges all citizens to join with the Parish in recognition of this important month.

ATTEST:

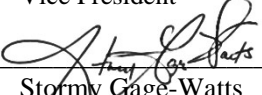

Jeff Everson
Commission Clerk



Roy Burrell
President



John Paul Young
Vice President



Stormy Gage-Watts
Parliamentarian

**SPECIAL RESOLUTION PROCLAIMING CONSTITUTION WEEK & RECOGNIZING THE
DAUGHTERS OF THE AMERICAN REVOLUTION**

WHEREAS, the Constitution of the United States of America is a foundational document that has guided our nation for over two centuries, serving as a beacon of liberty and democracy; and

WHEREAS, Constitution Week, observed annually from September 17th to September 23rd, provides an opportunity for all citizens to reflect upon the importance of our Constitution and the rights and freedoms it guarantees; and

WHEREAS, the Daughters of the American Revolution (DAR) is a non-profit, non-political women's service organization dedicated to promoting historic preservation, education, and patriotism, with a long-standing commitment to honoring and celebrating our nation's Constitution; and

WHEREAS, the Caddo Parish Commission recognizes the significant role played by the Daughters of the American Revolution in fostering patriotism, preserving American history, and educating citizens about the Constitution;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission on this 18th day of September, 2023, that it does hereby proclaims the week of September 17th to September 23rd as


"Constitution Week"


in Caddo Parish and encourages all citizens to take part in Constitution Week activities and to reflect on the enduring importance of our Constitution in shaping our nation.

BE IT FURTHER RESOLVED The Caddo Parish Commission acknowledges and commends the Daughters of the American Revolution for their unwavering dedication to promoting the ideals and principles enshrined in the Constitution of the United States of America.

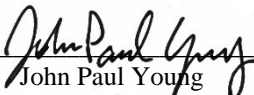
A copy of this resolution shall be presented to the local chapter of the Daughters of the American Revolution, recognizing their valuable contributions to our community and our nation.

ATTEST:

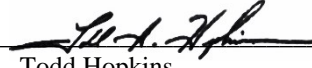

Jeff Everson
Commission Clerk



Roy Burrell
President



John Paul Young
Vice President



Todd Hopkins
District 1

SPECIAL RESOLUTION
IN RECOGNITION OF PASTOR CHARLES ‘CEJAY’ JOHNSON,
PRESIDENT OF THE NATIONAL ASSOCIATION OF GOSPEL RADIO

WHEREAS, it is with great pride and admiration that we, the members of the Caddo Parish Commission, celebrate the remarkable achievements and contributions of our distinguished community member, Pastor Charles ‘CeJay’ Johnson; and

WHEREAS, Pastor Charles ‘CeJay’ Johnson has been selected and duly installed as the President of the National Association of Gospel Radio (NAGR), a prestigious honor that reflects his dedication to the promotion and preservation of gospel music and the radio industry; and

WHEREAS, the installation ceremony took place on September 1st, 2023 in New Orleans, and was a testament to Pastor Johnson's leadership qualities and his ability to inspire others within the field; and

WHEREAS, Pastor Charles ‘CeJay’ Johnson is a beloved host on KOKA, where he has shared his passion for gospel music and his deep commitment to uplifting the spirits of our community through his radio broadcasts; and


WHEREAS, Pastor Johnson's work extends beyond the airwaves, with his role at Alpha Media, further expanding his influence and dedication to sharing the Word of God throughout Caddo Parish and the surrounding communities;

NOW, THEREFORE, BE IT RESOLVED, that the Caddo Parish Commission proudly recognizes and commends Pastor Charles ‘CeJay’ Johnson for his outstanding achievement in being selected and installed as the President of the National Association of Gospel Radio; and

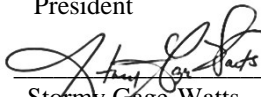
BE IT FURTHER RESOLVED, that we express our heartfelt gratitude for his tireless efforts in promoting gospel music and his commitment to making a positive impact on our community; and

BE IT FURTHER RESOLVED, that a copy of this Special Resolution be presented to Pastor Charles ‘CeJay’ Johnson as a token of our appreciation and respect for his significant contributions.


ATTEST:




Roy Burrell
President




Stormy Gage-Watts
Parliamentarian



Lyndon Johnson
District 1



Steffon Jones
District 6



Jeff Everson
Commission Clerk

**SPECIAL RESOLUTION OF RECOGNITION FOR
BRADY BLADE'S 70 YEARS IN MINISTRY**

WHEREAS, it is with great honor and profound appreciation that the Caddo Parish Commission acknowledges the remarkable contributions of **REVEREND BRADY BLADE, SR.** to our community and beyond; and

WHEREAS, Reverend Brady Blade, Sr. has dedicated seven decades of his life to the noble calling of ministry, faithfully serving the spiritual needs of our citizens, and inspiring countless individuals through his unwavering commitment to faith and compassion; and

WHEREAS, Reverend Brady Blade, Sr. has been a guiding light in our community, offering solace, wisdom, and guidance to those seeking spiritual enlightenment and moral guidance; and

WHEREAS, Reverend Brady Blade, Sr. has been a stalwart advocate for unity, peace, and justice, tirelessly working to bridge divides and promote understanding in our community; and

WHEREAS, Reverend Brady Blade, Sr. has not only preached the gospel but has also lived it through his acts of kindness, charity, and selflessness, embodying the true spirit of ministry; and

WHEREAS, Reverend Brady Blade, Sr. was shining shoes on Texas Street in the mid 1950's when he was called to the ministry and gave his first sermon at Trinity Baptist Church before being called to Crosbyton, Texas in 1957 where he would pastor Mount Zion and his path in faith would lead him back to Shreveport and bring him to Zion Baptist Church; and


WHEREAS, Reverend Brady Blade, Sr. has been a source of inspiration for generations, instilling values of love, hope, and faith in the hearts of those he has touched;

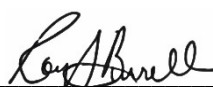
NOW, THEREFORE, BE IT RESOLVED that the Caddo Parish Commission hereby extends its deepest gratitude and admiration to Reverend Brady Blade, Sr. for his outstanding service to our parish and the broader community for the past 70 years.

BE IT FURTHER RESOLVED that we commend Reverend Brady Blade, Sr. for his unwavering dedication, his tireless efforts to uplift the human spirit, and his lifelong commitment to the principles of faith, love, and compassion.


BE IT FURTHER RESOLVED that this Special Resolution of Recognition be presented to Reverend Brady Blade, Sr. as a token of our heartfelt appreciation, a celebration of his remarkable achievements, and an expression of our gratitude for his immeasurable contributions to the spiritual and moral well-being of our community.

ATTEST:



Jeff Everson
Commission Clerk



Roy Burrell
President



Steven Jackson
District 3



Steffon Jones
District 6

**SPECIAL RESOLUTION PROCLAIMING SEPTEMBER AS NEONATAL INTENSIVE CARE UNIT
AWARENESS MONTH IN CADDO PARISH**

WHEREAS, the health and well-being of newborn infants is of paramount importance to our community, and

WHEREAS, Neonatal Intensive Care Units (NICUs) play a critical role in providing specialized medical care to premature and critically ill infants, and

WHEREAS, the dedicated healthcare professionals, including doctors, nurses, and support staff, work tirelessly to ensure the best possible outcomes for these fragile infants, and

WHEREAS, the families of these infants endure emotional and financial challenges during their neonatal journeys, and

WHEREAS, raising awareness about the importance of neonatal intensive care and supporting the families of NICU patients is essential in our commitment to building a healthier community in Caddo Parish, and

WHEREAS, designating a specific month to focus on neonatal intensive care will help educate our community about the critical work done in our local NICUs and the needs of these infants and their families,

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission that September is hereby proclaimed as

"Neonatal Intensive Care Month"

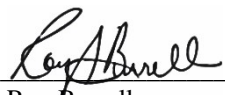
in Caddo Parish and it encourages all residents to: recognize the vital role that neonatal intensive care units play in saving the lives of premature and critically ill infants; extend their gratitude and support to the dedicated healthcare professionals who provide compassionate care in our NICUs; and offer their support and assistance to the families of NICU patients who may be facing emotional, financial, and logistical challenges.

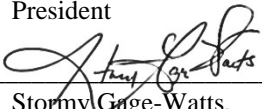
BE IT FURTHER RESOLVED, the Caddo Parish Commission calls upon local businesses, community organizations, and individuals to participate in activities and initiatives throughout the month of September that raise awareness about neonatal intensive care and support the families of NICU patients.

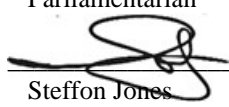
BE IT FURTHER RESOLVED, the Caddo Parish Commission expresses its hope that every infant in Caddo Parish receives the best possible start in life.

ATTEST:


Jeff Everson



Roy Burrell
President


Stormy Gage-Watts
Parliamentarian


Steffon Jones
District 6

Commission Clerk

**SPECIAL RESOLUTION
IN RECOGNITION OF DR. MAJED JEROUDI**

WHEREAS, Dr. Majed Jeroudi, a prominent figure in the field of pediatric hematology and oncology, has dedicated his career to providing compassionate and world-class medical care to children facing the challenges of cancer or blood related diseases or disorders;

WHEREAS, Dr. Jeroudi has consistently exhibited a deep commitment to his patients and their families, offering them hope, comfort, and unparalleled medical expertise during some of the most trying moments in their lives;

WHEREAS, Dr. Jeroudi's groundbreaking research and clinical work have significantly advanced our understanding of conditions like sickle cell disease, anemia, hemophilia, lymphoma, leukemia and more, resulting in improved treatment protocols, higher survival rates, and enhanced quality of life for young patients under his care;

WHEREAS, his tireless advocacy for pediatric cancer awareness and research funding has played a pivotal role in raising public awareness and channeling resources towards finding cures for these devastating diseases;


WHEREAS, Dr. Jeroudi's leadership and mentorship have inspired countless healthcare professionals to follow in his footsteps, nurturing a new generation of dedicated practitioners in the field of pediatric hematology and oncology;

THEREFORE, BE IT RESOLVED, that the Caddo Parish Commission recognizes and commends Dr. Majed Jeroudi for his outstanding contributions to the field of pediatric hematology and oncology, his unwavering dedication to the well-being of our community's children, and his exceptional leadership in advancing medical knowledge and care in Caddo Parish.

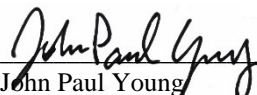
BE IT FURTHER RESOLVED, that the Caddo Parish Commission extends its heartfelt gratitude to Dr. Jeroudi for his exemplary service and philanthropic efforts, which have enriched the lives of our residents and instilled hope in the face of adversity.

BE IT FINALLY RESOLVED, that a copy of this resolution be presented to Dr. Majed Jeroudi as a token of our community's profound appreciation for his remarkable achievements and unwavering commitment to the children of Caddo Parish.

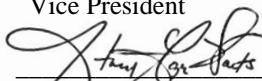
ATTEST:




Roy Burrell
President



John Paul Young
Vice President



Stormy Gage-Watts
Parliamentarian



Jeff Everson
Commission Clerk

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 NORTHWEST CORNER OF WELLS ISLAND ROAD AND MALLOTT DRIVE, CADDO PARISH, LOUISIANA, FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL 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 Northwest corner of Wells Island Road and Mallott Drive, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended **from R-1-7 Single-Family Residential Zoning District To I-2 Heavy Industrial Zoning District:**

0.612 Ac. M/L - All That Part Of Lots 2 Thru 5, Malott Subn. Lying W. Of Levee & E. Of Malott Subdivision Unit No. 2 & All Of Lot 6, Malott Subn. Lying E. Of Malott Subdivision Unit No. 2, & Lot 7, Malott Sub. 181414-1-7 1/3 Land & Imps Lvd & 0.645 Ac. M/L - Lot 1, Malott Subdivision Unit No. 2, Section 14, 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

23-19-P
SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING JULY 26, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, July 26, 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
Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Shari Culbert, Executive Assistant
Emily Trant, Planner III

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 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 28, 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. 23-19-P ZONING REQUEST

Applicant: SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.
Owner: LABESA II LLC.
Location: 1709 Wells Island (NW corner of Wells Island Road and Mallott Dr)
Existing Zoning: R-1-7
Request: R-1-7 to I-2
Proposed Use: Warehouse and Outdoor Storage

Representative &/or support:

Brandon Creel 2027 Princewood Lane Shreveport, La. 71106

Mr. Creel spoke of the history of the property as well as the previous tenants and possible future use.

Opposition: None

draft

A motion was made by MR. BROWN seconded by MR. HUMPHREY, SR. to recommend approval the application.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

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

JULY 26, 2023

AGENDA ITEM NUMBER:

MPC Staff Member: Emily Trant

Parish Commission District: 3/Steven Jackson

CASE NUMBER 23-19-P: ZONING REQUEST

APPLICANT: SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.
OWNER: LABESA II LLC.
LOCATION: 1709 Wells Island Rd (NW corner of Wells Island Road and Mallott Dr)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to I-2
PROPOSED USE: Warehouse and Outdoor Storage

DESCRIPTION: The applicant is requesting to rezone approximately 1.92 acres of undeveloped property from R-1-7, Single-Family Residential to I-2, Heavy Industrial. The property owner would like to make the site available for warehouse and outdoor storage use. There is no end user at this time; however, the request is intended to make the property more marketable. The property is surrounded by the R-1-7 zoning district to the west and south. The properties north and west of the site are zoned I-1, Light Industrial and I-2, Heavy Industrial. There is an existing warehouse-like structure located on the lot. Nearby properties are currently in use for outdoor storage, warehousing, and other comparable industrial uses; abutting properties are residentially occupied.

There is one previous case associated with this property: request to rezone from R-1D, Single Family Residential to I-2, Heavy Industrial. Approval was granted to rezone the site to B-1-E, Business Buffer Extended Use District, rather than the requested I-2 zoning (P-17-12). Neither a building permit or Certificate of Occupancy were ever issued for the use; however, building and site improvements were constructed, and the facilities were occupied from at least 2014 to 2019. The Certificate of Occupancy is the final document that must be obtained prior to conducting business and it would be considered unlawful to operate a business without it. Because a Certificate of Occupancy was not obtained, it appears that the zoning designation was reverted to the R-1D zoning designation; during this time, Parish rezoning ordinances became null and void if construction did not occur within two years of the rezoning approval. Therefore, the previously granted extended use is no longer available. Nearby relevant cases include: approval to rezone from R-A, Rural Agriculture to I-2, Heavy Industrial (P-37-07). Approval to rezone from R-A to I-1, Light Industrial (P-236 & P-329).

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 for warehouse and outdoor storage yard use, or other similar uses that are available in the I-2 zoning district. This is not permitted in the current zoning district, regardless of the type of structure that is currently on the lot. An outdoor storage yard is permitted in the C-4, Heavy Commercial, I-1, Light Industrial, and I-2 districts. Warehouses are permitted in the OR, Office Research, I-MU, Industrial Mixed Use, I-1, and I-2 zoning district; warehouse use could be obtained with a special use permit in the C-4 district. Article 4.5.A of the Caddo Parish Unified Development Code (UDC) states that the purpose of the I-2 Heavy Industrial



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

Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities. Permitted uses in the I-2 district include: *Agriculture, Retail Sales of Alcohol-Beer/Wine, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial - Light, Lodge/Meeting Hall, Office, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Salvage Yard, Self-Service Ice Vending Unit, Solar Farm, Soup Kitchen, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications.*

There is a mix of uses in the vicinity that include outdoor storage yards, a bar, wholesale establishments, repair shops, multi-family, and single-family. Although zoned for residential purposes, the existing structure on the subject site is industrial in character and would be compatible with the requested I-2 zoning district and many of the uses in the vicinity; however, industrial and residential uses are generally incompatible to one another and should be avoided. It's important to note that the majority of the industrial type uses are located on the west and north side of Wells Island Road; and majority residential on the south and east side of the right-of-way. Wells Island Road appears to separate the industrial and residential zoning districts. By introducing an industrially zoned property on this side of Wells Island Road the issue of incompatible uses is exacerbated. Approval of this request would cause the industrial zoning to further encroach into the residential areas of the vicinity.

The zoning request from R-1-7 to I-2 is not consistent with the Future Land Use Map of the 2030 Master Plan, as it identifies this entire side of Wells Island Road to be used for Residential Low purposes; the industrial uses are envisioned to be located on the north and west side of Wells Island Road, as it is currently mapped. Additionally, the existing light industrial zoning south of the subject site is inconsistent with the Master Plan, as well as the industrially zoned properties at the east end of Wells Island Road.

The applicant hosted a Neighborhood Participation Plan meeting on June 27th at 6:00PM. According to the applicant there was no one in attendance.

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 neighborhood incompatibly and the proposed land use is in conflict with the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

- 1. Recommend approval as submitted.**



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

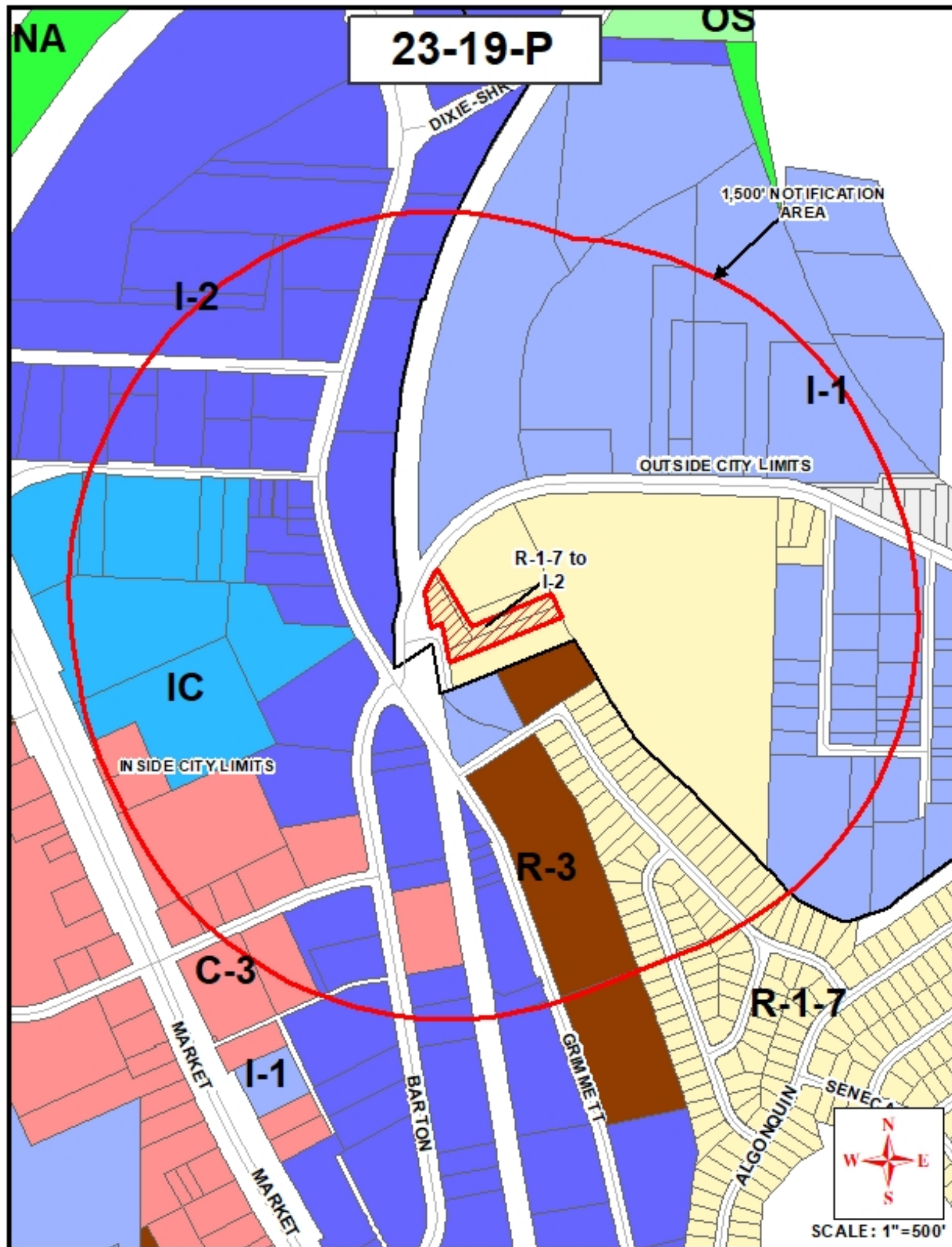
2. Recommend approval of an alternative zoning designation; however, other applicable districts would not meet the compatibility standards.
3. Defer and continue the application to allow the applicant to pursue a Small Planned Unit Development.

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

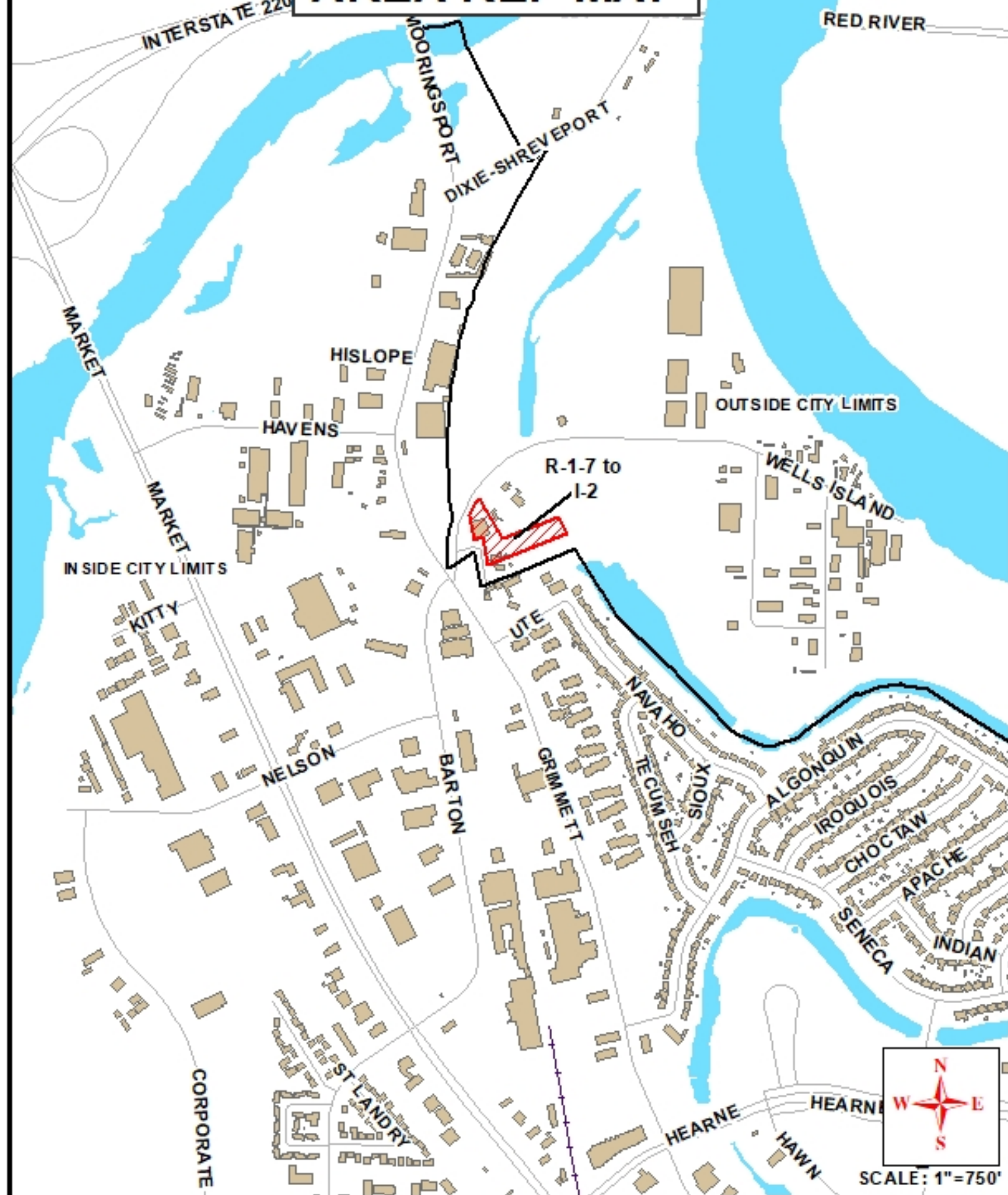
MPC BOARD

RECOMMENDATION: The board voted unanimously to recommend approval of the application.

23-19-P






















23-19-P AREA REF MAP



23-19-P

Future Land Use Map

 Rural Enterprise	 General Commercial	 Parks and Open Space	 Surface Water
 Residential Low	 Urban Village Mixed use	 Parks and Open Space (Potential New)	 Planning Area
 Residential Medium	 Major Mixed Use Center	 Institutional	 City of Shreveport
 Residential High	 Light Industrial/Business Park	 Transportation	 Streets
 Neighborhood Commercial	 Industrial		 Railroads





PUBLIC HEARING NOTICE

AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-6480
(from 8:00 a.m. to 5:00 p.m.)

VISIT: shreveportcaddompc.com/agendas
EMAIL: info@shreveportcaddompc.com

DO NOT REMOVE SIGN UNTIL AFTER THE HEARING





AVAILABLE
SEALY REAL ESTATE SERVICES
318.222.8700
SRES.COM
BRANDON CREEL



Office of the MPC

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6112

June 8, 2023

Gavin Investments, LLC.
850 Havens Rd
Shreveport La 71107

Subject: Neighborhood Participation Meeting for a Rezoning from an R-1-7 to an I-2 district.

Dear Gavin Investments, LLC. -

Why are you receiving this letter?

An application has been submitted to the Metropolitan Planning Commission (MPC) Office requesting a Rezoning from R-1-7 to I-2. The MPC Office requires the applicant to hold a neighborhood meeting. This meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. ***No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.***

The MPC Office has sent this letter to all property owners within 1,500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

Where and when is the NPP meeting?

The NPP meeting will take place: Tuesday, June 27, 2023 at 6pm
Venue: 1709 Wells Island Road in Shreveport.

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,



Alan Clarke
Executive Director

NPP Neighborhood Meeting Invitation (Zoning Change)

Today's Date: June 7, 2023

Meeting Date: June 27, 2023

Dear Neighbor:

My company, LABESA II LLC., owns the warehouse and land at 1709 & 1733 Wells Island Rd. We'd like to use the property as an industrial/commercial warehouse and yard for companies to lease and conduct their business operations.

The site is located in an R-1-7 Residential Zoning District, where an industrial warehouse and yard are not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore we are applying for a zoning change to an I-2 Industrial Zoning District in order to operate as an industrial/commercial warehouse and yard. The site is a single-story warehouse structure with a square footage of 9,890 SF, a yard with a square footage of 17,496 SF, and a total land square footage of 83,690 SF. There is a parking lot with 15 spaces on the north end of the warehouse and no on-street parking is required.

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 Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Tuesday, June 27, 2023, at 6:00 pm
1709 Wells Island Rd. Shreveport, LA 71107

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, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on June 27th.

Sincerely,

Brandon Creel
brandonc@sealynet.com
bcreel77@gmail.com
318-402-5054

OWNER	STREET ADDRESS	CITY	STATE	ZIP
Steel Forge	Po Box 736	Shreveport	La	71137-7365
Daily Food	9309 Melis	Shreveport	La	71115
Hudson, Ne	607 Chamk	Shreveport	La	71115-4615
Jackson, Ar	12230 Alan Rancho	Cu	CA	91739
Morton, M	813 Navah	Shreveport	La	71107-5317
Turner, Jefe	2923 Charc	Shreveport	La	71106-8418
Gavin Inve	850 Haven	Shreveport	La	71107
Industrial S	1957 Mote	Shreveport	La	71107
Horizons L	27797 Hwy	Ferriday	LA	71334
Kose, Willie	1953 Mote	Shreveport	La	71107-5428
Baker, Paul	4331 Linda	Shreveport	La	71107-8699
Pro Like Inv	15469 Timl	Prairieville	La	70769
Union Mas	Po Box 731	Shreveport	La	71137-7318
Trash It Up	1145 Highv	Benton	La	71006
Red River F	1555 Wells	Shreveport	La	71107-5440
Smith, Terr	1842 Barto	Shreveport	La	71107
Rose Key P	4610 Longs	Bossier City	LA	71112
Harris, Ste	754 Navah	Shreveport	La	71107-5316
Paragon Pr	PO Box 64	C Bossier City	LA	71171
Williams, B	825 Navah	Shreveport	La	71107-5317
Craig, Lorr	1526 Well	Shreveport	La	71107
M.H.A.S. Pr	7 Penn Plz	New York	NY	10001-0016
Shreveport	2500 Line	Shreveport	La	71104
Oatis, Dan	1104 Creol	Bossier City	LA	71111
Tatum, Ida	734 Navah	Shreveport	La	71107-5316
Brazzel's, L	11403 Nori	Shreveport	La	71106-9313
Louisiana, P	Po Box 940	Baton Rou	LA	70804-9064
Louisiana S	151 Riversi	Baton Rou	LA	70801-1328
Wilburn, Ec	3130 Arthu	Bossier City	La	71112
Carter, Dor	833 Navah	Shreveport	La	71107-5317
Dupont, Dc	1535 Wells	Shreveport	La	71107
Carroll Insu	Po Box 774	Shreveport	La	71137-7748
Youngbloo	813 Haven	Shreveport	La	71107-5205
2025 Nelso	41 Jarvis A	Hingham	MA	02043-1340
Burks, Mar	781 Tecum	Shreveport	La	71107-5321
Fuller, Tem	773 Tecum	Shreveport	La	71107
L&T Real Es	100 Northg	Bossier City	LA	71112
Youngbloo	5773 Pine	Shreveport	La	71107-9629
Du Pont, D	1535 Wells	Shreveport	La	71107
Mosley X, I	367 Elmo	B Minden	La	71055-7769
Stroy Prop	6485 St Jo	Hosston	La	71043
Louisiana, P	Po Box 440	Baton Rou	LA	70804
Racetrac Pr	Po Box 243	Smyrna	GA	30081-2437
Red River F	1555 Wells	Shreveport	La	71107
Isha, LLC.	1906 N Ma	Shreveport	La	71107-5214
Red River F	1555 Wells	Shreveport	La	71107

Brooks Inv 2371 Levy	Shreveport La	71103-3657
Banks, Jam 806 Navah	Shreveport La	71107-5318
Robinson, I 742 Navah	Shreveport La	71107-5316
Triplex, Inc PO Box 153	Houston TX	77020
Naylor, Ma 2904 W. W Duncan	OK	73533
Paragon Pr 815 Hislop	Shreveport La	71107
Rosett Proj 725 Wesley	Shreveport La	71107
Three Atkir 126 Center	Shreveport La	71104-4505
Labesa li LL 876 Jessie J Benton	LA	71006
Redd, Leon 750 Tecum	Shreveport La	71107-5327
Milam, Pat 304 Plum C Benton	LA	71006
Hunt, Paul 754 Tecum	Shreveport La	71107-5327
Hollins, Shi 6129 Newt	Shreveport La	71129
Smiley, Jan 1640 Wells	Shreveport La	71107-5443
Zeidan, Mc 1127 Creol	Bossier City LA	71111
Jewel Cons 1555 Wells	Shreveport La	71107
M & D Proj Po Box 568	Shreveport La	71135-5682
Paige, Jerry 6154 Pebbl	Shreveport La	71129
Monroe, Br 1737 Wells	Shreveport La	71107
Shorthorn I 279 Atlanti	Shreveport La	71107
Chandler, L 217 Bridge	Bossier City LA	71111
Christense 1524 Wells	Shreveport La	71107
Shane Sitte 413 Baylyn	Benton LA	71006
Williams, Jr 765 Tecum	Shreveport La	71107-5321
Popeye's O 2801 E Mo	Laredo TX	78043-1402
Stroy Prop 6485 St Jo	Hosston LA	71043
Clark, Andr 3800 Gore	Shreveport La	71119
Cmb Holdir 203 Parklar	Bossier City LA	71111
Currie, Tyr 817 Navah	Shreveport La	71107-5317
Fausett, Ev 901 Briar R	Keller TX	76248
Rolland Ent Po Box 523	Shreveport La	71135
Nicholson, 4213 Greer	Shreveport La	71119
Chc Realty 8943 Kings	Shreveport La	71118
Red River F 1955 Mote	Shreveport La	71107
Dawud Pro 9959 Burg	Shreveport La	71118
Earnest Prc 876 Jessie J Benton	La	71006
Scott, Beve 1607 North	Bossier City LA	71112
Constructic PO Box 279	Cedar Park TX	78630
Johnson, SI 737 Navah	Shreveport La	71107
Chc Realty, 8943 Kings	Shreveport La	71118
I Got Worn 5728 Roma	Shreveport La	71105
Shafer, Jan 809 Haven	Shreveport La	71107-5205
Hicks, Caro 809 Navah	Shreveport La	71107-5317
White Oak 2520 Deas	Bossier City LA	71111-5941
Baker, Paul 917 Pinehil	Shreveport La	71107
Cox-Cherol 1299 Cr 18	Carthage TX	75633
Excel Rent 830 Haven	Shreveport La	71107

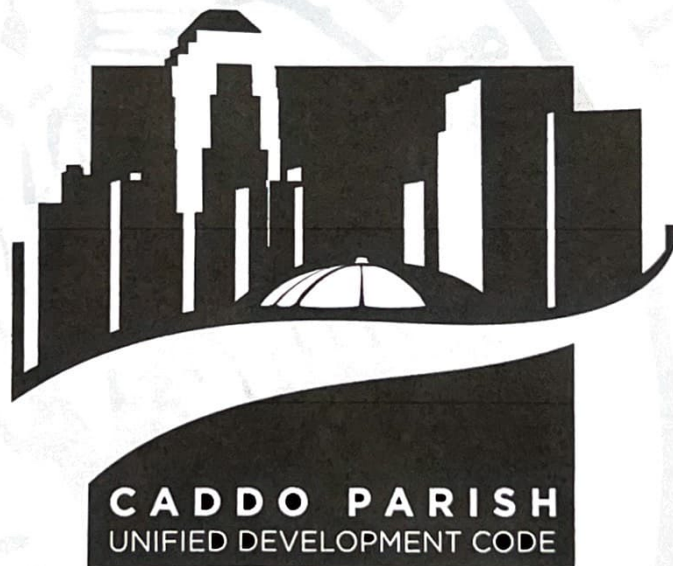
Brazzel's Le 11403 Nori Shreveport La	71106-9313
Miller, Cha 3806 Corn� Shreveport La	71107
Davis, Sam 816 Cresce Shreveport La	71107-4002
J. Perry Inv 4834 Came Bossier City LA	71111
Ccpi Inc 6036 Dillin� Shreveport La	71106
Rahman Pr 504 Hunter Bossier City LA	71111
North Marl 330 Marsh� Shreveport La	71101
Northwooc 136 Rector Bergenfiel� NJ	7621
Tsno Real E 6131 River Harahan LA	70123
Allen, La Ti 742 Tecum Shreveport La	71107-5327
Baker, Paul 4331 Linda Shreveport La	71107
White Oak PO Box 72� Bossier City LA	71172
Tuke Prope P O Box 44 Shreveport La	71134
Theus, Geo 925 Edgefi� Shreveport La	71118-3405
Brumley Tr PO Box 14� Blanchard La	71009
Dalco Prop 1650 Swan Bossier City La	71111
S3 Power S 1918 Barto Shreveport La	71107
Grimmett I 1938 Carri� Baton Rou� La	70806
Turner, Yve 810 Navah� Shreveport La	71107-5318
Adk Bayou 7920 Belt L Dallas Tx	75254
Malott, Cla 7855 W Lal Shreveport La	71107
Ironsmith, 205 Stratm Shreveport La	71115-3103
Red River T PO Box 20� Benton La	71006
Shreveport 1234 Texas Shreveport La	71101-3345
Malott Cloi 7855 W Lal Shreveport La	71107
Hydrostatic Po Box 2 Magnolia Ar	71754
91houses L 313 Grame Shreveport La	71106
Bartlett, Cli 15555 Wel Shreveport La	71107
Johnson, G 3463 Fount Keithville La	71047-8544
Carter, Har 208 Kensin Bossier City La	71111

Metropolitan**Planning**Commission

Shreveport | Caddo Parish

Unified Development Code Development Application

Caddo Parish UDC Development Application and Review Packet
(Revised August 21, 2020)



Land Development Department

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

www.shreveportcaddompc.com

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: Re-Zoning of 1709, 1733 Wells Island Rd.		Associated Case:
Project Address/Location: 1709 Wells Island Rd, 1733 Wells Island Rd.		
Current Zoning District: R-1D R-1-7(City)(Caddo)	Proposed Zoning District (if applicable): R-1-2	Parcel Number(s): 181414013000100, 181414001000700, 181414001002100
2. CASE TYPE		
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <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 </div> <div style="width: 33%;"> <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 </div> <div style="width: 33%;"> <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: _____ </div> </div>		
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> 1709 Wells Island Rd. - That part of LOTS 1, 2, 3, 4, MALLET SUBDIVISION, lying West of the West boundary line of levy and North of the South line of Lot 4, and extending West to the West line of Lot 1, That part of LOT 5, MALLET SUBDIVISION, lying West of the West boundary line of levy, LOT 6, MALLET SUBDIVISION, a subdivision of Caddo Parish, Louisiana, as per plat thereof recorded in Book 450, at Page 563 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon. 1733 Wells Island Rd. - LOT 7, MALLET SUBDIVISION, a subdivision of Caddo Parish, Louisiana, as per plat thereof recorded in Book 450, at Page 563 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> 1709 Wells Island Rd. and 1733 Wells Island Rd. 350 Ft from intersection of Wells Island and Grimmer Dr.		
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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary The intended use of the property is to use the office/warehouse as a facility for industrial/commercial companies to conduct business. The yard on the property is intended to use as a storage space for trucks, trailers, industrial/commercial materials.		

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-1D, R-1 Proposed Zoning District(s): I-2		Proposed Building Use(s): Industrial	
If more than one district, provide the acreage of each: N/A		Existing Building(s) sq. ft. gross: 9890 SF	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: N/A	
Total Site Acres: 1.92 AC		Total sq. ft. gross (existing & proposed): N/A	
Off-Street Parking Required: N/A		Proposed height of building(s): N/A Number of stories: 1	
Off-Street Parking Provided: 15 Spaces		Ceiling height of First Floor: 14 Ft	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 83,635 SF		Lot Coverage (Total Area in square feet): 9890 SF	
Lot Coverage Percentage of Total Lot Area: 11.82%			
9. STORMWATER INFORMATION			
Existing Impervious Surface: .32 AC 13,939 SF acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: N/A acres/square feet		Red River <input type="checkbox"/> Yes <input type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

Land Development

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 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: Brandon Creel Company: Sealy Real Estate Services LLC, LABESA II LLC.
 E-mail: brandonc@sealynet.com Phone: 318-402-5054 Fax: _____
 Address: 865 Jessie Jones Dr. City: Benton State: LA Zip: 71006

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: David Jarrett Company: LABESA II LLC.
 E-mail: cypressbottoms@gmail.com Phone: 318-464-5132 Fax: _____
 Address: 865 Jessie Jones Dr. City: Benton State: LA Zip: 71006
 Designee Contact Name: Brandon Creel Email Address: brandonc@sealynet.com Phone Number: 318-402-5054

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR X I hereby designate Brandon Creel (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.


 Property Owner Signature

5-26-23
 Date


 Applicant Signature

6/5/23
 Date

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, July 26, 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. 23-19-P REZONING: 1709 Wells Island. Application by SEALY REAL ESTATE SERVICES LLC, LABESA II LLC. for approval to rezone property located on the NW corner of Wells Island Road and Mallott Dr., from R-1-7 Single-Family Residential Zoning District to I-2 Heavy Industrial Zoning District, being more particularly described as 0.612 Ac. M/L - All That Part Of Lots 2 Thru 5, Malott Subn. Lying W. Of Levee & E. Of Malott Subdivision Unit No. 2 & All Of Lot 6, Malott Subn. Lying E. Of Malott Subdivision Unit No. 2, & Lot 7, Malott Sub. 181414-1-7 1/3 Land & Imps Lvd & 0.645 Ac. M/L - Lot 1, Malott Subdivision Unit No. 2, Section 14, 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 EAST SIDE OF DEVEREAREUX ROAD APPROXIMATELY SEVEN HUNDRED NINETY-SIX FEET NORTH OF PINEHILL ROAD., CADDO PARISH, LA., FROM R-1-7, SINGLE-FAMILYL RESIDENTIAL DISTRICT TO R-TH, TOWNHOUSE RESIDENTIALDISTRICT, 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 east side of Devereaux road approximately seven hundred ninety-six feet north of Pine Hill Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-1-7, Single-Family Residential District to R-TH, Townhouse Residential District:**

2.667 ACS. M/L A TR. OF LAND IN W/2 OF NW/4 OF SEC. 4(18-14) COMMENCE AT THE E. R/W LINE OF DEVEREAUX RD. AND BEING THE NW/COR. OF LOT 1, TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUB. RUN THENCE N. 00 DEG. 41 MIN. 22 SEC. E. 283.26 FT.; THENCE N. 00 DEG. 53 MIN. 16 SEC. E. 100 FT. FOR POB. THENCE N. 00 DEG. 53 MIN. 16 SEC. E. 394.72 FT., THENCE S. 89 DEG. 07 MIN. 50 SEC. E. 295.04 FT., THENCE S. 00 DEG. 58 MIN. 57 SEC. W. 393.75 FT., THENCE N. 89 DEG. 19 MIN. 10 SEC. W. 294.39 FT. TO POB., Section 4, 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

23-25-P
MOHR AND ASSOCIATES, INC.

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

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

Members Present

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

Staff Present

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

Members Absent

None

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

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

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

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

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

PUBLIC HEARING

CASE NO. 23-25-P ZONING REQUEST

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

Representative &/or support:

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

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

dynamic document, and the request would allow for a transition from high to low density.

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

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

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

Opposition:

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

Mr. Days spoke in opposition to the request.

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

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

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

Ms. Days spoke in opposition to the request.

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

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

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

Displayed concern surrounding property value being brought down.

Rebuttal:

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

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

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

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

A motion was made by MS. HART to defer the application to allow for reevaluation of keeping the property single-family and discuss the project with the neighborhood. The motion was not seconded and based on the 3-3 vote on the original motion, the motion failed.



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

AUGUST 23, 2023

AGENDA ITEM NUMBER: 6

MPC Staff Member: Emily Trant

Parish Commission District: 3/Steven Jackson

CASE NUMBER 23-25-P: ZONING REQUEST

APPLICANT: MOHR AND ASSOCIATES, INC.
OWNER: PHD Global Enterprises, LLC
LOCATION: TBD Devereaux Road (east side of Devereaux Rd., approx. 796 ft north of Pine Hill Rd)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to R-TH
PROPOSED USE: Duplexes

DESCRIPTION: The applicant is requesting to rezone approximately 2.667 acres of undeveloped property from R-1-7, Single-Family Residential to R-TH, Residential Townhouse District. The property is surrounded by the R-1-7 zoning district to the north, west, and south. The properties to the west of the site are zoned R-3, Multi-Family. The houses along Devereaux are single-family construction.

There is one previous case associated with this property: approval to rezone from R-1, Single Family Residential and B-3, Community Business, and B-2-E, Neighborhood Business Extended Use to B-3, Community Business (C-69-86; P-16-86). Nearby relevant cases include: approved rezoning from R-1-5 to R-3, Multi-Family (22-146-C); approved rezoning from R-1-7 to R-3 and C-2 (20-3-C); approved rezoning from B-2-E to R-3-E for apartments and a day care facility (C-92-05); approved rezoning from B-3 to R-3 for an 144-unit apartment complex (C-57-75); approved rezoning from B-2 to R-3 for multi-family (C-34-00); approved rezoning from R-1 to R-3 for 16-unit apartment development (C-26-84); and approved rezoning from R-A to R-1 and R-3 for single family residences and apartment facilities (C-719).

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 duplexes, which are permitted in the R-TH zoning district. Duplexes and other multi-family uses are not permitted in the current zoning district. As stated in Article 4.2 of the Unified Development Code (UDC), R-TH is defined as "The R-TH Townhouse Residential Zoning District is intended to provide for a moderate density neighborhood environment of single-family detached and attached, two-family, and townhouse dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted." The permitted by right uses in R-TH zoning district include *Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling – Townhouse, Dwelling - Single-Family Detached, Dwelling – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than*



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

There is a mix of uses in the vicinity that include indoor self-storage, personal service establishments, retail goods establishments, multi-family, and single-family. The R-TH zoning district would introduce the lowest amount of residential density compared to other districts that allow for a greater residential density, such as the districts that are east of the site. For instance, the R-TH district would not permit a multi-family structure containing three or more attached dwelling units used for residential occupancy, such as an apartment complex. Rather, structures such as duplexes and townhomes that are more compatible in scale and density to single-family uses would be permitted.

Although the requested zoning is inconsistent with the character of single-family uses on Devereaux, it is reflective of national trends to develop a wider variety of housing stock. Given the case history in the vicinity, there is an apparent trend in development for higher density residential structures. The R-TH district would create a gentler density transition from the existing R-3 zoning that abuts the subject site; however, it may offset the character of housing type along Devereaux. Further, the zoning request from R-1-7 to R-TH is not consistent with the Future Land Use Map of the 2030 Master Plan, as it identifies the entire vicinity to remain residential low. When analyzing this deviation from the Future Land Use Map, it is evident that denial is warranted.

The applicant hosted a Neighborhood Participation Plan meeting on July 26th at 6:00PM. According to the applicant there were 12 people in attendance. General questions about the project were raised with only two attendees remaining in opposition to the proposal.

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 neighborhood incompatibly and the proposed land use is in conflict with the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

1. Recommend approval as submitted.
2. Recommend approval of an alternative zoning designation; however, other applicable districts would not meet the compatibility standards.

PUBLIC ASSESSMENT: 1 spoke in support; 3 spoke in opposition; petition of opposition was submitted.

MPC BOARD

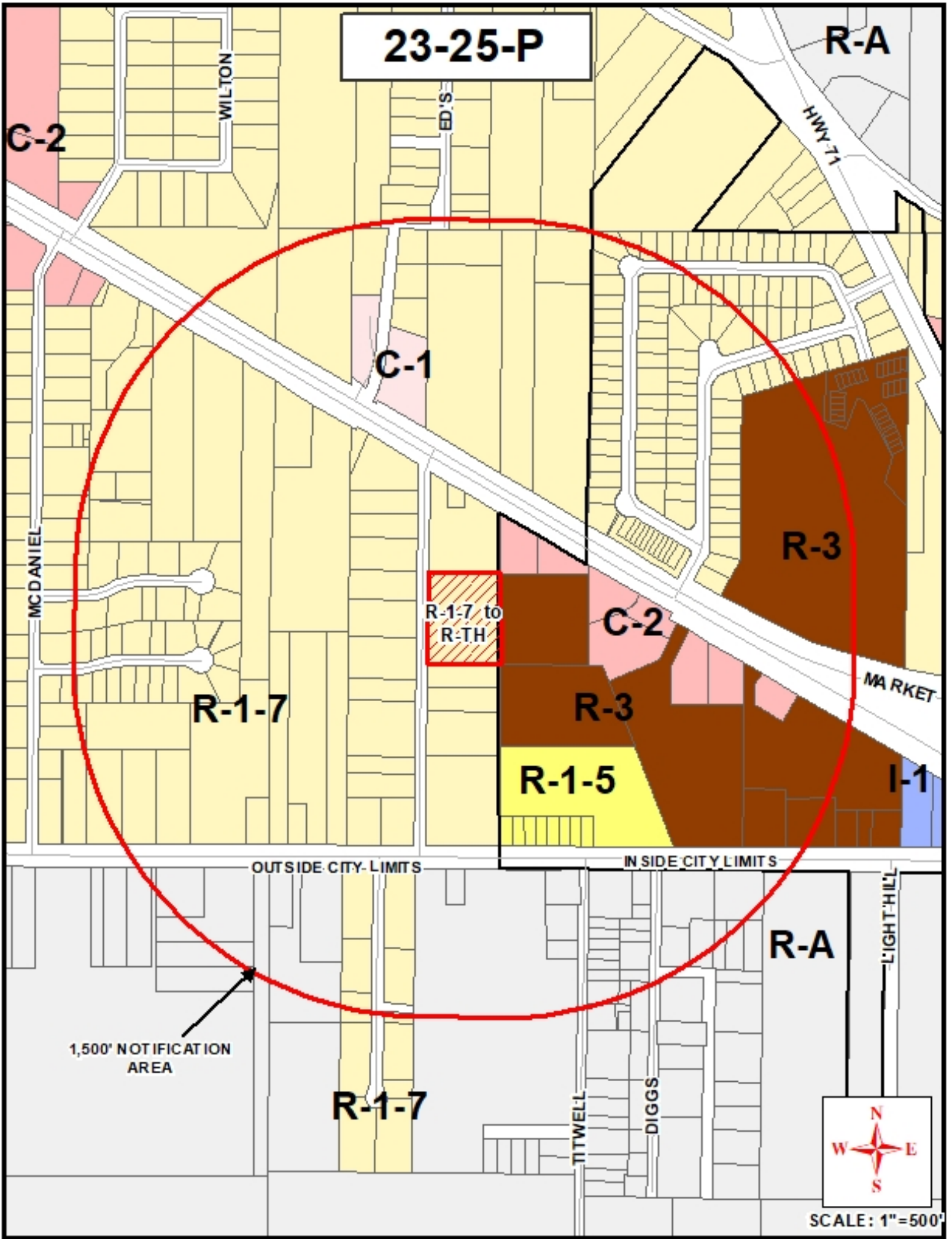
RECOMMENDATION: Board voted 3-3 to recommend denial.



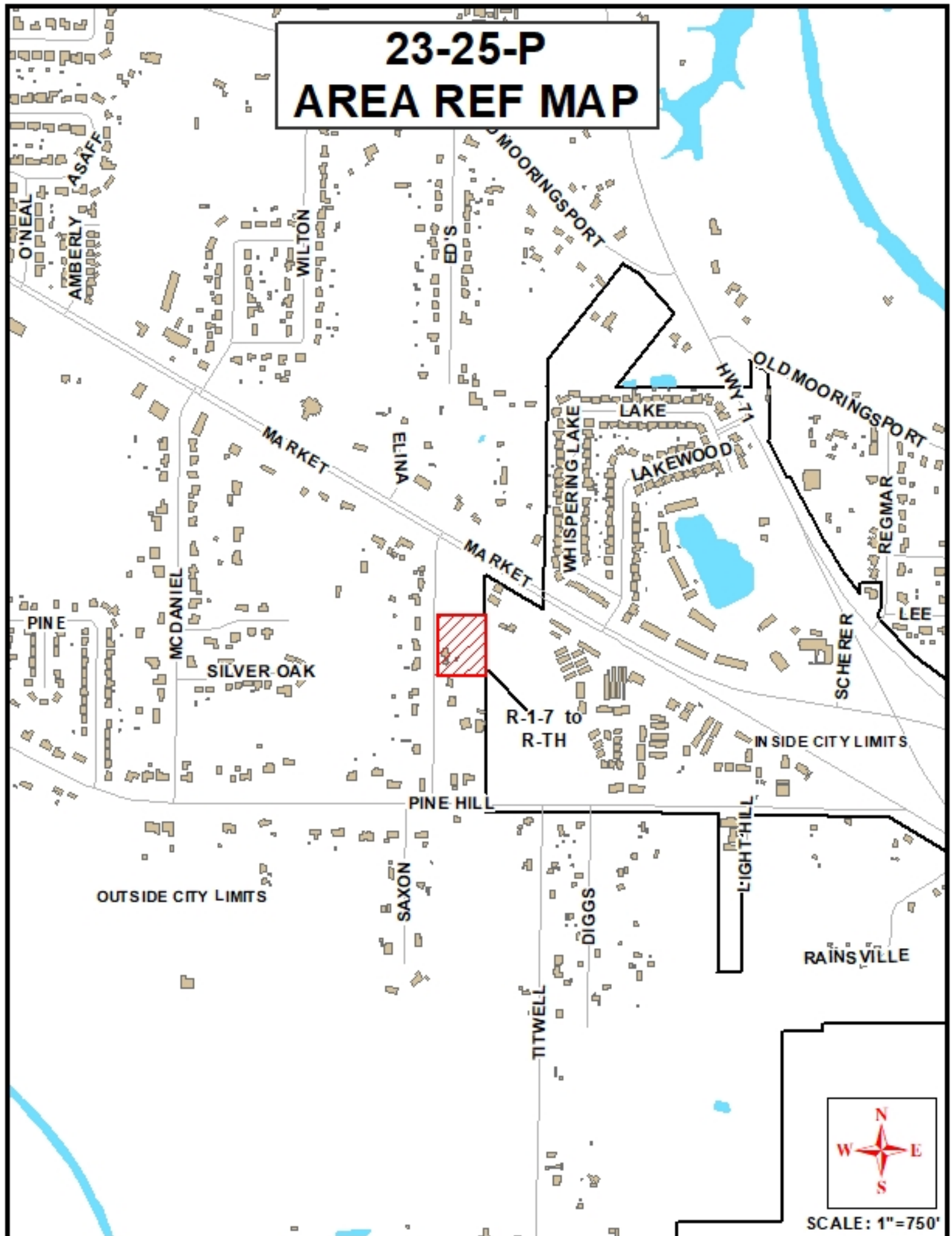
CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT



23-25-P AREA REF MAP




**PUBLIC
HEARING
NOTICE**
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-5480
(from 8:00 a.m. to 5:00 p.m.)
VISIT: www.raleighnc.com/legislation
EMAIL: info@raleighnc.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING




08/14/23





08/14/23

Neighborhood Participation Plan Report

 This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.

1. **Project Name:** Rezoning for Townhouses
2. **Contact Name:** Terrell Hall and Justin Palmer
3. **Meeting Date:** July 26, 2023
4. **Meeting Location:** Consortium Event Center; 1925 North Market Street
5. **Meeting Start Time:** 6:00 PM
6. **Meeting End Time:** 6:45 PM
7. **Number of People in Attendance:** 12
8. **Date of Filing of Land Use Application:** June 28, 2023
9. **General Introduction:** MPC staff sent out all notices to the neighborhood.

Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

10. Summary of Concerns and Issues Raised at the Meeting:

Please list and respond to each one individually; include as many items that were discussed.

The meeting format was question & answer; Owner reps & engineer attended the meeting

a) List question/concern/comment/request for changes to the proposed plans.

Applicant Response: None; N/A

b) List question/concern/comment/request for changes to the proposed plans.

Applicant Response: None; N/A

11. Additional Items Required for Report Submittal:

- Copy of address list for mailing Done by MPC; we were not provided this information
- Meeting sign-in sheet
- Meeting minutes
- Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting

12. Deadline:

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.


Signature of Applicant or Authorized Representative

7-27-23
Date

J. Andrew Craig, PE, PLS

Type or Print Name of Applicant (or Authorized Representative)

NPP Sign In Sheet

Project Name/Location: RE ZONING FOR TOWNHOUSES

Date: 7/26/23

Meeting Location: CONSORTIUM EVENTS CENTER

Time: 6:00 PM

Name	Organization	Address	Email Address	Phone Number
ANDY CRAIG	MOHR ASSOC.	1324 N. HEARNE	acraig@mohrassoc.com	318-347-9235
ANDREW CLARKE		833 N. LAKEWOOD	96 @ PHOTOS. ANDREW CLARKE	318-607-4161
Louise Tisby		4402 Titwell Ave		318-243-5954
Carole Sinclair		1024 Devereaux Rd	carole4sa @ comcast.net	
Justin Palmer		400 Texas St Shreveport, LA	info@PHD.entrepreneur.com	
Zebba Jackson		825 N. Lakewood Dr.	lady2sach342@gmail.com	504-560-4305
Terrell Hall	PHD Homes	400 Texas St Suite 1150 Shreveport, LA 71107	terrell@phd-entrepreneur.com	686-5820
Stephanie George		1141 Frankwick Dr		
Jackie Gilbert		P.O. Box 3093 City 71133		318-218-0633
Tanny E Wilke Days		907 N. Lakewood Dr. 71107	bygun@yahoo.com	318-655-4493
Hayd Larkin		Smooth bass Play ER Larkins	1044 Devereaux Rd	518-347-7000
Belinda Dixon		4845 N. Market Shreveport, LA 71107	btdixon @ bellsonth.net	
Janet Belfi		1105 Saxon Pl Shreveport, LA 71107	brad 1105R bellsonth.net	318-349-4470
Belinda Dixon	Ph. 425-5272	4845 N. Market Shreveport, LA 71107	btdixon1985 @ bellsonth.net	

NPP Meeting Minutes
Devereaux Road Townhouses
Re-Zoning Application

The meeting opened promptly at 6:00 PM at Consortium Event Center, 1925 North Market, Shreveport, LA 71107.

About a dozen interested citizens were in attendance along with three Developer representatives.

The rezoning and NPP process was explained and the purpose of the meeting. Questions about dates and the process were answered.

The project was presented to the neighbors at the meeting. A preliminary/conceptual sketch of the project and proposed units were displayed. Questions were fielded from the participants and answered as much as possible.

At the end of discussion, a show of hands was requested for support or opposition to the proposed project:

- 0 voted in favor
- 2 voted in opposition
- 10 were neutral

The meeting concluded at about 6:45 PM

LEGAL DESCRIPTION FOR A 2.667 ACRE TRACT:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, BOUND BY DEVEREAUX ROAD ON THE WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2" IRON PIPE ON THE EAST RIGHT OF WAY DEVEREAUX ROAD, BEING THE NORTHWEST CORNER OF LOT 1, TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUBDIVISION, AS RECORDED IN BOOK 8050, PAGE 8, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, THENCE NORTH 00°41'22" EAST A DISTANCE OF 293.26 FEET TO A FOUND 1/2" IRON PIPE; THENCE NORTH 00°53'16" EAST A DISTANCE OF 100.00 FEET TO A SET 1/2" IRON PIPE BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 394.72 FEET ALONG THE EAST RIGHT OF WAY DEVEREAUX ROAD, AS RECORDED IN BOOK 600, PAGE 235 TO A SET 1/2" IRON PIPE;

THENCE SOUTH 89°07'50" EAST A DISTANCE OF 295.041 FEET TO A FOUND 1/2" IRON PIPE BEING THE NORTHWEST CORNER OF TRACT PURCHASED BY PHD GLOBAL ENTERPRISES, LLC IN INSTRUMENT NO. 2887187;

THENCE SOUTH 00°58'57" WEST A DISTANCE OF 393.75 FEET TO A FOUND 1 1/2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TRACT;

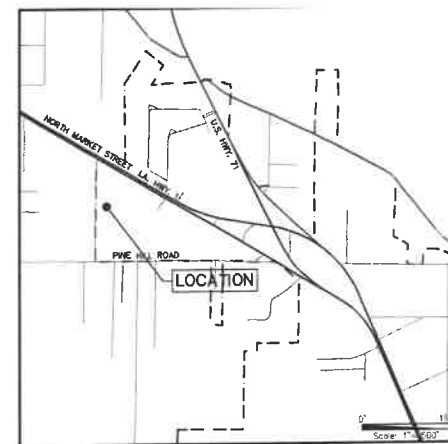
THENCE NORTH 89°19'10" WEST A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING;

SAID TRACT HEREIN DESCRIBED CONTAINING 2.667 ACRES, MORE OR LESS.

NORTHWESTERN LAND DISTRICT
LOUISIANA MERIDIAN



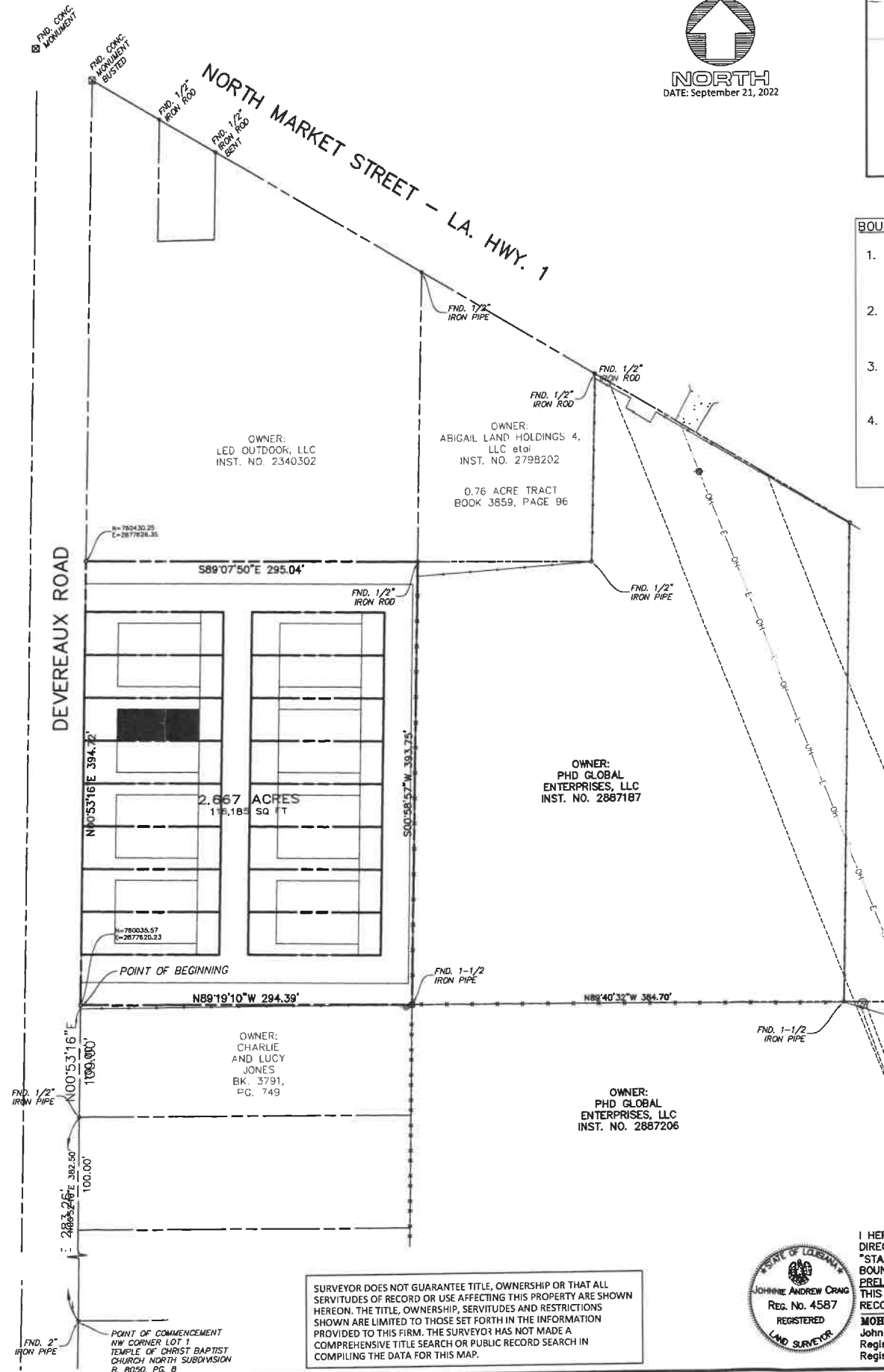
NORTH
DATE: September 21, 2022



VICINITY MAP

BOUNDARY SURVEY NOTES:

1. BEARINGS ARE GRID, STATE PLANE NAD '83, LA. NORTH ZONE AS PER GPS OBSERVATIONS UTILIZING THE C4G VRS REAL TIME NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C0358H, DATED 5/19/2014.
3. SUBJECT TRACT HAS ACCESS TO DEVEREAUX ROAD A PUBLIC DEDICATED RIGHT OF WAY MAINTAINED BY THE PARISH OF CADDO.
4. SUBJECT SURVEY IS NOT LOCATED WITHIN ANY TOWN OR CITY LIMITS.



LEGEND	
SUBJECT PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SEWER MAIN	---
ROAD - PAVEMENT EDGE/BACK OF CURB	---
ROAD - CENTERLINE	---
EASEMENT/SERVITUDE	---
SETBACK	---
CHAIN LINK FENCE	---
OVERHEAD ELECTRIC	---
ASPHALT PAVEMENT	---
CONCRETE PAVEMENT	---
Water Valve	⊕
Survey Mark	⊙
Power Pole	⊕
Day Wire	---
Fire Hydrant	⊕
Telephone Poles	⊕
Sign	⊕
Iron Pipe	⊕
Iron Rod	⊕

SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR RECORDATION, CONVEYANCE, OR SALES.

MOHR AND ASSOCIATES, INC. Date
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587

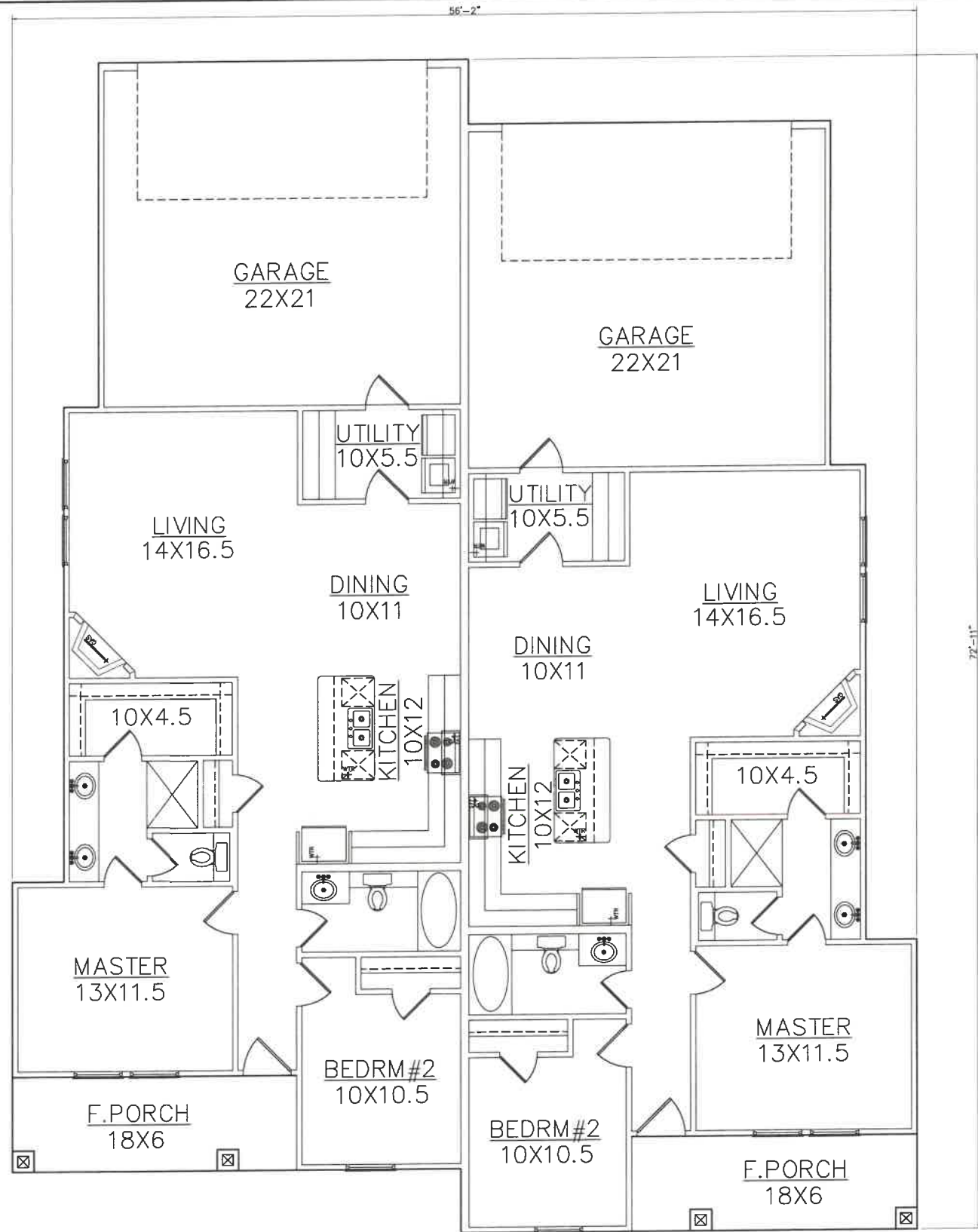
BOUNDARY SURVEY OF A 2.667 ACRE TRACT OF LAND
LOCATED IN SECTION 4, T18N-R14W, SHREVEPORT, CADDO
PARISH, LOUISIANA

FOR:
PHD ENTERPRISE, LLC

Date 9-21-2022
Scale 1"=60'
Drawn B. ANDERSON
Job 38627
Sheet 1
of 1 Sheets

Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190
Shreveport, Louisiana 71107 Fax : (318) 402-4400





SQUARE FOOTAGE	
HEATED	1,138
FRONT PORCH	104
GARAGE	486
TOTAL SQ. FT:	1,728

56'-2" WIDTH X 72'-11" LENGTH



CONCEPT RENDERING
(NOT TO SCALE)

RAPID HOME
DESIGNS
318.562.3440
WWW.RAPIDHOMEDESIGNS.COM



To the best of my knowledge these plans were and are original designs and thoughts of the designer. I warrant that the plans are original and have not been copied from any other source. I warrant that the plans are drawn to comply with owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense. The contractor(s) shall verify all dimensions of enclosed drawings. Rapid Home Designs LLC is not liable for errors once construction has begun. While ever effort has been made in preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor(s) of this job must check all dimensions and other details prior to construction and be solely responsible thereafter.

WRENWOOD
TOWNHOUSE
OPTION 1

SHEET 1

A1
OF X

11/12/21

R21-XXXX

Date: August 16, 2023

To: The Caddo Parish Planning and Zoning Commission – Office of the MPC

Re: Case 23-25-P; Request for the Approval of Rezoning from R-1-7 to R-TH for Townhouses

We are homeowners representing N. Lakewood Estates and other surrounding streets. We also have the signature of a one business owner. We're here against the construction of just one more problem in the general area from 4500 N. Market and the intersection of N. Market & Devereaux to Pine Hill Road. Some residents of N. Lakewood Estates have been there for over 35 years. We've seen our share of wrecks—minor to fatalities. We **don't want** any more housing built on this property that's under consideration.

The builders informed us at a meeting that was held on July 26th that these would be luxury townhomes that would be **sold** upwards of \$200k. Construction has been completed as well as still in progress with these same types of homes located on Pine Hill Road. We've already found out that at least one of them is for rent. Just how long will it be before these "luxury" townhomes look like those that are right at the entrance to N. Lakewood Estates. Once sold, some owners look at income, and not upkeep. It can go either way—some homeowners don't care how their property looks, just like some people who rent don't care. For the 2nd time, we **don't want** any more housings built on this property that's under consideration.

Well, the people who have signed this petition, do care. We care enough to not want any more structures added causing more potential problems for this area—added congestion of more homes, added traffic, pedestrians walking our neighborhood. People don't walk the apartment complexes. They walk our neighborhood. Residents see them on camera wearing hoodies pulling on vehicles doors to see if they've been left unlocked. Some are bold enough to come to front doors. For the third time, we **don't want** any more housings built on this property that's under consideration.

In this proposed area, there are already three existing low-income residential complexes made up of apartments and duplex-type homes. There's a residential neighborhood, N. Lakewood Estates, residential homes on Devereaux with mostly elderly home owners and residential homes on N. Market, neighboring streets, etc. Now, the proposal is to build more townhouses & if we heard correctly of what was said at this meeting, more low-income apartments behind these townhouses. For the fourth time, we **don't want** any more housings built on this property that's under consideration.

This stretch of N. Market is the most danger part of N. Market. Many accidents have already taken place and this area is already very congested with apartments, townhouses and residential homes. For the fifth time, we **don't want** the housings built on this property that's under consideration.

The 71107-zip code is considered the deadly zip code in Shreveport. If this is already the deadliest zip code, which also makes insurance rates increase, why would anyone think that townhouses would be luxury!!!! We're already tired of people walking into our neighborhood breaking into homes and vehicles, and we don't want any more added traffic walking & scoping. We have enough already. For the sixth time, we **don't want** any more housings built on this property that's under consideration.

One comment from a professional reviewer (names was not listed) says, "Very bad area...if you see a house from here, don't buy it no matter the price; gunshots being heard every night, lots of crime happening." For the seventh time, we **don't want** any more housings built on this property that's under consideration.

PHD & Mohr & Associates, did you think about the people who already live in this congested area, and even consider building a recreational facility such as is being constructed on Old Mooringsport Road. Give kids/people somewhere to go to play volleyball, pickleball, basketball, walk, exercise, etc., instead of using their legs, hands, ears and eyes to scope our neighborhood & other residential houses & steal. For the eighth time, we **don't want** any more housings built on this property that's under consideration.

Attached is a petition with the signatures of residents in North Lakewood, Old Mooringsport Rd., and other streets that are close to this proposed construction that DO NOT want anything built. So for the nineth time and beyond, we **don't want** any more housings built on this property that's under consideration on Devereaux Road or this stretch of 4500 N. Market and the intersection of N. Market & Devereaux. We are also in the process of gathering more signatures that will be brought to the MPC meeting on Aug. 23rd that are against building any more housings in this area.

TO: THE OFFICE OF THE METROPOLITAN PLANNING COMMISSION

RE: NEIGHBORHOOD PARTICIPATION MEETING FOR REZONINGS: SINGLE FAMILY ZONING

DISTRICT TO TOWNHOUSE ZONING DISTRICT

A meeting was held on July 26, 2023 to inform concerned residents of the affected street, Devereaux Road, North Lakewood Estates Neighborhood and surrounding residents. We were informed that these would be luxury townhouses, upwards of \$200,000. However low-income apartments would be behind these townhouses. This area is already very congested, dangerous due to high traffic, and it's said that the 71107 zip code was labeled as Shreveport's deadliest zip code. **WE DO NOT NEED OR WANT ADDED CONGESTION AND LOW-INCOME PROPERTIES** to an already congested area and dangerous traffic location. Below are signatures of residents of this 71107 who are in opposition of any type of additional construction to this area:

NAME	Address	z/c
1. <u>Jerry Day</u>	<u>967 N. Lakewood Dr.</u>	<u>71107</u>
2. <u>Willie Day</u>	<u>"</u>	<u>"</u>
3. <u>[Signature]</u>	<u>Business owner</u>	<u>71107</u>
4. <u>Neikel Rince</u>	<u>748 chance st</u>	<u>71107</u>
5. <u>Barbara Morgan</u>	<u>100 1/2 Wilton Pl.</u>	<u>71107</u>
6. <u>Laverne Franks</u>	<u>900 Wilton Pl</u>	<u>71107</u>
7. <u>MARK Reeves</u>	<u>3443 N Market</u>	<u>71107</u>
8. <u>Doris Reeves</u>	<u>4920 Old Mooringsport Rd</u>	<u>71107</u>
9. <u>Nancy Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
10. <u>Sackie Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
11. <u>Hector Ramirez</u>	<u>- 963 North Lakewood Dr,</u>	<u>71107</u>
12. <u>Cristina Mosqueda</u>	<u>- 963 North Lakewood Dr,</u>	<u>71107</u>
13. <u>Margy Woods</u>	<u>957 N. Lakewood</u>	<u>71107</u>
14. <u>Gerthie Hopkins</u>	<u>965 Whispering Lake Dr.</u>	<u>71107</u>
15. <u>Alvin Hopkins</u>	<u>965 Whispering Lake Dr.</u>	<u>71107</u>
16. <u>Darrell Brown</u>	<u>810 North Lakewood Dr.</u>	<u>71107</u>
17. <u>Rillia B. Smith</u>	<u>937 N. Lakewood Dr.</u>	<u>71107</u>
18. <u>Aaron + Cassandra Ragster</u>	<u>929 N. Lakewood Dr.</u>	<u>71107</u>
19. <u>Charles Bradford</u>	<u>925 N. Lakewood Dr.</u>	<u>71107</u>
20. <u>Emm Carter</u>	<u>918 N Lakewood Dr</u>	<u>71107</u>
21. <u>Leonardo Carter Jr</u>	<u>918 N Lakewood Dr</u>	<u>71107</u>
22. <u>Andrew Clarke</u>	<u>925 N. Lakewood Dr</u>	<u>71107</u>
23. <u>Sandra Clante</u>	<u>832 N. Lakewood</u>	<u>71107</u>

- 24.
- 25.
26. Angela Brown 835 N. Lakewood Dr. Shreveport, LA 71107
27. Joe A. Brown 830 N. Lakewood Dr. Shreveport, La. 71107
28. Zehle, John 825 N Lakewood Dr. Shreveport LA 71107
29. Kimberly Nelson 4732 N Lake Dr Shreveport 71107
30. Hane Moten 4732 North Lake Dr Shreveport 71107
31. Mary Stewart 821 North Lake Dr
32. ~~Ronald Brown 4732 N Lake Dr Shreveport LA 71107~~
33. Garry Steadman 4671 N. Lake Dr 71107
34. Luther Ellis 4704 N Lake Dr 71107
35. Sam & Mildred Woods 4724 N. Lake Dr. 71107
36. Jerry Henderson 4743 N. LAKE DR
37. Rudee Henderson 4743 N. Lake Dr. 71107
38. Ebony Henderson 4743 N. Lake Dr 71107
39. McKenzie Henderson 4743 N. Lake Dr 71107
40. Timorbell Henderson 4743 N. Lake Dr 71107
41. Kendall Davis 967 N. Lakewood Dr. 71107
42. Terry & Linda Marshall 935 Whispering Lake Dr 71107
43. JoAnn Nelson 932 Whispering Lake Dr, Shreveport, LA 71107
44. Mildred Rivers 949 North Lakewood Dr. 71107
45. Russell T Jackson 933 North Lakewood Dr. 71107
46. Robert & Helen Thelma 4658 N. Lake Dr Shreveport, La 71107
47. Mary Sapp 967 N. Lakewood Dr 71107
- 48.
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- 53.
- 54.
- 55.
- 56.

TO: THE OFFICE OF THE METROPOLITAN PLANNING COMMISSION

RE: NEIGHBORHOOD PARTICIPATION MEETING FOR REZONINGS: SINGLE FAMILY ZONING

DISTRICT TO TOWNHOUSE ZONING DISTRICT

A meeting was held on July 26, 2023 to inform concerned residents of the affected street, Devereaux Road, North Lakewood Estates Neighborhood and surrounding residents. We were informed that these would be luxury townhouses, upwards of \$200,000. However low-income apartments would be behind these townhouses. This area is already very congested, dangerous due to high traffic, and it's said that the 71107 zip code was labeled as Shreveport's deadliest zip code. **WE DO NOT NEED OR WANT ADDED CONGESTION AND LOW-INCOME PROPERTIES** to an already congested area and dangerous traffic location. Below are signatures of residents of this 71107 who are in opposition of any type of additional construction to this area:

NAME	Address	z/c
1. <u>Ann Day</u>	<u>767 N. Lakewood Dr.</u>	<u>71107</u>
2. <u>Willie Day</u>	<u>"</u>	<u>"</u>
3. <u>Stacy</u>	<u>Business owner</u>	<u>71107</u>
4. <u>Meikel Rince</u>	<u>148 chance st</u>	<u>71107</u>
5. <u>Barbara Morgan</u>	<u>100 1/2 Wilton Rd.</u>	<u>71107</u>
6. <u>Laverne Franks</u>	<u>900 Wilton Dr</u>	<u>71107</u>
7. <u>MARK Reeves</u>	<u>3443 N Market</u>	<u>71107</u>
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9. <u>Nancy Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
10. <u>Sackie Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
11. <u>Hector hamlin</u>	<u>- 963 North lakewood Dr,</u>	<u>71107</u>
12. <u>Crosina MOSqueda</u>	<u>- 963 North lakewood Dr,</u>	<u>71107</u>
13. <u>Mary Woods</u>	<u>957 N. Lakewood</u>	<u>71107</u>
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29. Kimberly M. Brown 4732 N Lake Dr Shreveport 71107
30. Gene M. Brown 4732 North Lake Drive Shreveport 71107
31. Mary Stewart 821 North Lake Dr
32. ~~Robert Brown~~ ~~4732 N. Lake Dr~~ ~~Shreveport, LA~~ ~~71107~~
33. Logy Steadman, 4671 N. Lake Dr 71107
34. Luther Ellis 4704 N. Lake Dr 71107
35. Sam E. Menden Wood 4724 N. Lake Dr. 71107
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47. Gary Sapp 967 N. Lakewood Dr 71107
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53. _____
54. _____
55. _____
56. _____



Land Development

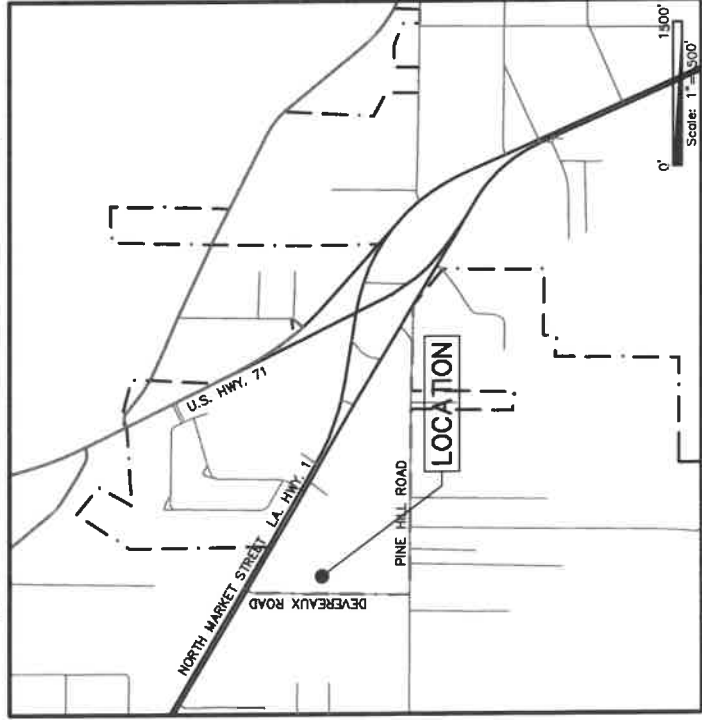
505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

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:		Associated Case:
Project Address/Location: TBD Devereaux Road		
Current Zoning District: R-1-7	Proposed Zoning District (if applicable): R-MF	Parcel Number(s): 181404-000-0247-00
2. 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: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
2.667 acres +/- in W/2 of NW/4 of Section 4, T18N-R14W; fully described on attached boundary survey recorded under Registry No. 2910561		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
TBD Devereaux Road; 425 to North Market Street		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input checked="" 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		

NORTHWESTERN LAND DISTRICT
LOUISIANA MERIDIAN



VICINITY MAP

BOUNDARY SURVEY NOTES:

1. BEARINGS ARE GRID, STATE PLANE NAD '83, LA. NORTH ZONE AS PER GPS OBSERVATIONS UTILIZING THE C4G VRS REAL TIME NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C0358H, DATED 5/19/2014.
3. SUBJECT TRACT HAS ACCESS TO DEVEREAUX ROAD A PUBLIC DEDICATED RIGHT OF WAY MAINTAINED BY THE PARISH OF CADDO.
4. SUBJECT SURVEY IS NOT LOCATED WITHIN ANY TOWN OR CITY LIMITS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR HAS NOT MADE ANY INVESTIGATIVE SEARCH FOR TITLE EVIDENCE, ENCUMBRANCES, SERVITUDES, RESTRICTIVE COVENANTS, LIENS OR ANY OTHER FACT THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6. TO THE SURVEYOR'S KNOWLEDGE ANY DETERMINATION OF THE SUBJECT TRACTS CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.

LEGAL DESCRIPTION FOR A 2.667 ACRE TRACT:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA, BOUND BY DEVEREAUX ROAD ON THE WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2" IRON PIPE ON THE EAST RIGHT OF WAY LINE OF DEVEREAUX ROAD, AS RECORDED IN BOOK 600, PAGE 235, BEING THE NORTHWEST CORNER OF LOT 1, TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUBDIVISION, AS RECORDED IN BOOK 8050, PAGE 8, BOTH IN THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, THENCE NORTH 00°41'22" EAST A DISTANCE OF 283.26 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 100.00 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A SET 1/2" IRON PIPE BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 394.72 FEET ALONG THE EAST RIGHT OF WAY OF DEVEREAUX ROAD TO A SET 1/2" IRON PIPE;

THENCE SOUTH 89°07'50" EAST A DISTANCE OF 295.04 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT TRACT RECORDED IN INSTRUMENT NO. 2887187, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA;

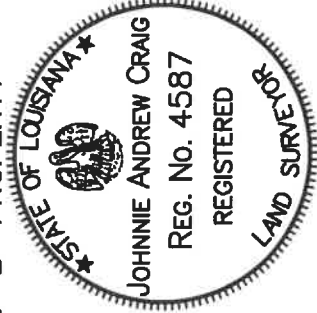
THENCE SOUTH 00°58'57" WEST A DISTANCE OF 393.75 FEET TO A FOUND 1-1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT RECORDED IN INSTRUMENT NO. 2887187;

THENCE NORTH 89°19'10" WEST A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING;

SAID TRACT HEREIN DESCRIBED CONTAINING 2.667 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

MOHR AND ASSOCIATES, INC. Date
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587



4/18/2023 3:34:37 PM V:\SURVEYS\PHD ENTERPRISE LLC\4725 NORTH MARKET\DRAWINGS\38627-BMAP.DWG



DEVEREAUX ROAD
BK. 600, PG. 235
(EXISTING 50' WIDE RIGHT OF WAY)

OWNER:
LED OUTDOOR, LLC
INST. NO. 2340302

OWNER:
ABIGAIL LAND HOLDINGS 4,
LLC et al
INST. NO. 2798202

SET 1/2" IRON PIPE
N=760430.25
E=2877626.35

S89°07'50"E 295.04'
FND. 1/2" IRON ROD

LED OUTDOOR, LLC
BK. 4462, PG. 338
2.667 ACRES
116,185 SQ FT

OWNER:
PHD GLOBAL
ENTERPRISES, LLC
INST. NO. 2887187

POB
SET 1/2" IRON PIPE
N=760035.57
E=2877620.23

FND. 1-1/2" IRON PIPE
N89°19'10"W 294.39'

OWNER:
CHARLIE
AND LUCY
JONES
B. 3791,
PG. 749

FND. 1/2" IRON PIPE

OWNER:
PHD GLOBAL
ENTERPRISES, LLC
INST. NO. 2887206

POINT OF COMMENCEMENT
FND. 2" IRON PIPE
NW CORNER LOT 1
TEMPLE OF CHRIST BAPTIST
CHURCH NORTH SUBDIVISION
B. 8050, PG. 8



Mohr and Associates, Inc.

Consulting Civil Engineers & Land Surveyors

1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190
Shreveport, Louisiana 71107 Fax : (318) 402-4400

FOR:

PHD GLOBAL ENTERPRISES, LLC
BOUNDARY SURVEY OF A 2.667 ACRE TRACT IN
SECTION 4, T18N-R14W, CADDO PARISH,
LOUISIANA

Date rev 11-11-22
9-29-2022
Scale 1"=100'
Drawn B. ANDERSON
Job 38627

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-1-7 Proposed Zoning District(s): R-MF		Proposed Building Use(s): TOWNHOUSES	
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: TBD	
Total Site Acres: 2.667		Total sq. ft. gross (existing & proposed): TBD	
Off-Street Parking Required: TBD		Proposed height of building(s): TBD Number of stories: TBD	
Off-Street Parking Provided: TBD		Ceiling height of First Floor: TBD	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 116,185		Lot Coverage (Total Area in square feet): 116,185	
Lot Coverage Percentage of Total Lot Area: 100			
9. STORMWATER INFORMATION			
Existing Impervious Surface: 0 acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: TBD acres/square feet		Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Property Owner and Authorization

Name (*signature required below*) _____

Rickey Terrell Hall and Justin Palmer, Member/Managers

Company Name

~~PHD Global Enterprises, LLC~~ PHD Homes, LLC

Mailing address for all correspondence:

4144 Curtis Lane

City Shreveport State LA Zip Code 71109

Telephone 703-0679 Fax _____ e-mail _____

Tax Assessor's Account Number: 181404-000-0247-00

Found on tax notice -- example: 171413-057-0047-00

Property Owner, check ONE of the following:

____ I will represent the application myself; OR ☒ I hereby designate
Mohr and Associates, Inc. (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 property owner of the property and further certify that the
information provided on this development application is true and correct.

Property Owner's Signature: R.T. Hall Date: 6/28/2023
Rickey Terrell Hall

Property Owner's Signature: Justin Palmer Date: 6/28/2023
Justin Palmer

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 <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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u>		
APPLICANT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: Same as Engineer Contact listed below Company: _____			
E-mail: _____ Phone: _____ Fax: _____			
Address: _____ City: _____ State: _____ Zip: _____			
ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: _____ Company: _____			
E-mail: _____ Phone: _____ Fax: _____			
Address: _____ City: _____ State: _____ Zip: _____			
ENGINEER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/>			
Name: J. Andrew Craig, PE, PLS Company: Mohr and Associates, Inc.			
E-mail: acraig@mohrandassoc.com Phone: 318.686.7190 Fax: 318.402.4400			
Address: 1324 North Hearne Avenue - Suite 301 City: Shreveport State: LA Zip: 71107-6529			
CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: Justin Palmer & Rickey Terrell Hall, Managers Company: PHD Global Enterprises, LLC			
E-mail: terrell@phd-enterprise.com; justin@phd-enterprise.com Phone: 318.703.0679 Fax: _____			
Address: 4144 Curtis Lane City: Sheveport State: LA Zip: 71109			
Designee Contact Name: _____ Email Address: _____ Phone Number: _____			
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING: <u>Mohr and Associates, Inc.</u> (name of project representative)			
____ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate _____ 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.			
SEE ATTACHED			
Property Owner Signature		Date	Applicant Signature
			<div>Andrew Craig</div>
			Date

Emily Trant

From: Andy Craig <acraig@mohrandassoc.com>
Sent: Monday, July 17, 2023 8:57 AM
To: Emily Trant
Subject: RE: Townhouse Project on Devereaux Rd

Yes – it looks like that is what is needed.

ANDY

From: Emily Trant <Emily.Trant@shreveportla.gov>
Sent: Monday, July 17, 2023 8:15 AM
To: Andy Craig <acraig@mohrandassoc.com>
Subject: RE: Townhouse Project on Devereaux Rd

Good morning Andy,

Hope you enjoyed the weekend.

Have you been able to discuss the proposed subdivision layout with the applicant to determine if R-TH will work for the development in mind?

Emily Trant

Land Development Coordinator
Metropolitan Planning Commission
505 Travis St Suite 440
Shreveport LA 71101
318-673-6498

From: Andy Craig <acraig@mohrandassoc.com>
Sent: Wednesday, July 5, 2023 2:19 PM
To: Emily Trant <Emily.Trant@shreveportla.gov>; Benjamin Koby <Benjamin.Koby@shreveportla.gov>
Cc: Julia Watson <JWatson@mohrandassoc.com>
Subject: RE: Townhouse Project on Devereaux Rd

Yep – I thought about that. I will get to work on it, or at least get Julia on it. 😊

ANDY

From: Emily Trant <Emily.Trant@shreveportla.gov>
Sent: Wednesday, July 5, 2023 1:19 PM
To: Andy Craig <acraig@mohrandassoc.com>; Benjamin Koby <Benjamin.Koby@shreveportla.gov>
Subject: RE: Townhouse Project on Devereaux Rd

Andy,

ORDINANCE NO. 6345 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR OIL AND GAS FUND TO PROVIDE AIR CONDITIONING TO CADDO CITIZENS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo experiences extreme heat during the summer months; and

WHEREAS, many Caddo Parish citizens do not have proper air conditioning in their homes; and

WHEREAS, the Caddo Parish Commission would like to assist the citizens of Caddo Parish with air conditioning in their homes; 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 Oil and Gas Fund for the year 2023 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Oil and Gas Fund</u>	
Allocation to Other Entities	
A/C Program	\$200,000
Fund Balance	(\$200,000)

BE IT FURTHER ORDAINED, that the air conditioning assistance program will be limited to owner occupied units housing the elderly and disabled.

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.

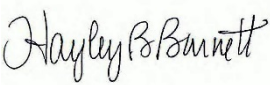
Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE AMENDING THE 2023 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND (Ordinance No. 6345 of 2023)	
ORIGINATING DEPARTMENT: Commissioner Stormy Gage-Watts	
BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for Oil and Gas Fund in the amount of \$200,000 to provide an appropriation to for air conditioning the homes of Caddo Parish citizens.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head  _____	Date 07/25/23
Legal _____	Date _____
Parish Administrator _____	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 NORTHWEST CORNER OF WELLS ISLAND ROAD AND MALLOTT DRIVE, CADDO PARISH, LOUISIANA, FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL 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 Northwest corner of Wells Island Road and Mallott Drive, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended **from R-1-7 Single-Family Residential Zoning District To I-2 Heavy Industrial Zoning District:**

0.612 Ac. M/L - All That Part Of Lots 2 Thru 5, Malott Subn. Lying W. Of Levee & E. Of Malott Subdivision Unit No. 2 & All Of Lot 6, Malott Subn. Lying E. Of Malott Subdivision Unit No. 2, & Lot 7, Malott Sub. 181414-1-7 1/3 Land & Imps Lvd & 0.645 Ac. M/L - Lot 1, Malott Subdivision Unit No. 2, Section 14, 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

23-19-P
SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING JULY 26, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, July 26, 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
Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Shari Culbert, Executive Assistant
Emily Trant, Planner III

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 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 28, 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. 23-19-P ZONING REQUEST

Applicant: SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.
Owner: LABESA II LLC.
Location: 1709 Wells Island (NW corner of Wells Island Road and Mallott Dr)
Existing Zoning: R-1-7
Request: R-1-7 to I-2
Proposed Use: Warehouse and Outdoor Storage

Representative &/or support:

Brandon Creel 2027 Princewood Lane Shreveport, La. 71106

Mr. Creel spoke of the history of the property as well as the previous tenants and possible future use.

Opposition: None

draft

A motion was made by MR. BROWN seconded by MR. HUMPHREY, SR. to recommend approval the application.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

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

JULY 26, 2023

AGENDA ITEM NUMBER:

MPC Staff Member: Emily Trant

Parish Commission District: 3/Steven Jackson

CASE NUMBER 23-19-P: ZONING REQUEST

APPLICANT: SEALY REAL ESTATE SERVICES LLC, LABESA II LLC.
OWNER: LABESA II LLC.
LOCATION: 1709 Wells Island Rd (NW corner of Wells Island Road and Mallott Dr)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to I-2
PROPOSED USE: Warehouse and Outdoor Storage

DESCRIPTION: The applicant is requesting to rezone approximately 1.92 acres of undeveloped property from R-1-7, Single-Family Residential to I-2, Heavy Industrial. The property owner would like to make the site available for warehouse and outdoor storage use. There is no end user at this time; however, the request is intended to make the property more marketable. The property is surrounded by the R-1-7 zoning district to the west and south. The properties north and west of the site are zoned I-1, Light Industrial and I-2, Heavy Industrial. There is an existing warehouse-like structure located on the lot. Nearby properties are currently in use for outdoor storage, warehousing, and other comparable industrial uses; abutting properties are residentially occupied.

There is one previous case associated with this property: request to rezone from R-1D, Single Family Residential to I-2, Heavy Industrial. Approval was granted to rezone the site to B-1-E, Business Buffer Extended Use District, rather than the requested I-2 zoning (P-17-12). Neither a building permit or Certificate of Occupancy were ever issued for the use; however, building and site improvements were constructed, and the facilities were occupied from at least 2014 to 2019. The Certificate of Occupancy is the final document that must be obtained prior to conducting business and it would be considered unlawful to operate a business without it. Because a Certificate of Occupancy was not obtained, it appears that the zoning designation was reverted to the R-1D zoning designation; during this time, Parish rezoning ordinances became null and void if construction did not occur within two years of the rezoning approval. Therefore, the previously granted extended use is no longer available. Nearby relevant cases include: approval to rezone from R-A, Rural Agriculture to I-2, Heavy Industrial (P-37-07). Approval to rezone from R-A to I-1, Light Industrial (P-236 & P-329).

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 for warehouse and outdoor storage yard use, or other similar uses that are available in the I-2 zoning district. This is not permitted in the current zoning district, regardless of the type of structure that is currently on the lot. An outdoor storage yard is permitted in the C-4, Heavy Commercial, I-1, Light Industrial, and I-2 districts. Warehouses are permitted in the OR, Office Research, I-MU, Industrial Mixed Use, I-1, and I-2 zoning district; warehouse use could be obtained with a special use permit in the C-4 district. Article 4.5.A of the Caddo Parish Unified Development Code (UDC) states that the purpose of the I-2 Heavy Industrial



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

Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities. Permitted uses in the I-2 district include: *Agriculture, Retail Sales of Alcohol-Beer/Wine, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial - Light, Lodge/Meeting Hall, Office, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Salvage Yard, Self-Service Ice Vending Unit, Solar Farm, Soup Kitchen, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications.*

There is a mix of uses in the vicinity that include outdoor storage yards, a bar, wholesale establishments, repair shops, multi-family, and single-family. Although zoned for residential purposes, the existing structure on the subject site is industrial in character and would be compatible with the requested I-2 zoning district and many of the uses in the vicinity; however, industrial and residential uses are generally incompatible to one another and should be avoided. It's important to note that the majority of the industrial type uses are located on the west and north side of Wells Island Road; and majority residential on the south and east side of the right-of-way. Wells Island Road appears to separate the industrial and residential zoning districts. By introducing an industrially zoned property on this side of Wells Island Road the issue of incompatible uses is exacerbated. Approval of this request would cause the industrial zoning to further encroach into the residential areas of the vicinity.

The zoning request from R-1-7 to I-2 is not consistent with the Future Land Use Map of the 2030 Master Plan, as it identifies this entire side of Wells Island Road to be used for Residential Low purposes; the industrial uses are envisioned to be located on the north and west side of Wells Island Road, as it is currently mapped. Additionally, the existing light industrial zoning south of the subject site is inconsistent with the Master Plan, as well as the industrially zoned properties at the east end of Wells Island Road.

The applicant hosted a Neighborhood Participation Plan meeting on June 27th at 6:00PM. According to the applicant there was no one in attendance.

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 neighborhood incompatibly and the proposed land use is in conflict with the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

- 1. Recommend approval as submitted.**



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

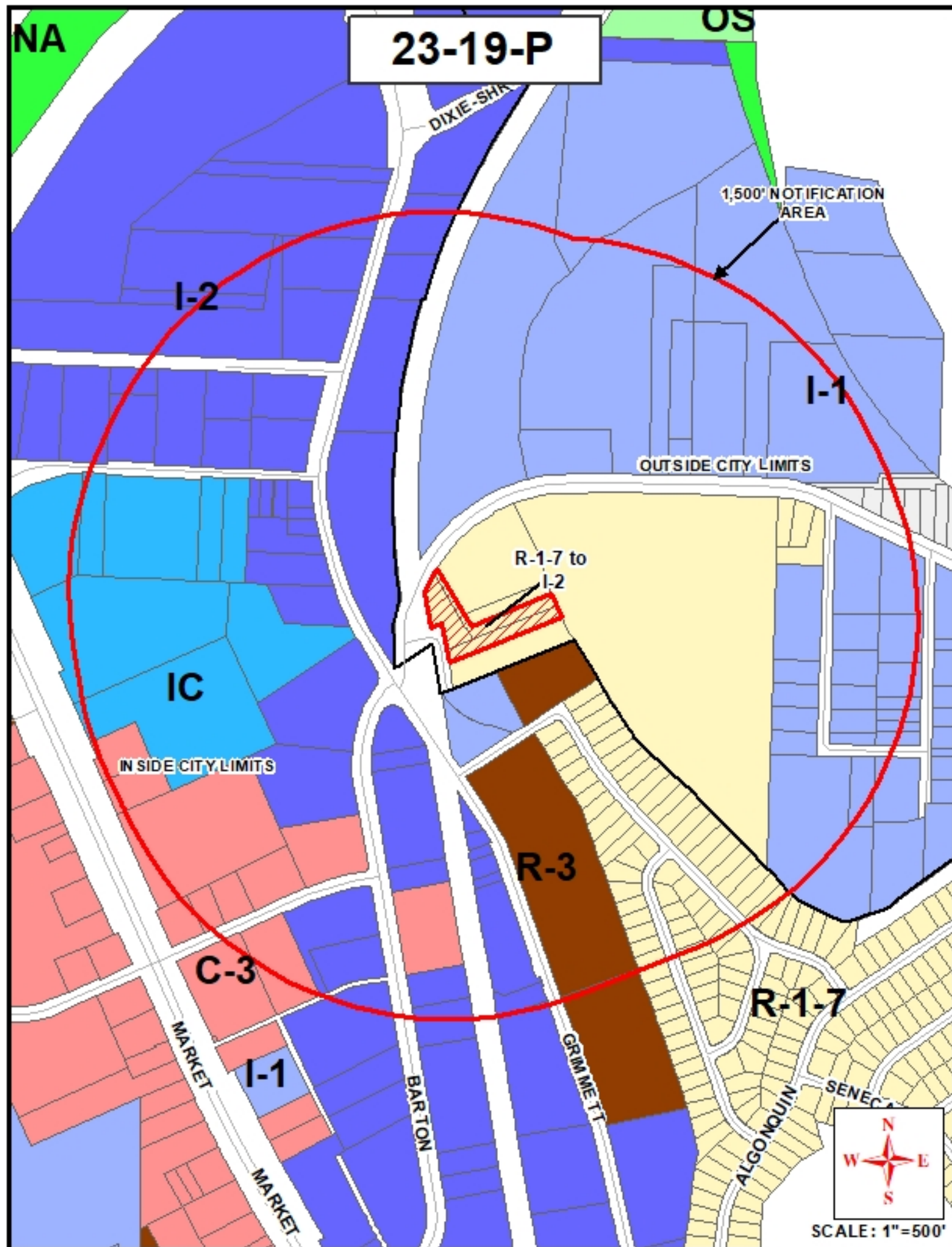
2. Recommend approval of an alternative zoning designation; however, other applicable districts would not meet the compatibility standards.
3. Defer and continue the application to allow the applicant to pursue a Small Planned Unit Development.

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

MPC BOARD

RECOMMENDATION: The board voted unanimously to recommend approval of the application.

23-19-P






















23-19-P AREA REF MAP



23-19-P

Future Land Use Map

 Rural Enterprise	 General Commercial	 Parks and Open Space	 Surface Water
 Residential Low	 Urban Village Mixed use	 Parks and Open Space (Potential New)	 Planning Area
 Residential Medium	 Major Mixed Use Center	 Institutional	 City of Shreveport
 Residential High	 Light Industrial/Business Park	 Transportation	 Streets
 Neighborhood Commercial	 Industrial		 Railroads





PUBLIC HEARING NOTICE

AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-6480
(from 8:00 a.m. to 5:00 p.m.)

VISIT: shreveportcaddompc.com/agendas
EMAIL: info@shreveportcaddompc.com

DO NOT REMOVE SIGN UNTIL AFTER THE HEARING





AVAILABLE
SEALY REAL ESTATE SERVICES
318.222.8700
SRES.COM
BRANDON CREEL



Office of the MPC

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6112

June 8, 2023

Gavin Investments, LLC.
850 Havens Rd
Shreveport La 71107

Subject: Neighborhood Participation Meeting for a Rezoning from an R-1-7 to an I-2 district.

Dear Gavin Investments, LLC. -

Why are you receiving this letter?

An application has been submitted to the Metropolitan Planning Commission (MPC) Office requesting a Rezoning from R-1-7 to I-2. The MPC Office requires the applicant to hold a neighborhood meeting. This meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. ***No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.***

The MPC Office has sent this letter to all property owners within 1,500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

Where and when is the NPP meeting?

The NPP meeting will take place: Tuesday, June 27, 2023 at 6pm
Venue: 1709 Wells Island Road in Shreveport.

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,



Alan Clarke
Executive Director

NPP Neighborhood Meeting Invitation (Zoning Change)

Today's Date: June 7, 2023

Meeting Date: June 27, 2023

Dear Neighbor:

My company, LABESA II LLC., owns the warehouse and land at 1709 & 1733 Wells Island Rd. We'd like to use the property as an industrial/commercial warehouse and yard for companies to lease and conduct their business operations.

The site is located in an R-1-7 Residential Zoning District, where an industrial warehouse and yard are not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore we are applying for a zoning change to an I-2 Industrial Zoning District in order to operate as an industrial/commercial warehouse and yard. The site is a single-story warehouse structure with a square footage of 9,890 SF, a yard with a square footage of 17,496 SF, and a total land square footage of 83,690 SF. There is a parking lot with 15 spaces on the north end of the warehouse and no on-street parking is required.

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 Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Tuesday, June 27, 2023, at 6:00 pm
1709 Wells Island Rd. Shreveport, LA 71107

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, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on June 27th.

Sincerely,

Brandon Creel
brandonc@sealynet.com
bcreel77@gmail.com
318-402-5054

OWNER	STREET ADDRESS	CITY	STATE	ZIP
Steel Forge	Po Box 736	Shreveport	La	71137-7365
Daily Food	9309 Melis	Shreveport	La	71115
Hudson, Ne	607 Chamk	Shreveport	La	71115-4615
Jackson, Ar	12230 Alan Rancho	Cu	CA	91739
Morton, M	813 Navah	Shreveport	La	71107-5317
Turner, Jefe	2923 Charc	Shreveport	La	71106-8418
Gavin Inve	850 Haven	Shreveport	La	71107
Industrial S	1957 Mote	Shreveport	La	71107
Horizons L	27797 Hwy	Ferriday	LA	71334
Kose, Willie	1953 Mote	Shreveport	La	71107-5428
Baker, Paul	4331 Linda	Shreveport	La	71107-8699
Pro Like Inv	15469 Timl	Prairieville	La	70769
Union Mas	Po Box 731	Shreveport	La	71137-7318
Trash It Up	1145 Highv	Benton	La	71006
Red River F	1555 Wells	Shreveport	La	71107-5440
Smith, Terr	1842 Barto	Shreveport	La	71107
Rose Key P	4610 Longs	Bossier City	LA	71112
Harris, Ste	754 Navah	Shreveport	La	71107-5316
Paragon Pr	PO Box 64	C Bossier City	LA	71171
Williams, B	825 Navah	Shreveport	La	71107-5317
Craig, Lorr	1526 Well	I Shreveport	La	71107
M.H.A.S. Pr	7 Penn Plz	New York	NY	10001-0016
Shreveport	2500 Line	A Shreveport	La	71104
Oatis, Dan	1104 Creol	Bossier City	LA	71111
Tatum, Ida	734 Navah	Shreveport	La	71107-5316
Brazzel's, L	11403 Nori	Shreveport	La	71106-9313
Louisiana, 'P	o Box 940	Baton Rou	LA	70804-9064
Louisiana S	151 Riversi	Baton Rou	LA	70801-1328
Wilburn, Ec	3130 Arthu	Bossier City	La	71112
Carter, Dor	833 Navah	Shreveport	La	71107-5317
Dupont, Dc	1535 Wells	Shreveport	La	71107
Carroll Insu	Po Box 774	Shreveport	La	71137-7748
Youngbloo	813 Haven	Shreveport	La	71107-5205
2025 Nelso	41 Jarvis A	Hingham	MA	02043-1340
Burks, Mar	781 Tecum	Shreveport	La	71107-5321
Fuller, Tem	773 Tecum	Shreveport	La	71107
L&T Real E	100 Northg	Bossier City	LA	71112
Youngbloo	5773 Pine	I Shreveport	La	71107-9629
Du Pont, D	1535 Wells	Shreveport	La	71107
Mosley X, I	367 Elmo	B Minden	La	71055-7769
Stroy Prop	6485 St Jo	Hosston	La	71043
Louisiana, 'P	o Box 440	Baton Rou	LA	70804
Racetrac P	Po Box 243	Smyrna	GA	30081-2437
Red River F	1555 Wells	Shreveport	La	71107
Isha, LLC.	1906 N Ma	Shreveport	La	71107-5214
Red River F	1555 Wells	Shreveport	La	71107

Brooks Inv 2371 Levy	Shreveport La	71103-3657
Banks, Jam 806 Navah	Shreveport La	71107-5318
Robinson, I 742 Navah	Shreveport La	71107-5316
Triplex, Inc PO Box 153	Houston TX	77020
Naylor, Ma 2904 W. W Duncan	OK	73533
Paragon Pr 815 Hislop	Shreveport La	71107
Rosett Proj 725 Wesley	Shreveport La	71107
Three Atkir 126 Center	Shreveport La	71104-4505
Labesa li LL 876 Jessie J Benton	LA	71006
Redd, Leon 750 Tecum	Shreveport La	71107-5327
Milam, Pat 304 Plum C Benton	LA	71006
Hunt, Paul 754 Tecum	Shreveport La	71107-5327
Hollins, Shi 6129 Newt	Shreveport La	71129
Smiley, Jan 1640 Wells	Shreveport La	71107-5443
Zeidan, Mc 1127 Creol	Bossier City LA	71111
Jewel Cons 1555 Wells	Shreveport La	71107
M & D Proj Po Box 568	Shreveport La	71135-5682
Paige, Jerry 6154 Pebbl	Shreveport La	71129
Monroe, Br 1737 Wells	Shreveport La	71107
Shorthorn I 279 Atlanti	Shreveport La	71107
Chandler, L 217 Bridge	Bossier City LA	71111
Christense 1524 Wells	Shreveport La	71107
Shane Sitte 413 Baylyn	Benton LA	71006
Williams, Jr 765 Tecum	Shreveport La	71107-5321
Popeye's O 2801 E Mo	Laredo TX	78043-1402
Stroy Prop 6485 St Jo	Hosston LA	71043
Clark, Andr 3800 Gore	Shreveport La	71119
Cmb Holdir 203 Parklar	Bossier City LA	71111
Currie, Tyr 817 Navah	Shreveport La	71107-5317
Fausett, Ev 901 Briar R	Keller TX	76248
Rolland Ent Po Box 523	Shreveport La	71135
Nicholson, 4213 Greer	Shreveport La	71119
Chc Realty 8943 Kings	Shreveport La	71118
Red River F 1955 Mote	Shreveport La	71107
Dawud Pro 9959 Burg	Shreveport La	71118
Earnest Prc 876 Jessie J Benton	La	71006
Scott, Beve 1607 North	Bossier City LA	71112
Constructic PO Box 279	Cedar Park TX	78630
Johnson, SI 737 Navah	Shreveport La	71107
Chc Realty, 8943 Kings	Shreveport La	71118
I Got Worn 5728 Roma	Shreveport La	71105
Shafer, Jan 809 Haven	Shreveport La	71107-5205
Hicks, Caro 809 Navah	Shreveport La	71107-5317
White Oak 2520 Deas	Bossier City LA	71111-5941
Baker, Paul 917 Pinehil	Shreveport La	71107
Cox-Cherol 1299 Cr 18	Carthage TX	75633
Excel Rent 830 Haven	Shreveport La	71107

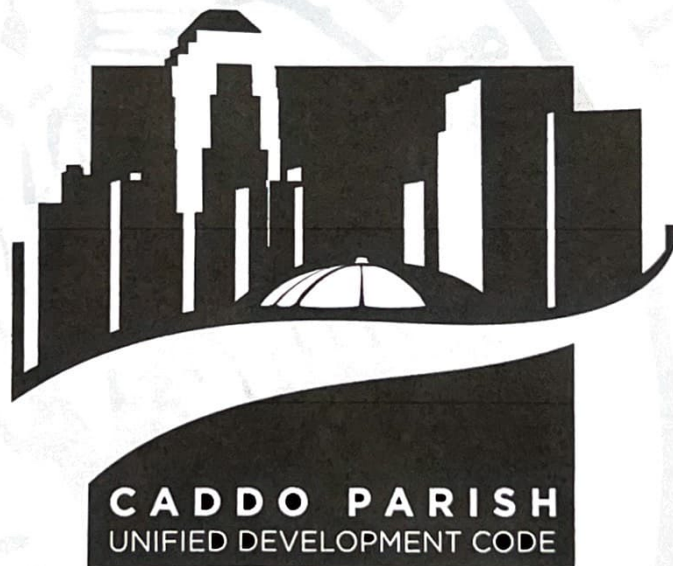
Brazzel's Le 11403 Nori Shreveport La	71106-9313
Miller, Cha 3806 Corn� Shreveport La	71107
Davis, Sam 816 Cresce Shreveport La	71107-4002
J. Perry Inv 4834 Came Bossier City LA	71111
Ccpi Inc 6036 Dillin� Shreveport La	71106
Rahman Pr 504 Hunter Bossier City LA	71111
North Marl 330 Marsh� Shreveport La	71101
Northwooc 136 Rector Bergenfielc NJ	7621
Tsno Real E 6131 River Harahan LA	70123
Allen, La Ti 742 Tecum Shreveport La	71107-5327
Baker, Paul 4331 Linda Shreveport La	71107
White Oak PO Box 72� Bossier City LA	71172
Tuke Prope P O Box 44 Shreveport La	71134
Theus, Geo 925 Edgef� Shreveport La	71118-3405
Brumley Tr PO Box 14� Blanchard La	71009
Dalco Prop 1650 Swan Bossier City La	71111
S3 Power S 1918 Barto Shreveport La	71107
Grimmett I 1938 Carri� Baton Rou� La	70806
Turner, Yve 810 Navah� Shreveport La	71107-5318
Adk Bayou 7920 Belt L Dallas Tx	75254
Malott, Cla 7855 W Lal Shreveport La	71107
Ironsmith, 205 Stratm Shreveport La	71115-3103
Red River T PO Box 20� Benton La	71006
Shreveport 1234 Texas Shreveport La	71101-3345
Malott Cloi 7855 W Lal Shreveport La	71107
Hydrostatic Po Box 2 Magnolia Ar	71754
91houses L 313 Grame Shreveport La	71106
Bartlett, Cli 15555 Wel Shreveport La	71107
Johnson, G 3463 Fount Keithville La	71047-8544
Carter, Har 208 Kensin Bossier City La	71111

Metropolitan**Planning**Commission

Shreveport | Caddo Parish

Unified Development Code Development Application

Caddo Parish UDC Development Application and Review Packet
(Revised August 21, 2020)



Land Development Department

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

www.shreveportcaddompc.com

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: Re-Zoning of 1709, 1733 Wells Island Rd.		Associated Case:
Project Address/Location: 1709 Wells Island Rd, 1733 Wells Island Rd.		
Current Zoning District: R-1D R-1-7(City)(Caddo)	Proposed Zoning District (if applicable): R-1-2	Parcel Number(s): 181414013000100, 181414001000700, 181414001002100
2. CASE TYPE		
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <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 </div> <div style="width: 33%;"> <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 </div> <div style="width: 33%;"> <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: _____ </div> </div>		
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> 1709 Wells Island Rd. - That part of LOTS 1, 2, 3, 4, MALLET SUBDIVISION, lying West of the West boundary line of levy and North of the South line of Lot 4, and extending West to the West line of Lot 1, That part of LOT 5, MALLET SUBDIVISION, lying West of the West boundary line of levy, LOT 6, MALLET SUBDIVISION, a subdivision of Caddo Parish, Louisiana, as per plat thereof recorded in Book 450, at Page 563 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon. 1733 Wells Island Rd. - LOT 7, MALLET SUBDIVISION, a subdivision of Caddo Parish, Louisiana, as per plat thereof recorded in Book 450, at Page 563 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements located thereon.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> 1709 Wells Island Rd. and 1733 Wells Island Rd. 350 Ft from intersection of Wells Island and Grimmer Dr.		
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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary The intended use of the property is to use the office/warehouse as a facility for industrial/commercial companies to conduct business. The yard on the property is intended to use as a storage space for trucks, trailers, industrial/commercial materials.		

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-1D, R-1 Proposed Zoning District(s): I-2		Proposed Building Use(s): Industrial	
If more than one district, provide the acreage of each: N/A		Existing Building(s) sq. ft. gross: 9890 SF	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: N/A	
Total Site Acres: 1.92 AC		Total sq. ft. gross (existing & proposed): N/A	
Off-Street Parking Required: N/A		Proposed height of building(s): N/A Number of stories: 1	
Off-Street Parking Provided: 15 Spaces		Ceiling height of First Floor: 14 Ft	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 83,635 SF		Lot Coverage (Total Area in square feet): 9890 SF	
Lot Coverage Percentage of Total Lot Area: 11.82%			
9. STORMWATER INFORMATION			
Existing Impervious Surface: .32 AC 13,939 SF acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: N/A acres/square feet		Red River <input type="checkbox"/> Yes <input type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" 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: Brandon Creel Company: Sealy Real Estate Services LLC, LABESA II LLC.
E-mail: brandonc@sealynet.com Phone: 318-402-5054 Fax: _____
Address: 865 Jessie Jones Dr. City: Benton State: LA Zip: 71006

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: David Jarrett Company: LABESA II LLC.
E-mail: cypressbottoms@gmail.com Phone: 318-464-5132 Fax: _____
Address: 865 Jessie Jones Dr. City: Benton State: LA Zip: 71006
Designee Contact Name: Brandon Creel Email Address: brandonc@sealynet.com Phone Number: 318-402-5054

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

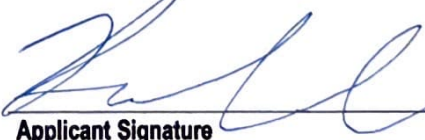
____ I will represent the application myself; OR X I hereby designate Brandon Creel (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding 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.


Property Owner Signature

5-26-23
Date


Applicant Signature

6/5/23
Date

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, July 26, 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. 23-19-P REZONING: 1709 Wells Island. Application by SEALY REAL ESTATE SERVICES LLC, LABESA II LLC. for approval to rezone property located on the NW corner of Wells Island Road and Mallott Dr., from R-1-7 Single-Family Residential Zoning District to I-2 Heavy Industrial Zoning District, being more particularly described as 0.612 Ac. M/L - All That Part Of Lots 2 Thru 5, Malott Subn. Lying W. Of Levee & E. Of Malott Subdivision Unit No. 2 & All Of Lot 6, Malott Subn. Lying E. Of Malott Subdivision Unit No. 2, & Lot 7, Malott Sub. 181414-1-7 1/3 Land & Imps Lvd & 0.645 Ac. M/L - Lot 1, Malott Subdivision Unit No. 2, Section 14, 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 EAST SIDE OF DEVEREAREUX ROAD APPROXIMATELY SEVEN HUNDRED NINETY-SIX FEET NORTH OF PINEHILL ROAD., CADDO PARISH, LA., FROM R-1-7, SINGLE-FAMILYL RESIDENTIAL DISTRICT TO R-TH, TOWNHOUSE RESIDENTIALDISTRICT, 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 east side of Devereaux road approximately seven hundred ninety-six feet north of Pine Hill Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-1-7, Single-Family Residential District to R-TH, Townhouse Residential District:**

2.667 ACS. M/L A TR. OF LAND IN W/2 OF NW/4 OF SEC. 4(18-14) COMMENCE AT THE E. R/W LINE OF DEVEREAUX RD. AND BEING THE NW/COR. OF LOT 1, TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUB. RUN THENCE N. 00 DEG. 41 MIN. 22 SEC. E. 283.26 FT.; THENCE N. 00 DEG. 53 MIN. 16 SEC. E. 100 FT. FOR POB. THENCE N. 00 DEG. 53 MIN. 16 SEC. E. 394.72 FT., THENCE S. 89 DEG. 07 MIN. 50 SEC. E. 295.04 FT., THENCE S. 00 DEG. 58 MIN. 57 SEC. W. 393.75 FT., THENCE N. 89 DEG. 19 MIN. 10 SEC. W. 294.39 FT. TO POB., Section 4, 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

23-25-P
MOHR AND ASSOCIATES, INC.

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

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

Members Present

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

Staff Present

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

Members Absent

None

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

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

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

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

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

PUBLIC HEARING

CASE NO. 23-25-P ZONING REQUEST

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

Representative &/or support:

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

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

dynamic document, and the request would allow for a transition from high to low density.

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

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

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

Opposition:

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

Mr. Days spoke in opposition to the request.

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

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

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

Ms. Days spoke in opposition to the request.

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

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

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

Displayed concern surrounding property value being brought down.

Rebuttal:

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

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

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

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

A motion was made by MS. HART to defer the application to allow for reevaluation of keeping the property single-family and discuss the project with the neighborhood. The motion was not seconded and based on the 3-3 vote on the original motion, the motion failed.



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

AUGUST 23, 2023

AGENDA ITEM NUMBER: 6

MPC Staff Member: Emily Trant

Parish Commission District: 3/Steven Jackson

CASE NUMBER 23-25-P: ZONING REQUEST

APPLICANT: MOHR AND ASSOCIATES, INC.
OWNER: PHD Global Enterprises, LLC
LOCATION: TBD Devereaux Road (east side of Devereaux Rd., approx. 796 ft north of Pine Hill Rd)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to R-TH
PROPOSED USE: Duplexes

DESCRIPTION: The applicant is requesting to rezone approximately 2.667 acres of undeveloped property from R-1-7, Single-Family Residential to R-TH, Residential Townhouse District. The property is surrounded by the R-1-7 zoning district to the north, west, and south. The properties to the west of the site are zoned R-3, Multi-Family. The houses along Devereaux are single-family construction.

There is one previous case associated with this property: approval to rezone from R-1, Single Family Residential and B-3, Community Business, and B-2-E, Neighborhood Business Extended Use to B-3, Community Business (C-69-86; P-16-86). Nearby relevant cases include: approved rezoning from R-1-5 to R-3, Multi-Family (22-146-C); approved rezoning from R-1-7 to R-3 and C-2 (20-3-C); approved rezoning from B-2-E to R-3-E for apartments and a day care facility (C-92-05); approved rezoning from B-3 to R-3 for an 144-unit apartment complex (C-57-75); approved rezoning from B-2 to R-3 for multi-family (C-34-00); approved rezoning from R-1 to R-3 for 16-unit apartment development (C-26-84); and approved rezoning from R-A to R-1 and R-3 for single family residences and apartment facilities (C-719).

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 duplexes, which are permitted in the R-TH zoning district. Duplexes and other multi-family uses are not permitted in the current zoning district. As stated in Article 4.2 of the Unified Development Code (UDC), R-TH is defined as "The R-TH Townhouse Residential Zoning District is intended to provide for a moderate density neighborhood environment of single-family detached and attached, two-family, and townhouse dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted." The permitted by right uses in R-TH zoning district include *Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling – Townhouse, Dwelling - Single-Family Detached, Dwelling – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than*



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

There is a mix of uses in the vicinity that include indoor self-storage, personal service establishments, retail goods establishments, multi-family, and single-family. The R-TH zoning district would introduce the lowest amount of residential density compared to other districts that allow for a greater residential density, such as the districts that are east of the site. For instance, the R-TH district would not permit a multi-family structure containing three or more attached dwelling units used for residential occupancy, such as an apartment complex. Rather, structures such as duplexes and townhomes that are more compatible in scale and density to single-family uses would be permitted.

Although the requested zoning is inconsistent with the character of single-family uses on Devereaux, it is reflective of national trends to develop a wider variety of housing stock. Given the case history in the vicinity, there is an apparent trend in development for higher density residential structures. The R-TH district would create a gentler density transition from the existing R-3 zoning that abuts the subject site; however, it may offset the character of housing type along Devereaux. Further, the zoning request from R-1-7 to R-TH is not consistent with the Future Land Use Map of the 2030 Master Plan, as it identifies the entire vicinity to remain residential low. When analyzing this deviation from the Future Land Use Map, it is evident that denial is warranted.

The applicant hosted a Neighborhood Participation Plan meeting on July 26th at 6:00PM. According to the applicant there were 12 people in attendance. General questions about the project were raised with only two attendees remaining in opposition to the proposal.

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 neighborhood incompatibly and the proposed land use is in conflict with the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

1. Recommend approval as submitted.
2. Recommend approval of an alternative zoning designation; however, other applicable districts would not meet the compatibility standards.

PUBLIC ASSESSMENT: 1 spoke in support; 3 spoke in opposition; petition of opposition was submitted.

MPC BOARD

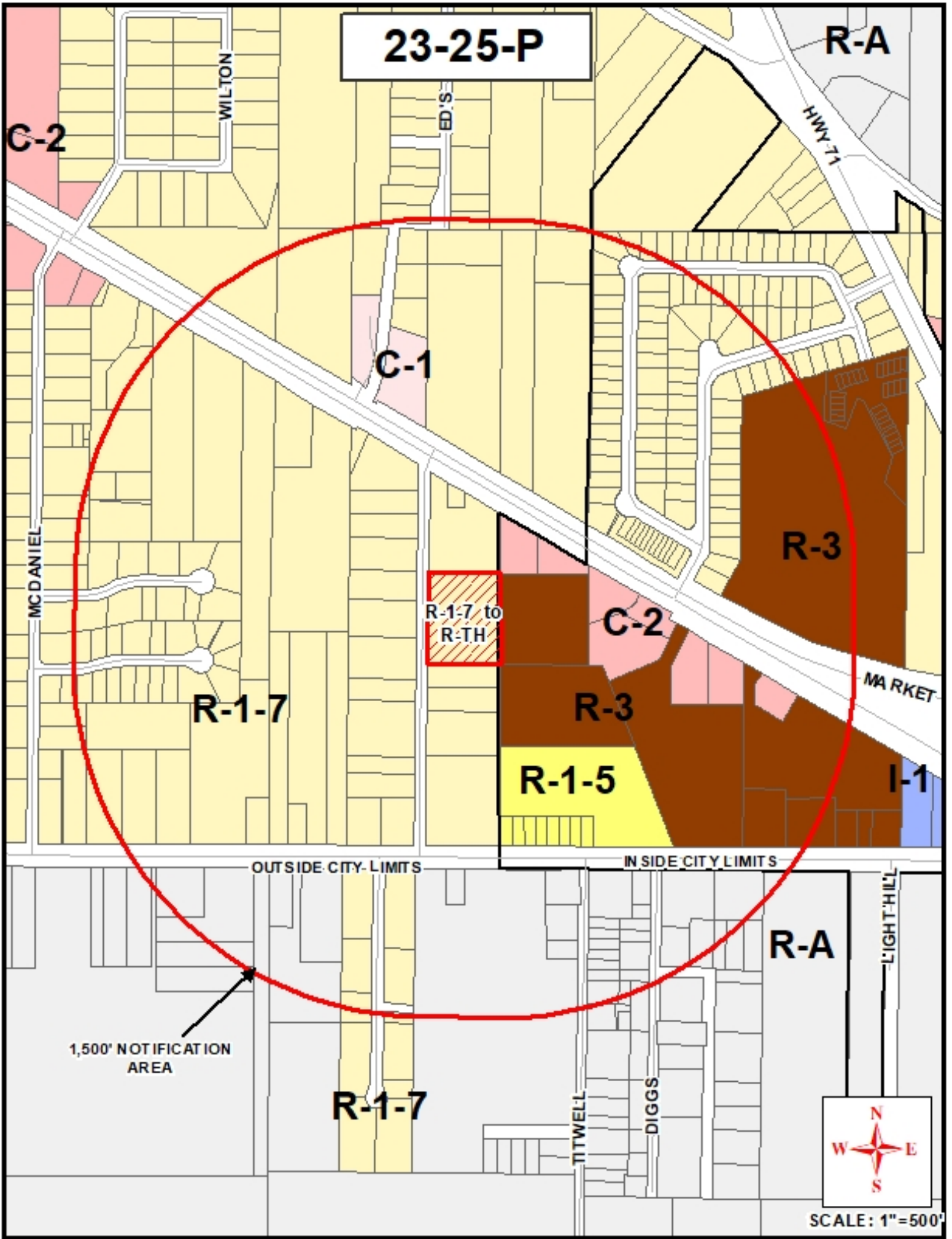
RECOMMENDATION: Board voted 3-3 to recommend denial.



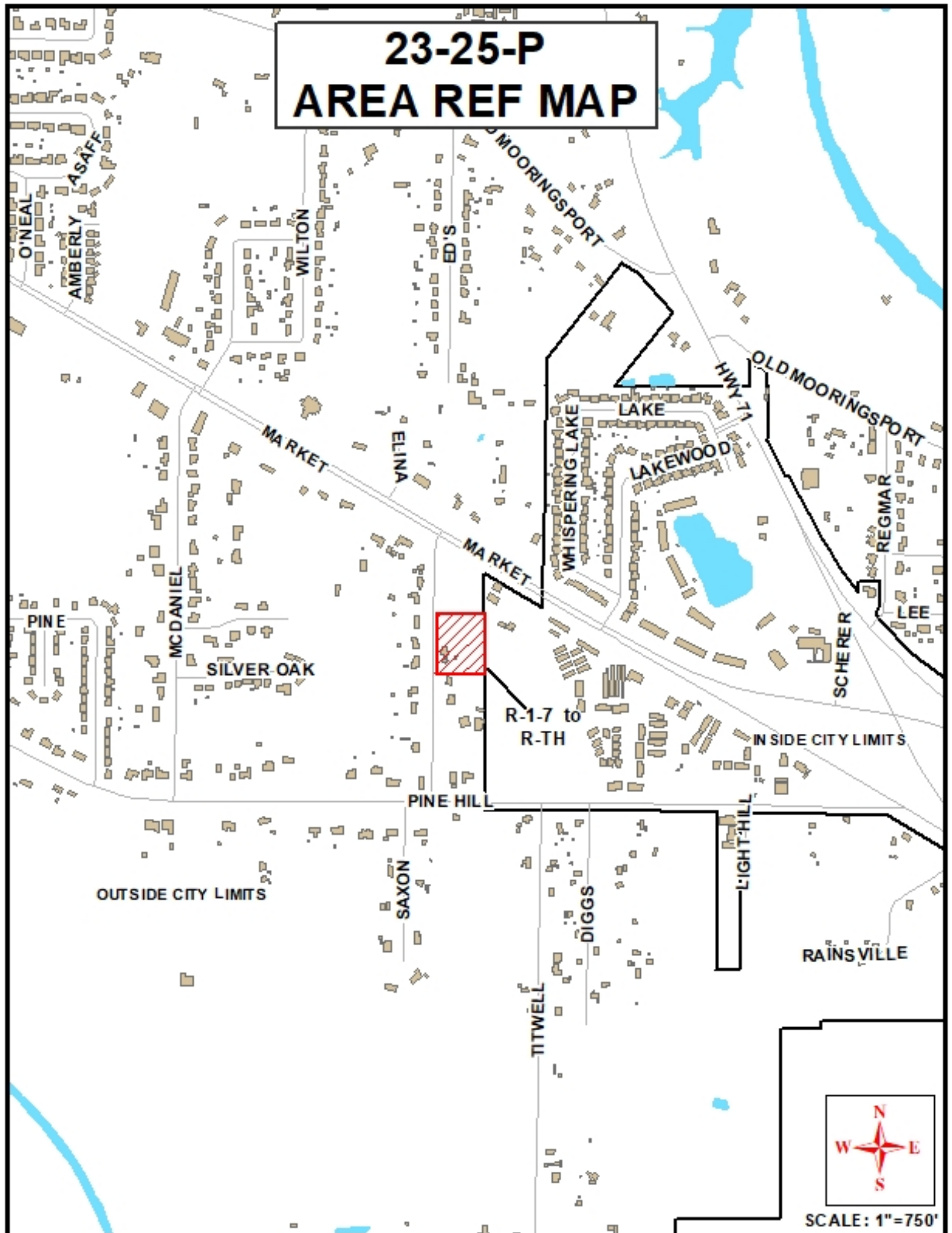
CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT



23-25-P AREA REF MAP




**PUBLIC
HEARING
NOTICE**
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-5480
(from 8:00 a.m. to 5:00 p.m.)
VISIT: www.raleighnc.com/legislation
EMAIL: info@raleighnc.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING




08/14/23





08/14/23

Neighborhood Participation Plan Report

 This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.

1. **Project Name:** Rezoning for Townhouses
2. **Contact Name:** Terrell Hall and Justin Palmer
3. **Meeting Date:** July 26, 2023
4. **Meeting Location:** Consortium Event Center; 1925 North Market Street
5. **Meeting Start Time:** 6:00 PM
6. **Meeting End Time:** 6:45 PM
7. **Number of People in Attendance:** 12
8. **Date of Filing of Land Use Application:** June 28, 2023
9. **General Introduction:** MPC staff sent out all notices to the neighborhood.

Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

10. Summary of Concerns and Issues Raised at the Meeting:

Please list and respond to each one individually; include as many items that were discussed.

The meeting format was question & answer; Owner reps & engineer attended the meeting

a) List question/concern/comment/request for changes to the proposed plans.

Applicant Response: None; N/A

b) List question/concern/comment/request for changes to the proposed plans.

Applicant Response: None; N/A

11. Additional Items Required for Report Submittal:

- Copy of address list for mailing Done by MPC; we were not provided this information
- Meeting sign-in sheet
- Meeting minutes
- Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting

12. Deadline:

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.


Signature of Applicant or Authorized Representative

7-27-23
Date

J. Andrew Craig, PE, PLS

Type or Print Name of Applicant (or Authorized Representative)

NPP Sign In Sheet

Project Name/Location: RE ZONING FOR TOWNHOUSES

Date: 7/26/23

Meeting Location: CONSORTIUM EVENTS CENTER

Time: 6:00 PM

Name	Organization	Address	Email Address	Phone Number
ANDY CRAIG	MOHR ASSOC.	1324 N. HEARNE	acraig@mohrassoc.com	318-347-9235
ANDREW CLARKE		833 N. LAKEWOOD	96 @ YAHOO. ANDREW CLARKE	318-607-4161
Louise Tisby		4402 Titwell Ave		318-243-5954
Carole Sinclair		1024 Devereaux Rd	carole4sa @ comcast.net	
Justin Palmer		400 TEXAS ST Shreveport, LA	info@PHD.enterprises.com	
Zebba Jackson		825 N. Lakewood Dr.	lady2sach342@gmail.com	504-560-4305
Terrell Hall	PHD Homes	400 Texas St Suite 1150 Shreveport, LA 71101	terrell@phd-enterprises.com	686-5820
Stephanie George		1141 Feawick Dr		
Jackie Gilbert		P.O. Box 3093 City 71133		318-218-0633
Tanny E Wilke Days		907 N. Lakewood Dr. 71107	bygun@yahoo.com	318-655-4493
Hayd Lakin		Smooth bass Play & Rhythm	1044 Devereaux Rd	518-347-7000
Belinda Dixon		4845 N. Market Shreveport, LA 71107	btdixon @ bellsonth.net	
Jamie B. Bell		1105 Saxon Pl Shreveport, LA 71107	brad 1105 @ bellsonth.net	318-349-4470
Belinda Dixon	Ph. 425-5272	4845 N. Market Shreveport, LA 71107	btdixon1985 @ bellsonth.net	

NPP Meeting Minutes
Devereaux Road Townhouses
Re-Zoning Application

The meeting opened promptly at 6:00 PM at Consortium Event Center, 1925 North Market, Shreveport, LA 71107.

About a dozen interested citizens were in attendance along with three Developer representatives.

The rezoning and NPP process was explained and the purpose of the meeting. Questions about dates and the process were answered.

The project was presented to the neighbors at the meeting. A preliminary/conceptual sketch of the project and proposed units were displayed. Questions were fielded from the participants and answered as much as possible.

At the end of discussion, a show of hands was requested for support or opposition to the proposed project:

- 0 voted in favor
- 2 voted in opposition
- 10 were neutral

The meeting concluded at about 6:45 PM

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, BOUND BY DEVERAUX ROAD ON THE WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2" IRON PIPE ON THE EAST RIGHT OF WAY DEVEREAUX ROAD, BEING THE NORTHWEST CORNER OF LOT 1 TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUBDIVISION, AS RECORDED IN BOOK 9050, PAGE 8, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, THENCE NORTH 00°41'22" EAST A DISTANCE OF 283.26 FEET TO A FOUND 1/2" IRON PIPE; THENCE NORTH 00°53'16" EAST A DISTANCE OF 100.00 FEET TO A SET 1/2" IRON PIPE BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 394.72 FEET ALONG THE EAST RIGHT OF WAY OF DEVEREAUX ROAD, AS RECORDED IN BOOK 600, PAGE 235 TO A SET 1/2" IRON PIPE;

THENCE SOUTH 89°07'50" EAST A DISTANCE OF 295.041 FEET TO A FOUND 1/2" IRON PIPE BEING THE NORTHWEST CORNER OF TRACT PURCHASED BY PHD GLOBAL ENTERPRISES, LLC IN INSTRUMENT NO. 2887187;

THENCE SOUTH 00°58'57" WEST A DISTANCE OF 393.75 FEET TO A FOUND 1 1/2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 89°19'10" WEST A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING;

SAID TRACT HEREIN DESCRIBED CONTAINING 2.667 ACRES, MORE OR LESS.

NORTH
DATE: September 21, 2022



VICINITY MAP

BOUNDARY SURVEY NOTES:

1. BEARINGS ARE GRID, STATE PLANE NAD '83, LA. NORTH ZONE AS PER GPS OBSERVATIONS UTILIZING THE C4G VRS REAL TIME NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C0358H, DATED 5/19/2014.
3. SUBJECT TRACT HAS ACCESS TO DEVERAUX ROAD A PUBLIC DEDICATED RIGHT OF WAY MAINTAINED BY THE PARISH OF CADDO.
4. SUBJECT SURVEY IS NOT LOCATED WITHIN ANY TOWN OR CITY LIMITS.

LEGEND

SUBJECT PROPERTY LINE _____

ADJACENT PROPERTY LINE _____

SEWER MAIN _____

ROAD - PAVEMENT EDGE/BACK OF CURB _____


ROAD - CENTERLINE _____


EASEMENT/BOUNDARY _____

SETBACK _____

CHAIN LINK FENCE _____

OVERHEAD ELECTRIC _____
— O — H — E —

ASPHALT PAVEMENT 

CONCRETE PAVEMENT 

④ Water Valve ⚡ Fire Hydrant

(S) Sewer Manhole (T) Telephone/Pedestrian

Power Pole [S] Signs

— Gray Wire ● Iron Pipe

● Iron Rod

BOUNDARY SURVEY OF A 2.667 ACRE TRACT OF LAND
LOCATED IN SECTION 4, T18N-R14W, SHREVEPORT, CADDO
PARISH, LOUISIANA

PHD ENTERPRISE, LLC

Date 9-21-2022

Scale 1"=60'

Drawn **B. ANDERSON**

Job	38627
-----	-------

Sheet

of 1 Sheets

SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.

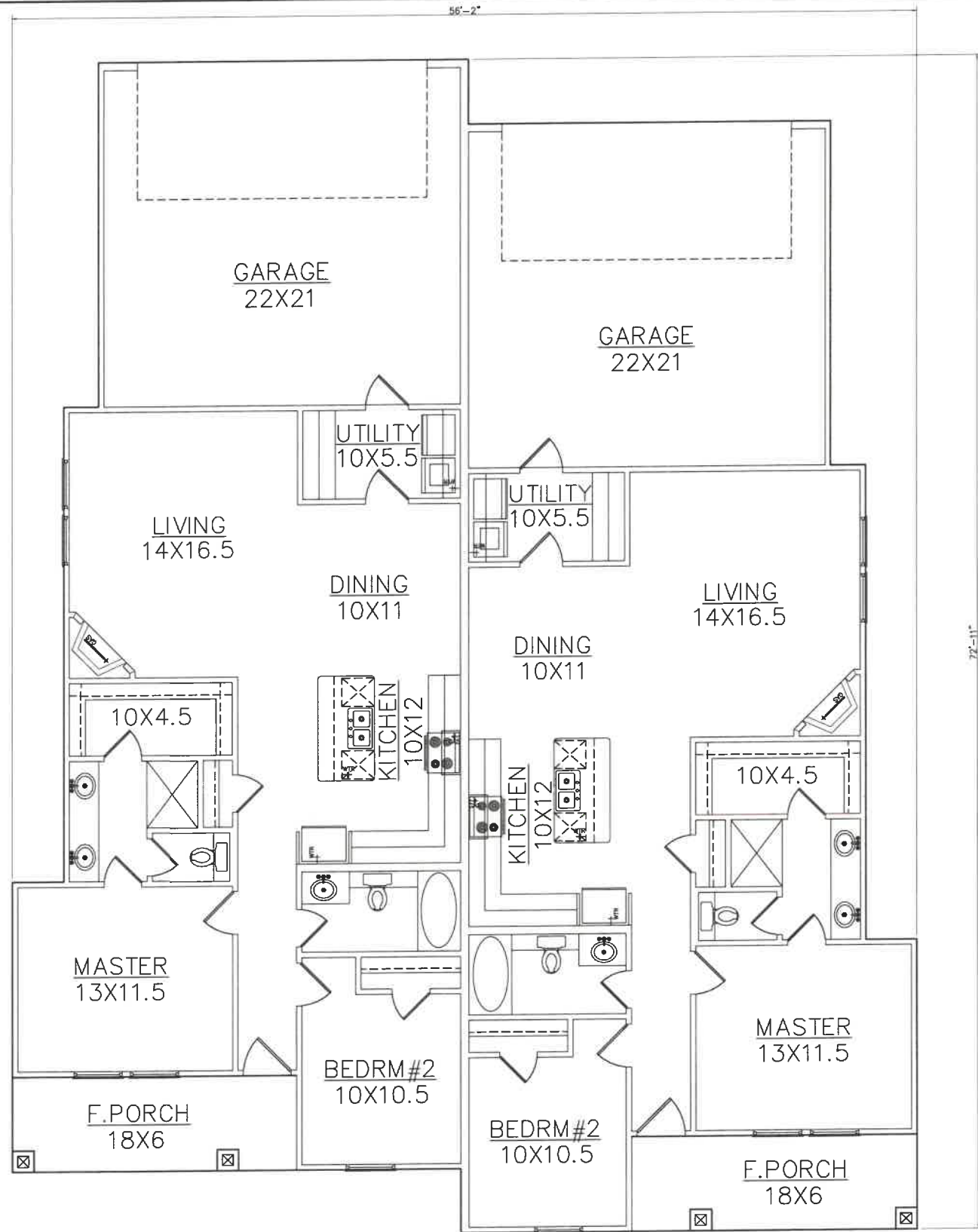


I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY
DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA
"STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY
BOUNDARY SURVEY.

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR
RECORDATION, CONVEYANCE, OR SALES.

MOHE AND ASSOCIATES, INC. Date
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587

7/28/2023 4:52:36 PM V:\SURVEYS\PHD ENTERPRISE, LLC\4725 NORTH MARKET DRAWINGS\TOWNHOUSE_ZONING.DWG



SQUARE FOOTAGE	
HEATED	1,138
FRONT PORCH	104
GARAGE	486
TOTAL SQ. FT:	1,728

56'-2" WIDTH X 72'-11" LENGTH



CONCEPT RENDERING
(NOT TO SCALE)

RAPID HOME
DESIGNS
318.562.3440
WWW.RAPIDHOMEDESIGNS.COM



To the best of my knowledge these plans were and are original designs and thoughts of the designer. I warrant that the plans are original and not a copy of any other plans. I warrant that the plans are drawn to comply with owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense. The contractor(s) shall verify all dimensions of enclosed drawings. Rapid Home Designs LLC is not liable for errors once construction has begun. While ever effort has been made in preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor(s) of this job must check all dimensions and other details prior to construction and be solely responsible thereafter.

WRENWOOD
TOWNHOUSE
OPTION 1

SHEET 1

A1
OF X

11/12/21

R21-XXXX

Date: August 16, 2023

To: The Caddo Parish Planning and Zoning Commission – Office of the MPC

Re: Case 23-25-P; Request for the Approval of Rezoning from R-1-7 to R-TH for Townhouses

We are homeowners representing N. Lakewood Estates and other surrounding streets. We also have the signature of a one business owner. We're here against the construction of just one more problem in the general area from 4500 N. Market and the intersection of N. Market & Devereaux to Pine Hill Road. Some residents of N. Lakewood Estates have been there for over 35 years. We've seen our share of wrecks—minor to fatalities. We **don't want** any more housing built on this property that's under consideration.

The builders informed us at a meeting that was held on July 26th that these would be luxury townhomes that would be **sold** upwards of \$200k. Construction has been completed as well as still in progress with these same types of homes located on Pine Hill Road. We've already found out that at least one of them is for rent. Just how long will it be before these "luxury" townhomes look like those that are right at the entrance to N. Lakewood Estates. Once sold, some owners look at income, and not upkeep. It can go either way—some homeowners don't care how their property looks, just like some people who rent don't care. For the 2nd time, we **don't want** any more housings built on this property that's under consideration.

Well, the people who have signed this petition, do care. We care enough to not want any more structures added causing more potential problems for this area—added congestion of more homes, added traffic, pedestrians walking our neighborhood. People don't walk the apartment complexes. They walk our neighborhood. Residents see them on camera wearing hoodies pulling on vehicles doors to see if they've been left unlocked. Some are bold enough to come to front doors. For the third time, we **don't want** any more housings built on this property that's under consideration.

In this proposed area, there are already three existing low-income residential complexes made up of apartments and duplex-type homes. There's a residential neighborhood, N. Lakewood Estates, residential homes on Devereaux with mostly elderly home owners and residential homes on N. Market, neighboring streets, etc. Now, the proposal is to build more townhouses & if we heard correctly of what was said at this meeting, more low-income apartments behind these townhouses. For the fourth time, we **don't want** any more housings built on this property that's under consideration.

This stretch of N. Market is the most danger part of N. Market. Many accidents have already taken place and this area is already very congested with apartments, townhouses and residential homes. For the fifth time, we **don't want** the housings built on this property that's under consideration.

The 71107-zip code is considered the deadly zip code in Shreveport. If this is already the deadliest zip code, which also makes insurance rates increase, why would anyone think that townhouses would be luxury!!!! We're already tired of people walking into our neighborhood breaking into homes and vehicles, and we don't want any more added traffic walking & scoping. We have enough already. For the sixth time, we **don't want** any more housings built on this property that's under consideration.

One comment from a professional reviewer (names was not listed) says, "Very bad area...if you see a house from here, don't buy it no matter the price; gunshots being heard every night, lots of crime happening." For the seventh time, we **don't want** any more housings built on this property that's under consideration.

PHD & Mohr & Associates, did you think about the people who already live in this congested area, and even consider building a recreational facility such as is being constructed on Old Mooringsport Road. Give kids/people somewhere to go to play volleyball, pickleball, basketball, walk, exercise, etc., instead of using their legs, hands, ears and eyes to scope our neighborhood & other residential houses & steal. For the eighth time, we **don't want** any more housings built on this property that's under consideration.

Attached is a petition with the signatures of residents in North Lakewood, Old Mooringsport Rd., and other streets that are close to this proposed construction that DO NOT want anything built. So for the ninth time and beyond, we **don't want** any more housings built on this property that's under consideration on Devereaux Road or this stretch of 4500 N. Market and the intersection of N. Market & Devereaux. We are also in the process of gathering more signatures that will be brought to the MPC meeting on Aug. 23rd that are against building any more housings in this area.

TO: THE OFFICE OF THE METROPOLITAN PLANNING COMMISSION

RE: NEIGHBORHOOD PARTICIPATION MEETING FOR REZONINGS: SINGLE FAMILY ZONING

DISTRICT TO TOWNHOUSE ZONING DISTRICT

A meeting was held on July 26, 2023 to inform concerned residents of the affected street, Devereaux Road, North Lakewood Estates Neighborhood and surrounding residents. We were informed that these would be luxury townhouses, upwards of \$200,000. However low-income apartments would be behind these townhouses. This area is already very congested, dangerous due to high traffic, and it's said that the 71107 zip code was labeled as Shreveport's deadliest zip code. **WE DO NOT NEED OR WANT ADDED CONGESTION AND LOW-INCOME PROPERTIES** to an already congested area and dangerous traffic location. Below are signatures of residents of this 71107 who are in opposition of any type of additional construction to this area:

NAME	Address	z/c
1. <u>Jerry Day</u>	<u>967 N. Lakewood Dr.</u>	<u>71107</u>
2. <u>Willie Day</u>	<u>"</u>	<u>"</u>
3. <u>[Signature]</u>	<u>Business owner</u>	<u>71107</u>
4. <u>Neikel Rince</u>	<u>748 chance st</u>	<u>71107</u>
5. <u>Barbara Morgan</u>	<u>100 1/2 Wilton Pl.</u>	<u>71107</u>
6. <u>Laverne Franks</u>	<u>900 Wilton Pl</u>	<u>71107</u>
7. <u>MARK Reeves</u>	<u>3443 N Market</u>	<u>71107</u>
8. <u>Doris Reeves</u>	<u>4920 Old Mooringsport Rd</u>	<u>71107</u>
9. <u>Nancy Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
10. <u>Sackie Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
11. <u>Hector Ramirez</u>	<u>- 963 North Lakewood Dr,</u>	<u>71107</u>
12. <u>Cristina Mosqueda</u>	<u>- 963 North Lakewood Dr,</u>	<u>71107</u>
13. <u>Margy Woods</u>	<u>957 N. Lakewood</u>	<u>71107</u>
14. <u>Gerthie Hopkins</u>	<u>965 Whispering Lake Dr.</u>	<u>71107</u>
15. <u>Alvin Hopkins</u>	<u>965 Whispering Lake Dr.</u>	<u>71107</u>
16. <u>Darrell Brown</u>	<u>810 North Lakewood Dr.</u>	<u>71107</u>
17. <u>Rillia B. Smith</u>	<u>937 N. Lakewood Dr.</u>	<u>71107</u>
18. <u>Aaron + Cassandra Ragster</u>	<u>929 N. Lakewood Dr.</u>	<u>71107</u>
19. <u>Charles Bradford</u>	<u>925 N. Lakewood Dr.</u>	<u>71107</u>
20. <u>Emm Carter</u>	<u>918 N Lakewood Dr</u>	<u>71107</u>
21. <u>Leonardo Carter Jr</u>	<u>918 N Lakewood Dr</u>	<u>71107</u>
22. <u>Andrew Clarke</u>	<u>925 N. Lakewood Dr</u>	<u>71107</u>
23. <u>Sandra Clante</u>	<u>832 N. Lakewood</u>	<u>71107</u>

- 24.
- 25.
26. Angela Brown 835 N. Lakewood Dr. Shreveport, LA 71107
27. Joe A. Brown 830 N. Lakewood Dr. Shreveport, La. 71107
28. Zehle, John 825 N Lakewood Dr. Shreveport LA 71107
29. Kimberly Nelson 4732 N Lake Dr Shreveport 71107
30. Hane Moten 4732 North Lake Dr Shreveport 71107
31. Mary Stewart 821 North Lake Dr
32. ~~Ronald Brown 4732 N. Lake Dr Shreveport LA 71107~~
33. Garry Steadman 4671 N. Lake Dr 71107
34. Luther Ellis 4704 N. Lake Dr 71107
35. Sam & Mildred Woods 4724 N. Lake Dr. 71107
36. Jerry Henderson 4743 N. LAKE DR
37. Rudee Henderson 4743 N. Lake Dr. 71107
38. Ebony Henderson 4743 N. Lake Dr 71107
39. McKenzie Henderson 4743 N. Lake Dr 71107
40. Timorbell Henderson 4743 N. Lake Dr 71107
41. Kendall Davis 967 N. Lakewood Dr. 71107
42. Terry & Linda Marshall 935 Whispering Lake Dr 71107
43. JoAnn Nelson 932 Whispering Lake Dr, Shreveport, LA 71107
44. Mildred Rivers 949 North Lakewood Dr. 71107
45. Russell T Jackson 933 North Lakewood Dr. 71107
46. Robert & Helen Thelma 4658 N. Lake Dr Shreveport, La 71107
47. Mary Sapp 967 N. Lakewood Dr 71107
- 48.
- 49.
- 50.
- 51.
- 52.
- 53.
- 54.
- 55.
- 56.

TO: THE OFFICE OF THE METROPOLITAN PLANNING COMMISSION

RE: NEIGHBORHOOD PARTICIPATION MEETING FOR REZONINGS: SINGLE FAMILY ZONING

DISTRICT TO TOWNHOUSE ZONING DISTRICT

A meeting was held on July 26, 2023 to inform concerned residents of the affected street, Devereaux Road, North Lakewood Estates Neighborhood and surrounding residents. We were informed that these would be luxury townhouses, upwards of \$200,000. However low-income apartments would be behind these townhouses. This area is already very congested, dangerous due to high traffic, and it's said that the 71107 zip code was labeled as Shreveport's deadliest zip code. **WE DO NOT NEED OR WANT ADDED CONGESTION AND LOW-INCOME PROPERTIES** to an already congested area and dangerous traffic location. Below are signatures of residents of this 71107 who are in opposition of any type of additional construction to this area:

NAME	Address	z/c
1. <u>Ann Day</u>	<u>767 N. Lakewood Dr.</u>	<u>71107</u>
2. <u>Willie Day</u>	<u>"</u>	<u>"</u>
3. <u>Stacy</u>	<u>Business owner</u>	<u>71107</u>
4. <u>Meikel Rince</u>	<u>148 chance st</u>	<u>71107</u>
5. <u>Barbara Morgan</u>	<u>100 1/2 Wilton Rd.</u>	<u>71107</u>
6. <u>Laverne Franks</u>	<u>900 Wilton Dr</u>	<u>71107</u>
7. <u>MARK Reeves</u>	<u>3443 N Market</u>	<u>71107</u>
8. <u>Doris Reeves</u>	<u>4920 Old Mooringsport Rd</u>	<u>71107</u>
9. <u>Nancy Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
10. <u>Sackie Adcock</u>	<u>- Quad J Real Estate, 5000 Hwy 71,</u>	<u>71107</u>
11. <u>Hector hamlin</u>	<u>- 963 North lakewood Dr,</u>	<u>71107</u>
12. <u>Crosina MOSqueda</u>	<u>- 963 North lakewood Dr,</u>	<u>71107</u>
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23. <u>Sandra Clante</u>	<u>832 N. Lakewood</u>	<u>71107</u>

56. _____



Land Development

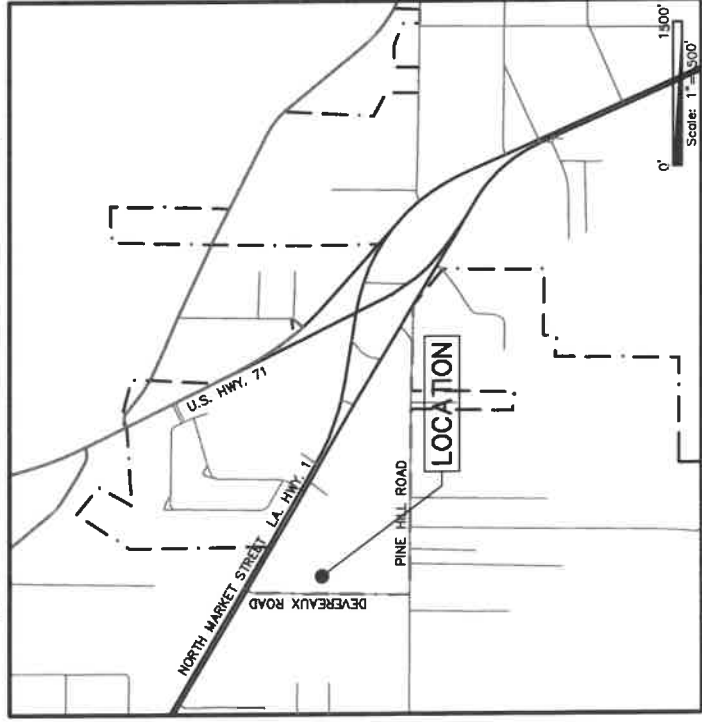
505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

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:		Associated Case:
Project Address/Location: TBD Devereaux Road		
Current Zoning District: R-1-7	Proposed Zoning District (if applicable): R-MF	Parcel Number(s): 181404-000-0247-00
2. 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: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
2.667 acres +/- in W/2 of NW/4 of Section 4, T18N-R14W; fully described on attached boundary survey recorded under Registry No. 2910561		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
TBD Devereaux Road; 425 to North Market Street		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input checked="" 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		

NORTHWESTERN LAND DISTRICT
LOUISIANA MERIDIAN



VICINITY MAP

BOUNDARY SURVEY NOTES:

1. BEARINGS ARE GRID, STATE PLANE NAD '83, LA. NORTH ZONE AS PER GPS OBSERVATIONS UTILIZING THE C4G VRS REAL TIME NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C0358H, DATED 5/19/2014.
3. SUBJECT TRACT HAS ACCESS TO DEVEREAUX ROAD A PUBLIC DEDICATED RIGHT OF WAY MAINTAINED BY THE PARISH OF CADDO.
4. SUBJECT SURVEY IS NOT LOCATED WITHIN ANY TOWN OR CITY LIMITS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR HAS NOT MADE ANY INVESTIGATIVE SEARCH FOR TITLE EVIDENCE, ENCUMBRANCES, SERVITUDES, RESTRICTIVE COVENANTS, LIENS OR ANY OTHER FACT THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6. TO THE SURVEYOR'S KNOWLEDGE ANY DETERMINATION OF THE SUBJECT TRACTS CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.

LEGAL DESCRIPTION FOR A 2.667 ACRE TRACT:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA, BOUND BY DEVEREAUX ROAD ON THE WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2" IRON PIPE ON THE EAST RIGHT OF WAY LINE OF DEVEREAUX ROAD, AS RECORDED IN BOOK 600, PAGE 235, BEING THE NORTHWEST CORNER OF LOT 1, TEMPLE OF CHRIST BAPTIST CHURCH NORTH SUBDIVISION, AS RECORDED IN BOOK 8050, PAGE 8, BOTH IN THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, THENCE NORTH 00°41'22" EAST A DISTANCE OF 283.26 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 100.00 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A SET 1/2" IRON PIPE BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00°53'16" EAST A DISTANCE OF 394.72 FEET ALONG THE EAST RIGHT OF WAY OF DEVEREAUX ROAD TO A SET 1/2" IRON PIPE;

THENCE SOUTH 89°07'50" EAST A DISTANCE OF 295.04 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT TRACT RECORDED IN INSTRUMENT NO. 2887187, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA;

THENCE SOUTH 00°58'57" WEST A DISTANCE OF 393.75 FEET TO A FOUND 1-1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT RECORDED IN INSTRUMENT NO. 2887187;

THENCE NORTH 89°19'10" WEST A DISTANCE OF 294.39 FEET TO THE POINT OF BEGINNING;

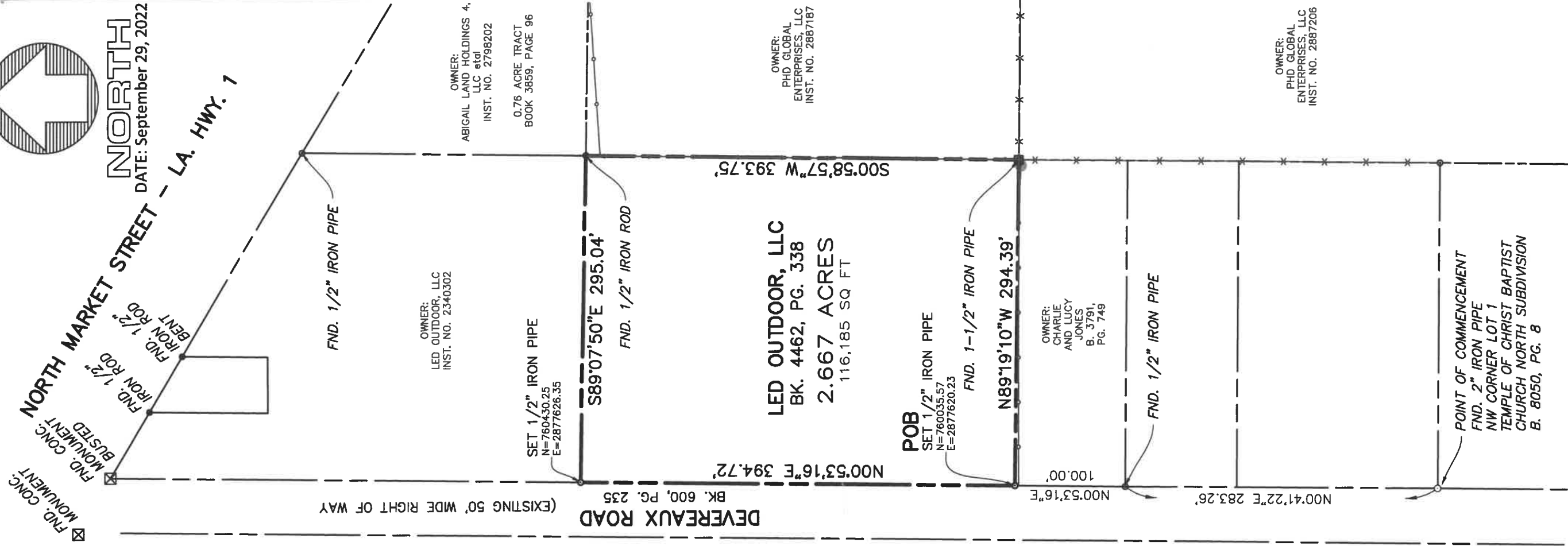
SAID TRACT HEREIN DESCRIBED CONTAINING 2.667 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

MOHR AND ASSOCIATES, INC. Date
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587



4/18/2023 3:34:37 PM V:\SURVEYS\PHD ENTERPRISE LLC\4725 NORTH MARKET\DRAWINGS\38627-BMAP.DWG



Mohr and Associates, Inc.

Consulting Civil Engineers & Land Surveyors

1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190
Shreveport, Louisiana 71107 Fax : (318) 402-4400

FOR:

PHD GLOBAL ENTERPRISES, LLC
BOUNDARY SURVEY OF A 2.667 ACRE TRACT IN
SECTION 4, T18N-R14W, CADDO PARISH,
LOUISIANA

Date rev 11-11-22
9-29-2022

Scale 1"=100'

Drawn B. ANDERSON

Job 38627

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-1-7 Proposed Zoning District(s): R-MF		Proposed Building Use(s): TOWNHOUSES	
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: TBD	
Total Site Acres: 2.667		Total sq. ft. gross (existing & proposed): TBD	
Off-Street Parking Required: TBD		Proposed height of building(s): TBD Number of stories: TBD	
Off-Street Parking Provided: TBD		Ceiling height of First Floor: TBD	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 116,185		Lot Coverage (Total Area in square feet): 116,185	
Lot Coverage Percentage of Total Lot Area: 100			
9. STORMWATER INFORMATION			
Existing Impervious Surface: 0 acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: TBD acres/square feet		Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Property Owner and Authorization

Name (*signature required below*) _____

Rickey Terrell Hall and Justin Palmer, Member/Managers

Company Name

~~PHD Global Enterprises, LLC~~ PHD Homes, LLC

Mailing address for all correspondence:

4144 Curtis Lane

City Shreveport State LA Zip Code 71109

Telephone 703-0679 Fax _____ e-mail _____

Tax Assessor's Account Number: 181404-000-0247-00

Found on tax notice -- example: 171413-057-0047-00

Property Owner, check ONE of the following:

____ I will represent the application myself; OR xx I hereby designate
Mohr and Associates, Inc. (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 property owner of the property and further certify that the
information provided on this development application is true and correct.

Property Owner's Signature: R.T. Hall Date: 6/28/2023
Rickey Terrell Hall

Property Owner's Signature: Justin Palmer Date: 6/28/2023
Justin Palmer

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 <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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u>		
APPLICANT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: Same as Engineer Contact listed below Company: E-mail: Phone: Fax: Address: City: State: Zip:			
ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: Company: E-mail: Phone: Fax: Address: City: State: Zip:			
ENGINEER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/>			
Name: J. Andrew Craig, PE, PLS Company: Mohr and Associates, Inc. E-mail: acraig@mohrandassoc.com Phone: 318.686.7190 Fax: 318.402.4400 Address: 1324 North Hearne Avenue - Suite 301 City: Shreveport State: LA Zip: 71107-6529			
CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: Justin Palmer & Rickey Terrell Hall, Managers Company: PHD Global Enterprises, LLC E-mail: terrell@phd-enterprise.com; justin@phd-enterprise.com Phone: 318.703.0679 Fax: Address: 4144 Curtis Lane City: Sheveport State: LA Zip: 71109 <div>Designee Contact Name: Email Address: Phone Number: </div>			
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING: I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate Mohr and Associates, Inc. (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.			
<div>SEE ATTACHED</div> <div>Property Owner Signature Date Applicant Signature Date</div>			

Emily Trant

From: Andy Craig <acraig@mohrandassoc.com>
Sent: Monday, July 17, 2023 8:57 AM
To: Emily Trant
Subject: RE: Townhouse Project on Devereaux Rd

Yes – it looks like that is what is needed.

ANDY

From: Emily Trant <Emily.Trant@shreveportla.gov>
Sent: Monday, July 17, 2023 8:15 AM
To: Andy Craig <acraig@mohrandassoc.com>
Subject: RE: Townhouse Project on Devereaux Rd

Good morning Andy,

Hope you enjoyed the weekend.

Have you been able to discuss the proposed subdivision layout with the applicant to determine if R-TH will work for the development in mind?

Emily Trant

Land Development Coordinator
Metropolitan Planning Commission
505 Travis St Suite 440
Shreveport LA 71101
318-673-6498

From: Andy Craig <acraig@mohrandassoc.com>
Sent: Wednesday, July 5, 2023 2:19 PM
To: Emily Trant <Emily.Trant@shreveportla.gov>; Benjamin Koby <Benjamin.Koby@shreveportla.gov>
Cc: Julia Watson <JWatson@mohrandassoc.com>
Subject: RE: Townhouse Project on Devereaux Rd

Yep – I thought about that. I will get to work on it, or at least get Julia on it. 😊

ANDY

From: Emily Trant <Emily.Trant@shreveportla.gov>
Sent: Wednesday, July 5, 2023 1:19 PM
To: Andy Craig <acraig@mohrandassoc.com>; Benjamin Koby <Benjamin.Koby@shreveportla.gov>
Subject: RE: Townhouse Project on Devereaux Rd

Andy,

ORDINANCE NO. 6345 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR OIL AND GAS FUND TO PROVIDE AIR CONDITIONING TO CADDO CITIZENS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Parish of Caddo experiences extreme heat during the summer months; and

WHEREAS, many Caddo Parish citizens do not have proper air conditioning in their homes; and

WHEREAS, the Caddo Parish Commission would like to assist the citizens of Caddo Parish with air conditioning in their homes; 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 Oil and Gas Fund for the year 2023 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Oil and Gas Fund</u>	
Allocation to Other Entities	
A/C Program	\$200,000
Fund Balance	(\$200,000)

BE IT FURTHER ORDAINED, that the air conditioning assistance program will be limited to owner occupied units housing the elderly and disabled.

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.

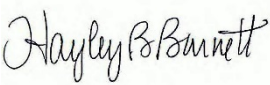
Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE AMENDING THE 2023 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND (Ordinance No. 6345 of 2023)	
ORIGINATING DEPARTMENT: Commissioner Stormy Gage-Watts	
BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for Oil and Gas Fund in the amount of \$200,000 to provide an appropriation to for air conditioning the homes of Caddo Parish citizens.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head  _____	Date 07/25/23
Legal _____	Date _____
Parish Administrator _____	Date _____

ORDINANCE NO. 6355 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND IN THE AMOUNT OF \$12,000 TO PROVIDE AN APPROPRIATION FOR THE VETERAN CEMETERY SIGN AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Caddo Parish Commission adopted Ordinance No. 3845 of 2000 donating 81.361 acres of land to the Louisiana Department of Veterans Affairs; and

WHEREAS, the purpose of the donation was the construction of a state Veterans cemetery; and

WHEREAS, the Caddo Parish Commission would like to appropriate \$12,000 to erect a plaque at the Veterans Cemetery to recognize this donation and collaboration; and

WHEREAS it is necessary to amend the 2023 Oil and Gas and Riverboat Funds to provide appropriation of \$12,000 for the plaque; 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 Oil and Gas and Riverboat Fund for the year 2023 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Oil and Gas Fund</u>	
Professional Services	\$12,000

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.

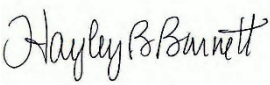
Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE AMENDING THE 2023 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND (Ordinance No. 6355 of 2023)	
ORIGINATING DEPARTMENT: Commissioner Ken Epperson	
BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for Oil and Gas Fund in the amount of \$12,000 to provide an appropriation to erect a sign at Veterans Cemetery.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head  _____	Date 09/13/23
Legal _____	Date _____
Parish Administrator _____	Date _____

ORDINANCE NO. 6356 OF 2023

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND I, CAPITAL IMPROVEMENT FUND II, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND AND THE CAPITAL OUTLAY FUND FOR THE YEAR 2023 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Caddo Parish Commission maintains an on-going capital improvement program; and

WHEREAS, this program is funded from a variety of sources; and

WHEREAS, Section 6.07 of the Home Rule Charter provides for the termination of capital appropriations; and

WHEREAS, it is necessary to amend the budgets of several funds in order to reflect the termination of these capital appropriations.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, hereby terminates capital appropriations identified in Attachment #1 to this ordinance and that the Budgets of Estimated Revenues and Expenditures for the Building Maintenance Fund, Capital Improvement I Fund, Capital Improvement II Fund, Oil and Gas Fund, Public Works Fund, Detention Facilities Fund and Capital Outlay Fund for the year 2023 are hereby amended as follows:

<u>Line Item</u>	<u>Budget Increase (Decrease)</u>
Capital Outlay Fund:	
Capital Expenditures	\$ (1,648,259)
Transfer to Building Maintenance	3,907
Transfer to Capital Improvement I Fund	7,926
Transfer to Capital Improvement II Fund	55
Transfer to Oil and Gas Fund	3
Transfer to Public Works Fund	1,634,907
Transfer to Detention Facilities Fund	1,461
Building Maintenance:	
Transfer from Capital Outlay Fund	3,907
Capital Improvement I Fund:	
Transfer from Capital Outlay Fund	7,926
Capital Improvement II Fund:	
Transfer from Capital Outlay Fund	55
Oil and Gas Fund:	
Transfer from Capital Outlay Fund	3
Public Works Fund:	
Transfer from Capital Outlay Fund	1,634,907
Detention Facilities Fund	
Transfer from Capital Outlay Fund	1,461

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 FACT SHEET

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO AMEND VARIOUS BUDGETS TO REFLECT TERMINATION OF CAPITAL APPROPRIATIONS (Ordinance No. 6356 of 2023)	
ORIGINATING DEPARTMENT: Finance	
BACKGROUND INFORMATION: Budget amendment to terminate completed or lapsed capital projects and return the remaining balance on these projects to the original source of funding. Project listing attached.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley B. Barnett</u> Date <u>09/13/2023</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

PARISH OF CADDO

Attachment #1 - Ordinance # of 2023

2023 Project Closures

Project	Account#	Remaining Balance	Funding Source	Reason
FM COURTHOUSE - BLDG RENOVATIONS - 2020	490-161-61-4739	3,557.00	Courthouse Maintenance	Complete
FM COURTHOUSE - MULTIMEDIA COURT - 2021	490-161-61-4739	350.00	Courthouse Maintenance	Complete
FM COURTHOUSE - BOILER - 2020	490-161-61-4739	55.00	2019 Bonds	Complete
CCC - AUDIO VISUAL - 2022	490-161-67-4739	127.00	Detention Facilities	Complete
CCC - CHILLER - 2011	490-161-67-4739	7,925.75	2008 Bonds	Complete
CCC-EIFS-2020	490-161-67-4739	2.71	Oil and Gas	Complete
CCC-EIFS-2023	490-161-67-4739	1,334.29	Detention Facilities	Complete
DRAINAGE - KEITHVILLE SPRINGRIDGE BRIDGE - 201	490-441-30-4722	637,673.35	Public Works	Complete
DRAINAGE - MAYO ROAD BRIDGE - 2020	490-441-30-4722	566,895.00	Public Works	Complete
DRAINAGE - STANDARD OIL BRIDGE - 2021	490-441-30-4722	40,571.56	Public Works	Complete
ROAD AND BRIDGE - CHIP SEAL - 2018	490-441-31-4721	77,981.00	Public Works	Complete
ROAD AND BRIDGE - WARD II - 2015	490-441-31-4721	311,786.00	Public Works	Complete
Grand Total Project Closures:		<u><u>1,648,258.66</u></u>		

MINUTES OF THE WORK SESSION
OF THE CADDO PARISH COMMISSION
HELD ON THE 18th DAY OF SEPTEMBER, 2023

The Caddo Parish Commission met in a Work Session, on the above date, at 3:30 p.m., in the Government Chambers, with Mr. Burrell, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (11). ABSENT: Commissioner Jones (1).

The invocation and Pledge of Allegiance were given during the Appropriations Committee, so the Commission moved onto Citizens Comments.

CITIZENS COMMENTS

Jon Glover came before the Commission and gave the following comment:

Good evening, Commissioners. I want to say—uh, my name is Jon Glover—I want to tell you that! I thought it worth me making a statement before I start addressing the issues that came before you all. When I come before you all requesting or even asking for an explanation of an agenda item, it is not an attack. It is just me wanting to get some information. So, if you perceive it as an attack that is never my intent nor purpose. Now, onto the business at hand. I picked up this card in the foyer and many know that we're about to consider this. As I went through it, I thought—neighborhood development programs. That's something the City of Shreveport normally takes care of. So, I'm not understanding why you all are stepping into that one. Then, the litter and blight abatement—Shreveport Green, you all give them a grant through the grant situation—NGOs. Then, I thought about workforce development. That's done through NLEP. You know, you got things on here that really has nothing to do with the Parish; it has to do with other entities. So, my intent and purpose would be to ask you, no matter that this card is out there because you're still wanting people to vote on it—you need to be clear about why you put those items in this particular millage. Number two, I was reading an agenda item that talked about a veteran's cemetery sign. And I thought, 'I've gone to the Veterans Cemetery quite a few times, and I've been able to get there with the signs that are already displayed'. So, I need to know where is this sign going to be? Because I've not had any concerns getting to the Veterans Cemetery. But, then I went to the funding of this signs, and it talked about the Oil & Gas Fund. Now, a lot of people don't like the oil and gas revenues, but then they want to use those oil and gas revenues—can't have it both ways. Either you're for it, or you're against it; it can't be both. I do appreciate you all allowing me to speak, but there was one other thing, Sickle Cell. It talked about doing probably a comparison study to see if those disabilities are weighted according to—I mean, I guess compensation. You're saying that Sickle Cell gets so much money. Those recipients that are Sickle Cell, and that there must be a chart or a scale that determines how much a person with Sickle Cell gets. Now, I did some research, and I could not find anything that said this is how disability compensations are afforded to those recipients. So, I'd like to know how that came about too. Thank you.

ADMINISTRATOR REPORT

- *Juvenile Detention*

Mrs. Bryant said that there are twenty juveniles in the Detention Center, five of which are OJJ. There are four 17 years olds, and nineteen at CCC. There are 621 juveniles on probation.

- *Region IV Police Jury Association Meeting
September 27, 2023 at 6:00 p.m.*

Mrs. Bryant announced that the PJAL Region IV meeting will be held on Wednesday, September 27, 2023 beginning at 6:00 p.m. The meeting will be at the Petroleum Club.

- *August 2023 Financial Report*

Mrs. Bryant provided the Commissioners with a copy of the August 2023 Financial Reports, which is also attached to the agenda.

- *I-49 Public Meeting
October 17, 2023 from 3:30 p.m. -6:30 p.m.*

Mrs. Bryant said that NLCOG will be hosting an I-49 public meeting on October 17th from 3:30 p.m. until 6:30 p.m. at the Shreveport Convention Center. This meeting will provide the different alternatives routes for the I-49 connector.

COMMISSION REMARKS

- Mr. Epperson requested that Administration reach out to Dr. Martha Whyte with regards to COVID and the booster. He also expressed concerns with patients being overcharged for COVID tests at Ochsner's.

Mr. Epperson also pointed out that the ordinance regarding the Veterans sign should read “commemorative plaque”. He explained that the Caddo Parish Commission was the first to have a Veterans Cemetery in the State of Louisiana, which led to the construction of four others in the State.

- Mr. Chavez requested clarification on the juvenile justice cards that the citizen spoke about during Citizens Comments. He asked that an explanation for these items be provided during Thursday’s Regular Session. Mrs. Bryant explained that the millage is a criminal justice millage and public safety initiative, not just juvenile justice.

- Mr. Young explained that the items on criminal justice push cards are a contributing factor to the criminality in the City—the lack of jobs, the lack of people who have skills that are productive, etc. He said that everyone does a little bit, “but it is not enough”. He further explained that there is a high unemployment rate because those people do not have skills. Mr. Young said that people are making money on the streets rather which contributes to the crime in the city. Mr. Young said that it is his “hope that people will realize that public safety is worth an investment and that crime costs us all”.

- Mr. Johnson said that the items on the criminal justice millage all contribute to a cleaner city and less crime.

Mr. Johnson then asked for an update on the gardens at the courthouse. Mrs. Bryant said that the summer has been a hot and dry summer, but it is on their to-do list.

Mr. Johnson then asked about the \$75k that was given to SPD regarding the Cooper Road mass shooting. Mrs. Bryant said that it is in line with the other CEAs, and they are trying to figure out how to coordinate that particular CEA. Mr. Johnson mentioned that this CEA is time sensitive. Mrs. Bryant understood and said that this is the one of the reasons the criminal justice millage is important.

- Mr. Atkins wanted to address the comment made during Citizens Comments with regards to the hypocrisy of voting for spending oil and gas monies and regulating noise. Mr. Atkins said that he is for oil and gas, but wants to ensure that it is done safely. He would like to find a balance between the industry and the citizens.

- Mrs. Gage-Watts wanted to address the questions regarding Sickle Cell. She said that it is an underrepresented disease. Mrs. Gage-Watts said that a person with MS receives six times the amount that a person with Sickle Cell does.

PRESIDENT'S REPORT

Mr. Burrell said that the City of Shreveport, Vivian, Blanchard, and other municipalities are still a part of the Parish. The programs that are listed on the criminal justice millage card would help with crime in the City and Parish, and it should be inclusive.

NEW BUSINESS

It was **moved by Mr. Epperson**, seconded by Mrs. Gage-Watts, *that Ordinance No. 6355 of 2023, an ordinance amending the Budget of Estimated Revenues & Expenditures for the Oil & Gas Fund in the amount of \$12,000 to provide an appropriation for the Veteran Cemetery Sign and to otherwise provide with respect thereto* be moved to Thursday’s agenda for introduction.

Mr. Epperson would like it to be a commemorative plaque, not a sign leading to the Veterans Cemetery. He asked for the Commission’s support on this ordinance.

Mr. Chavez wanted to know if this needs to be re-advertised due to the changing of the word sign to commemorative plaque. Attorney Bernstein said that it would be a commemorative plaque sign. Mrs. Bryant said that this commemorative plaque would be housed at the cemetery and citizens could read the history of how the cemetery came about.

Mr. Atkins said that his only concerns are that he feels that the cemetery is to honor the veterans, not this body per se. Mr. Epperson said that this is the history of how that cemetery came about.

Mr. Johnson wanted to know the dollar amount that was funded to the Caddo Common Park. Mrs. Bryant stated that the Commission funded \$1M to the park. He said that the Commission “paid \$1M for a plaque in the ground for 1.4 acres, and this is only \$12k. I’m just comparing apples with apples”.

At this time, Mr. Epperson’s motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

It was **moved by Mr. Johnson**, seconded by Mrs. Gage-Watts, *to englobo and advance the following items to Thursday’s Regular Session:*

- *Ordinance No. 6356 of 2023, an ordinance amending the Budget of Estimated Revenues & Expenditures for the Building Maintenance Fund, Capital Improvement Fund I, Capital Improvement Fund II, Oil & Gas Fund, Public Works Fund, Detention Facilities Fund, and the Capital Outlay Fund for the year 2023 to terminate completed or lapsed capital projects, and to otherwise provide with respect thereto*
- *Resolution No. 48 of 2023, a resolution urging and requesting the State of Louisiana to review disparities of Sickle Cell Disease disability compensation compare to other diseases and otherwise providing with respect thereto*
- *Special Resolution recognizing National Association of Gospel Radio President Charles Johnson*
- *Special Resolution recognizing Brady Blade's 70th Preaching Anniversary*
- *Special Resolution proclaiming September as NICU Awareness Month*
- *Special Resolution recognizing Dr. Majed Jeroudi*

Mrs. Gage-Watts said that she would like to be added to the Special Resolutions.

Mr. Hopkins wanted to know the details of the Citizens Disaster Committee. Mr. Epperson said that this committee would allow citizens to see SWEPCO, the Office of Homeland Security, rural Fire Districts, Caddo 911 Center, etc. He said that the citizens need to be involved more. Mr. Burrell mentioned that this does not replace the first responders.

Mr. Jackson talked about the Citizens Disaster Committee. He wanted to reiterate that the advisory committees are in an advisory capacity, but at the end of the day, it is up to the Commission to make the final decision. I don't want the lines blurred, he said. Mr. Burrell agreed.

At this time, Mr. Johnson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (10). NAYS: Commissioner Chavez (1). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

It was **moved by Mr. Hopkins**, seconded by Mr. Jackson, *that Special Resolution for the Daughters of the American Revolution* be moved to Thursday's agenda for consideration.

Mr. Hopkins explained that this special resolution is to recognize Constitution Week and the Daughters of the American Revolution.

Mr. Jackson wanted to know if this has to do with the Civil War. Mr. Hopkins said that it does not. He explained that this is the American Revolution, not the Civil War.

Mr. Johnson said that this special resolution states 'preserving American history'. He said that it is to the reader's interpretation on how that is meant. He also mentioned that this is the same group of people who were against moving the Confederate Monument. Mr. Hopkins corrected him and stated that was the Daughters of the Confederacy, not the Daughters of the American Revolution.

At this time, Mr. Hopkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Hopkins, Jones, Lazarus, and Young (8). NAYS: Commissioners Epperson, Gage-Watts, and Johnson (3). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

It was **moved by Mr. Johnson**, seconded by Mr. Jackson, *that Fred White, Rickey Hall, Kyle McInnis, Archer Frierson, and Zazell Dudley be considered for reappointment to the Industrial Development Board, terms to expire August 22, 2029* during Thursday's Regular Session.

Mr. Johnson wanted to know if additional people could be appointed during Thursday's Regular Session. The Clerk of the Commission pointed out that there is a requirement for a resume.

Mr. Atkins wanted to know if these current members are interested in being reappointed. The Clerk of the Commission explained that the attorney for the board reached out and said that they are all interested in being reappointed. Mr. Atkins would like to remind the Commissioners that these board members have served on the board for at least four years and have gained institutional knowledge.

Mr. Epperson would like these members to reach out the Commissioners and state that they are interested.

Mr. Burrell wanted to know at what point does the Commission appoint new members. Mr. Epperson said that they serve at the Commission's pleasure.

At this time, Mr. Johnson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

It was **moved by Mr. Jackson**, seconded by Mr. Johnson, *that the selection of the Fiscal Agent Bank for November 1, 2023 until October 31, 2025 for the Parish of Caddo* be moved to Thursday's agenda for consideration.

Mr. Jackson would like to see the CRA for each of these banks. Mrs. Bryant pointed out that there was a recommendation from the Finance Committee to keep Origin Bank as its Fiscal Agent.

Mr. Johnson requested that a representative from Origin Bank be in attendance for Thursday's meeting.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

It was **moved by Mr. Hopkins**, seconded by Mr. Jackson, *that the authorization of changing the scope of Fire District No. 8 ARPA project from SCBA air pack bottle replacement to the purchase of a sprint truck* be moved to Thursday's agenda for consideration.

Mr. Hopkins said that the SCBA bottles can now be refurbished and certified, so they don't expire as quickly. Fire District No. 8 would like to change the scope to the purchase of a sprint truck for their "non-big" emergencies.

Mr. Johnson wanted to know if they are using fiberglass or steel bottles. Mr. Hopkins was not sure. Mr. Johnson then asked if it would cost more for the purchase of the sprint truck. Mr. Hopkins stated that the cost would be almost the same.

Mr. Epperson explained that SCBA stood for Self-Contained Breathing Apparatus.

At this time, Mr. Hopkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Blake, Burrell, Chavez, Epperson, Gage-Watts, Hopkins, Jackson, Johnson, Lazarus, and Young (11). NAYS: None (0). ABSENT: Commissioner Jones (1). ABSTAIN: None (0).

COMMUNIQUES AND COMMITTEE REPORTS

- Mr. Jackson wanted to know the impact of the juveniles being moved from Angola. He asked for an update before next meeting. Mr. Randall agreed.

He then asked Mr. Samuel about the nutria rats' issue. Mr. Samuel explained that the person they use has to be state certified before he can continue his work in eradicating the nutrias.

Mr. Jackson then talked about Ford Street. Mr. Ward explained that they are still looking for funding, but they have the DOTD permit in place. He also said that they are finalizing their engineering and water plans.

- Mrs. Gage-Watts invited everyone to wear red during Thursday's Regular Session in honor of Sickle Cell Awareness Month. She requested that the courthouse be lit up red on Saturday, September 23, 2023.

- Mr. Hopkins asked about the horses. Mr. Samuel said that they remove two of the horses, but there are still a few more horses. They are giving the owner a chance to give the horses their Coggins and have their teeth floated.

- Mr. Burrell said that he's had complaints on Hearne Avenue around Willis-Knighton. Mr. Ward said that he will reach out to DOTD to see if there are any plans with that road.

He also asked about the dogs on Alabama and Stonewall. Mr. Samuel said that they are going to set another trap to get the loose dogs. Mr. Burrell then asked about the darts. Mr. Samuel said that the darts are the last resort for roaming dogs.

- Mr. Young said that there is a pack of five to eight wild dogs running around Spring Lake. He understands that CPAS has apprehended a couple of them. It is also his understanding that these dogs have killed several cats, and people are worried about their children. He would like to explore the possibility of using the tranquilizer darts on the remaining dogs at-large.

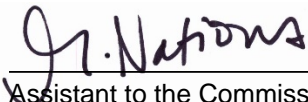
- Mr. Epperson announced that the new OMV on Raspberry Lane is under construction. Mr. Epperson also announced that Joey Strickland will be the Grand Marshal in this year's Veterans Parade & Honor Ceremony. He invited everyone to attend the event.

Mr. Epperson pointed out that Erin Buchanan is back with LADOTD for anyone who has any issues with roads.

CONSENT AGENDA

- *Ordinance No. 6345 of 2023, an ordinance amending the Budget of Estimated Revenues & Expenditures for the Oil & Gas Fund to provide air conditioning to Caddo citizens and to otherwise provide with respect thereto*
- *Ordinance No. 6348 of 2023, 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 northwest corner of Wells Island Road and Mallot Drive, Caddo Parish, Louisiana, from R-1-7 Single Family Residential Zoning District to I-2 Heavy Industrial Zoning District, and to otherwise provide with respect thereto*
- *Ordinance No. 6354 of 2023, in regards to PZC Zoning Case 23-25-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 east side of Devereaux Road approximately seven hundred ninety-six feet north of Pinehill Road, Caddo Parish, LA, from R-1-7, Single Family Residential District to R-TH, Townhouse Residential District, and to otherwise provide with respect thereto*

At this time, there was no further discussion to come before the Commission, so the Commission adjourned at 4:48 p.m.



Assistant to the Commission Clerk

RESOLUTION NO. 48 OF 2023

BY THE CADDO PARISH COMMISSION:

**A RESOLUTION ESTABLISHING A CITIZENS DISASTER RESPONSE,
RECOVERY AND REVIEW COMMITTEE IN CADDO PARISH AND
OTHERWISE PROVIDING WITH RESPECT THERETO.**

WHEREAS, the Public Safety Ad Hoc Committee has diligently reviewed various aspects of response to natural disasters which impacted Caddo Parish during the Summer of 2023;

WHEREAS, the Public Safety Ad Hoc Committee would like to have on going citizen input on matters related to disaster response and believes that the best mechanism for gaining such input is organizing a Citizen's Disaster Response, Recovery & Review Committee to make recommendations to the Caddo Parish Commission;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does establish a Citizen's Disaster Response, Recovery & Review Committee to assist the Commission to assess, communicate and meet the needs of citizens following any future disaster situations.

BE IT FURTHER RESOLVED that this committee shall consist of 27 members who shall reside in Caddo Parish and appointed by the Caddo Parish Commission with two member from each Parish commission district to be nominated by the respective Parish Commissioner and 3 appointees from the Caddo Parish Administrator.

BE IT FURTHER RESOLVED that 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



Professional Engineer specializing in Civil Engineering, Construction, and Architecture

As an accomplished executive with over 30 years demonstrated history of success in a wide variety of performance oriented executive positions. Extensive experience with Department of Transportation and the Federal Government. Has been responsible for managing infrastructure projects with an annual budget of over \$1.3 billion. His work experience has allowed him a broad base of demonstrated transferable skills, with a proven track record in each discipline, and a passion for responsibility and accountability. Recognized problem-solver with a solid background in economic development/revitalization, planning/zoning, logistics, maintenance, and operational management.

EDUCATION & LICENSURE

Master's of Business Administration | Centenary College
Bachelor of Science | Civil Engineering | University of Texas
Professional Engineer | LA, TX, NY, DC, NJ, IN, MI

AREAS OF EXPERTISE

Utility Coordination & Management | **Structural Analysis** | **Highway & Bridge Design**
Cost Estimating | **Constructability Reviews** | **Value Engineering** | **Project Management**
Scheduling | **Feasibility Studies** | **Life Cycle Analysis** | **Construction Management**

SELECT PROFESSIONAL EXPERIENCE

Cape Construction, LLC Baton Rouge, LA Engineer & Cost Estimator	2019 to Present
City of Rochester Rochester, NY Manager of Special Projects	2014 to 2016
Wester Region Municipality Madinat Zayed, UAE Infrastructure Division Manager	2008 to 2012
Smith Research Corporation New Orleans, LA Director of FEMA Projects	2007 to 2008
Caddo Parish Commission Shreveport, LA Director of Public Works	1996 to 2004
LA DODT Baton Rouge, LA District Engineer (Northern Division)	1988 to 1996

NOTED PROJECTS

City of Rochester Inner Loop Transformation & Restoration

Performed a 2.8-mile corridor study for the City and NYSDOT to assess deficiencies of an aging, 50-year roadway and reconnect southeast neighborhoods to downtown Rochester. This phase of the project included traffic capacity/congestion and an assessment of road safety conditions. This effort included the identification of substandard geometric features, deficiencies of pavement, drainage, signage, guiderails, and lighting; redesign of radii of curvatures, removal of sight obstructions such as trees, replacement and relocation of signs, improvement of lighting, reconstruction or resurfacing to correct poor pavement conditions such as potholes and rutting. The study report included collision diagrams, crash rate computations, remediation measures, design alternatives, and MP&T schemes during construction.

LA DODT I-49 from Straight Vincent Avenue to Kings Highway

Conducted a road/highway safety study to improve the prevailing crash conditions on the highway segment/service roads. Identified substandard features, geometric & drainage deficiencies. Collected crash data from the County and DOT, prepared collision diagrams for main line, service roads as well as ramps and adjacent streets. He compared existing crash rates with forecasted ones upon implementation of identified remediation measures listed in assessment report (reduction of speed limit, new signs, new VMS structure and display, new cameras, resurfacing and striping).

City of Shreveport Stoner Avenue

Conducted a traffic engineering and safety in order to alleviate the severe crash conditions within Stoner Avenue. This effort included collection of crash data, preparation of collision diagrams and identification of solutions such as traffic calming schemes, installation of cameras, sensors, and correction of substandard features, resurfacing/striping and relocation/installation of signs as well as sections of guiderail.

NYSDOT FDR-Harlem River Drives - Corridor Study

Performed the 13-mile corridor study to assess deficiencies of roadway, vehicular & pedestrian structures and to implement rehabilitation or replacement strategies. Identified substandard features, geometric & drainage deficiencies, congestion and crash problems areas. He prepared numerous conceptual alternatives as remediation to existing problems and conducted the design and rehabilitation of 15 bridges, addition of highway lanes, new pavement and drainage network. Evaluated alternatives to improve the safety conditions, drainage, signs and lighting.

Western Region Municipality Abu Dhabi Infrastructure Projects

Oversaw the planning, design and delivery of 20 road and infrastructure projects. All of the projects necessitated data collection, traffic analyses as well as crash studies. As part of the safety strategies, replaced 12 signalized intersections with traffic circles, redesigned speed tables, redesigned some geometric features to ensure better sight distances, redesigned numerous ramps to avoid vehicle overturning and implemented a series of traffic calming strategies. I developed and implemented a Road Safety Strategic Plan which was based on NYSDOT Strategic Safety Plan.

PROFESSIONAL AFFILIATIONS

National Society of Professional Engineers

American Society of Civil Engineers

Louisiana Engineering Society

National Society of Black Engineers

National Association of County

www.capeconstructionla.com

733 East Airport Drive, Suite 105 | Baton Rouge, LA 70806

JERON ROGERS, P.E., MBA

6310 Ernwood Circle • Shreveport, Louisiana 71119 • 318-210-1958 • Jeron.rogers@gmail.com

STATEMENT OF QUALIFICATIONS

Over 30 years of public and private sector management and consulting experience in Civil Engineering, Construction, Public Works, Solid Waste, Strategic Planning, and Project Management for municipalities, counties/parishes, and professional engineering firms.

Responsibilities included engineering oversight for bridges and numerous roadway projects, including interstate widening, new terrain routes, and both urban and rural alignments. My experience involved selection of bridge type, span lengths, location and beam type that met AASHTO and state specifications. Additionally, I was responsible for the completion of the design and size of each of the bridge members required to construct bridges in Caddo Parish. This included verifying the accuracy and completeness of the design calculations, plans completed by other design engineers.

Working internationally, as well as nationally, and within the State of Louisiana, and Shreveport/Caddo Parish, I have developed strong professional relationships, earned the respect and trust of officials, clients, and contractors, and gained valuable expertise in construction techniques and procedures.

As Senior Project Manager for Morganti in Abu Dhabi, I was responsible for overseeing major aspects of the master planning New Taif City, “The Gateway to Mecca,” and a critical path between Riyadh and Jeddah. My management of the project was critical to the city’s ability to take advantage of market opportunities that would be created by its newfound accessibility.

MUNICIPAL SECTOR PROFESSIONAL EXPERIENCE

Sedona Technologies Government Services

June 2019 – Nov. 2019

Moline, Illinois

Public Assistance Cost Analyst

- Received eight weeks of direct FEMA training at the Winchester, Virginia CRC
- Assisted Municipalities for Hazard Mitigation Applications
- Cost estimates utilizing RS Means for Public Assistance Infrastructure and Repair projects
- Utilized FEMA’s Computerize Grants Manager developed Scope of Works (SOW) Damage Descriptions Dimensions (DDD)
- **FEMA Certifications:**
 - IS-650b Building Partnership with Tribal Gov.
 - IS-1000 PA Program and Eligibility
 - IS-1001 PA Delivery Model Orientation
 - IS-1011 Roads and Culverts
 - IS-1020 PA Donated Resources
 - FEMA SID # 0003187481
 - FEMA CRC Certified

City of Rochester

January 2014 – June 2016

Rochester, New York

Manager of Special Projects

City of Rochester Multi-modal Transportation Goals. The study collected data on a rotated basis and assessed deficiencies in the City’s multi-modal transportation goals. The data was projected on 5-year basis. The National Bicycle & Pedestrian Documentation (NB&PD) Project Methodology was used by conducting hourly counts at major intersections within the project area. Finally, based on data analyses, short-term and long-term Traffic Safety Improvement projects are included in yearly budget requests to City Council. This phase of the study included traffic capacity/congestion and road safety in terms of upgrade of cars, bus transit, pedestrian, and bicycle facilities.

Morganti
New Taif City, Saudi Arabia
Master Plan Senior Project Manager

May 2013---December 2013

- Following up with Taif Municipality.
- Review the staffing and organizational charts submitted to the client and negotiate for appropriate levels of staffing.
- Promote and foster a strong and cooperative relationship between all divisions of organizations & client.
- Review and monitor the revenue and expenses of the program activities and report to the Managing Director.
- Manage all design activities in line with the deliverables to the client.
- Manage and maintain good relationship with the client at all levels.

Western Region Municipality (WRM)
Madinat Zayed, UAE
Infrastructure Division Manager

June 2008—September 2012

As Infrastructure Manager for the Western Region of Abu Dhabi, I was responsible for managing infrastructure projects with the highest degree of integrity and an annual budget of over 1BillionUS\$. There are several roles I undertake as an Executive manager which are explained as follows:

- **Managerial Role**

Provide overall guidance and direction to Project Managers and Staff on implementing the Strategic Plan and goals of WRM, as well as, review all periodic reports prepared by the Projects Managers, Consultants, Contractors, and Vendors and ensure they are prepared in timely manner.

Water System Improvement Program (WSIP), Madinat Zayed, replaced and seismically upgrade WRM's deteriorating water pipelines, reservoirs, and pump stations.

For this project I performed the following:

1. Project management, structural analysis, design, plans and specs.
2. Evaluated alternate retrofit strategies including the use of shear walls, fiber wrap, brace frames, and super-frames.
3. Seismic assessment including time-history analysis with pounding across the expansion joints.
4. Soil investigations concluded parts of the site are prone to liquefaction which required foundation remedial work.
5. Assessment of foundation strengthening options including micro piles, dampers, and lock-up devices.

- **Functional Role**

Manage planning and establishment of long term and short-term goals, objectives and progress for WRM based on the Vision and Mission,

Establish operation procedures and standards to ensure compliance with local laws, rules and regulation as set by Department of Municipal Affairs, and

Manage and assist with setting and achieving performance and identifying budget requirements for a range of Municipal Function and services including:

1. Directs projects/activities of the division.
2. Manages the workload and job assignments of staff.

3. Communicates timely and effectively with other Agencies and Sectors on matters relevant to planned / ongoing projects.
4. Organizes and leads a variety of committees (Budgetary, Project Planning, 2030 Master Plan) for the purpose of addressing liability concerns, coordinating projects activities and providing/receiving information.
5. Maintain liaison relationship with the consultants, contractors and vendors for the purpose of ensuring efficiency in project sequences of activities.

Smith Research Corporation (SRC)

February 2007 to June 2008

New Orleans, Louisiana

Director of FEMA Projects- Federal Emergency Management Administration

In 2005, Hurricane Katrina devastated the infrastructure in the New Orleans area. One of the projects called for managing the extraordinary logistics of providing temporary housing for hundreds of thousands of people. My duties included:

- Development of a site plan, assignment of housing to families, enforcement of safety standards, management of incidents, resolution of utilities and hazardous conditions, preparation of daily activity and billing reports. Coordinated work effort closely with FEMA, elected officials, fire and police departments and various engineering firms and organizations.

Town of Chili

Chili, New York

March 2006 to February 2007

Director of Engineering and Planning

- Supervise the planning, design and construction of road, drainage, sewer, water, utility projects within the city limits
- Implemented an emergency action plan for unexpected incidents such as water line breakdowns, flooding, hazardous spills and fire
- Serve as consultant to elected officials, planning and zoning boards
- Prepare and maintain department budgets
- Interact with public, local agencies and manage various engineering consultants

Parsons Brinckerhoff

October 2005 to January 2006

Herndon, Virginia

Civil Engineer

- Assessed property damage from hurricane, wind or flood
- Submitted reports with assessments

Caddo Parish Commission

April 1996 to August 2004

Shreveport, Louisiana

Director of Public Works

Responsibilities included the oversight of the design and plan preparation of all bridges within the Parish.

- Managed the planning, design and construction of city highways/roads, bridges, and the multitude of culverts/pipes around the city. Managed solid waste collection and disposal
- Developed an inventory and maintenance plan of infrastructure elements. Automated system utilizing a GIS platform for ease of retrieval of information and development of strategic planning
- Designed a system to prevent flooding by dredging the Gilmer Bayou and McCain Creek. This included the channelization of water bodies through a network of concrete pipes
- Prepared operating and Capital Improvement Budgets for the Public Works Department

- Managed various offices through the department—i.e. the parish construction permit office; engineering and subdivision plan review and approval; property standards violations; haul road monitoring; and zoning and public information
- Liaison for Caddo Parish for the U.S. Census for the year 2000

Louisiana Department of Transportation and Development

October 1988 -- April 1996

Baton Rouge, Louisiana

District Engineer (Northern Division)

Responsibilities included the oversight of the design and plan preparation of bridges and culvert on I-49. Bridges consisted of single span pre-stressed concrete I-beam bridge on a horizontal curve and was designed to AASHTO and LADOTD design specifications. Abutments were full height vertical abutments founded on spread footings.

- Performed technical review of construction plans and prepared engineer's cost estimate
- Assisted in preparation of plan changes in addition to enforcing plans and specifications
- Supervised testing and inspection of contractor's work
- Prepared reports and communicated with contractors

New York Department of Transportation and Development

November 1986 – 1988

Long Island, New York

Civil Engineer (Region I)

- Worked in the Traffic and Safety Department, performed economic analysis of proposed improvements
- Worked in the Structures Department, performed structural analysis, checked calculations and feasibility of design

Schlumberger

October 1980 – 1985

Houston, Texas

General Field Engineer (SW Division)

- Managed engineers and support personnel for a highly technical computerized logging unit
- Implemented safety programs within the district resulting in two years without a lost time accident
- Recommended completion of pay zone which resulted in being nominated for a Wildcatter Award

City of Shreveport

May 1979 – 1980

Shreveport, Louisiana

Civil Engineer

- Designed and coordinated the construction of several streets and drainage projects relative to Stoner Avenue, 64th Street, and Clyde Fant Parkway

EDUCATION AND TRAINING

Centenary College, MBA, Shreveport, Louisiana

2003

Graduate of Citizen Police Academy (Shreveport)

1995

Graduate of Leadership Shreveport/Bossier

1992

University of Texas, BS Civil Engineering

1979

PROFESSIONAL ORGANIZATIONS

- License Engineer: NY, LA, MS, AR, MI, TX, IN, NJ, DC, NB
- National Society of Professional Engineers
- American Society of Civil Engineers
- Louisiana Engineering Society
- National Society of Black Engineers
- National Association of County Officials

Karen Kaye Bell
4242 McMichael Avenue
Shreveport, LA 71119
(318) 518-6347 (cell phone)

OBJECTIVE

To provide a citizens' perspective by collaborating on disaster-related concerns in Caddo Parish.

EMPLOYMENT

Executive Assistant to the Administration

Parish of Caddo

2006-2021 (Retired)

Promoted to Supervisor of an assortment of Parish Administrative Staff and occasionally represented and accompanied Caddo Parish Administrator for various functions. Subsequently, I continued to perform all of the duties set forth in the Administration Executive Secretary's position as outlined below.

Executive Secretary to the Administration Parish of Caddo

August 1998-2006

Responsible for the overall management and administration of the Administrator's Office. Maintain daily calendar and schedule appointments. Chief principal assistant to the Administrator and Assistant Administrator. Draft correspondence for the Administrator and Assistant Administrator, to include Caddo Parish Commissioners' correspondence, memorandums, letters, etc., and, on occasion, for the Parish Attorney. Maintain a filing system in accordance with the State of Louisiana Records Management guidelines. Plan and make all travel arrangements/itineraries for Administrator & Assistant Administrator to include reconciliation of travel expenses. Manage Office's on-line Visa accounts/payments. Order all office supplies. Attend weekly staff meetings with the responsibility of transcribing and disseminating minutes. Serves as Department's Fixed Assets Representative and Time Sheet Attendant.

Confidential Secretary to the Director

SHREVEPORT PARKS AND RECREATION

CITY OF SHREVEPORT

November 1986 - 1998

Review all incoming mail and disburse to appropriate employees for disposition; Maintain daily calendar and schedule appointments; Arrange travel itineraries; Draft correspondence for the Director's signature, to include City Council responses; Draft Ordinances, Resolutions, memorandums, letters, etc.; Draft correspondence for the Mayor's and Chief Administrative Officer's signatures; On occasion, attend meetings in the absence of the Director; Maintain a project tracking log in order to track status of department projects; Maintain a filing system in accordance with MasterTrak (Barcode Filing System); Department Representative for CCAR (Constituency Contact and Response System) - Monitor and respond to all department complaints; View Department's complaints on a daily basis, generating initial letters to the citizen, acknowledging receipt of complaint, and sending follow-up letter as to how the complaint was handled, after necessary information is received; Participate on interview panels as requested by Director; Attend weekly staff meetings for division managers and monthly staff meetings for supervisors.

Clerk Typist; Senior Secretary

OFFICE OF THE MAYOR

CITY OF SHREVEPORT

1978 -1986

Greeted the public; Answered telephones; Maintained a filing system; Responsible for preparing 95% of all typed correspondence, i.e., letters, memos, etc.; Typed all check requests and, requisitions; Maintained and reconciled a petty cash fund; Prepared news releases; contacted the media for news conference or available news releases; Prepared Mayoral proclamations, Resolutions, and certificates; Served as secretary for the Shreveport Women's Commission; Responsible for preparing all correspondence for the Commission to include meeting notices and minutes; On occasion, represented the Mayor at various functions to bring greetings; Responsible for keeping the supply room stocked.

EDUCATION

Bachelor of Science Degree in Organizational
Management WILEY COLLEGE
Marshall, Texas

Maintained honors grades and initiated into Delta Sigma Theta Service Sorority

Master of Business Administration
NOVA SOUTHEASTERN
UNIVERSITY
Ft. Lauderdale, Florida

Louisiana Tech University
Ruston, Louisiana
Shreveport-Barksdale Campus

Grambling State University
Grambling, Louisiana

Numerous professional improvement seminars and workshops

Served as a member of the Caddo Parish Commission Children and Youth Services Planning Board

•Commission Appointment

Former Member - Executive Women International

*Professional Business Women's Organization/Membership paid by the Caddo Parish Commission

Past Sergeant-At-Arms

WordPerfect 5.1, 6.1 Computers
Dictaphone/Transcriber
Speed Writing
Sharp 50-550 Fax Machine
Copier, adding machines, other office equipment
Adept oral and written communication

Member - Mt. Canaan Missionary Baptist Church
Former Sunday School Teacher/Member of the Finance Committee

Former Assistant Financial Secretary
Shreveport Chapter- Delta Sigma Theta Sorority, Inc.

Served as General Chairperson - Hospitality

41st Southwest Regional Conference

Delta Sigma Theta Sorority, Inc.

August 3-5, 2007

Shreveport, Louisiana

*2000+ Delegates in attendance

Former Announcements Clerk – Mt. Canaan Missionary Baptist Church

Former Youth Sunday School Superintendent – Mt. Canaan Missionary Baptist Church

References available upon request

RESOLUTION NO. 49 of 2023

BY THE CADDO PARISH COMMISSION:

A RESOLUTION URGING AND REQUESTING THE STATE OF LOUISIANA REVIEW DISPARITIES OF SICKLE CELL DISEASE DISABILITY COMPENSATION COMPARED TO OTHER DISEASES AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the cost of managing sickle cell disease is high;

WHEREAS, sickle cell disease has long-term health complications for person suffering from it;

WHEREAS, the National Sickle Cell Anemia Control Act (P.L. 92-294) was signed into law in 1972;

WHEREAS, the Sickle Cell Disease and Other Heritable Blood Disorders Research, Surveillance, Prevention, and Treatment Act (P.L. 115-327) was enacted in 2018;

WHEREAS, sickle cell disease is still frequently contested as a disability;

WHEREAS, there are disparities in disability compensation determinations for persons with sickle cell disease compared to others; and

WHEREAS, Disability Determination Services in the Department of Children and Family Services is the state agency responsible for determining disability for purposes of Disability Insurance Benefits and Supplemental Security Income.

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 Louisiana Department of Children and Family Services, Office of Disability Determination Services, Governor's Office of Disability Affairs, and Governor's Advisory Council on Disability Affairs to address the disparity in qualifying for disability benefits for persons suffering from sickle cell disease.

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Honorable John Bel Edwards, Governor of the State of Louisiana as well as the Secretary of the Department of Children and Family Services as well as those agencies named above

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

PARISH OF CADDO

Cost Analysis
Fiscal Agent Banking Proposals
October 1, 2023 - September 30, 2025
(To be Selected at September 7, 2023 Commission Meeting)

<u>Cost for Term of Contract (2 Years)</u>				
<u>Bank</u>	<u>Account Service Fees</u>	<u>Credit For Interest Earned on Balance¹</u>	<u>Estimated Net Interest Earnings</u>	<u>Comments²</u>
Origin Bank	\$18,682.32	(\$321,744.48)	(\$303,062.16)	Proposed rate of Fed Funds Target Rate - 0.25% (5.5% - .25% = 5.25%)
Red River Bank	\$19,244.40	(\$245,010.96)	(\$225,766.56)	Insured Cash Sweep Account (FDIC Insured) rate - 4%

Notes:

¹ Where applicable, assumed a Fed Funds Rate of 5.5%

² RFP requires a branch location in downtown Shreveport

Estimated Monthly Interest

@ 5.25% per month	\$13,406.02
@ 4% per month	\$10,208.79

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION'S
AUDIT & FINANCE COMMITTEE
HELD ON THE 7th DAY OF SEPTEMBER, 2023

The Caddo Parish Audit & Finance Committee met in legal session on the above date, at 1:30 p.m., in the Government Chambers Conference Room, with Mr. Atkins, Chairman, presiding, and the following members in attendance, constituting a quorum: Commissioners Atkins, Burrell, Gage-Watts, Hopkins, and Lazarus (5). ABSENT: Commissioners Chavez, Jackson, and Johnson (3).

Mr. Hopkins gave the invocation, and Mr. Lazarus led the Committee in the Pledge of Allegiance.

There being no agenda additions nor public comments, the Chair moved to New Business.

NEW BUSINESS

- *Discuss responses to the banking RFP and selection of fiscal agent to recommend to the full body*

Mrs. Barnett, Finance Director, stated that they received three responses to the RFP, but one was disqualified due to not having a downtown branch. The two that did qualify were Origin Bank and Red River Bank. Mrs. Barnett then gave an analysis of the fees and interest based on a minimum balance of \$3M.

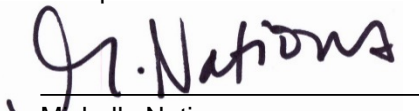
The net earnings for Origin Bank would be \$303,062.16; the net earnings for Red River Bank would be \$225,766.56. Origin Bank would give a proposed rate of Fed Funds Target Rate – 0.25% which would come out to be 5.52%. Red River Bank would give a proposed rate for an Insured Cash Sweep Account (FDIC Insured) of 4%.

The Parish is currently with Origin and has been with Origin since 2019. Mrs. Barnett said that Finance is recommending that the Parish continue with Origin.

Mr. Atkins said that he will be abstaining from this vote due to being a shareholder in Red River Bank.

It was **moved by Mr. Hopkins**, seconded by Mrs. Gage-Watts, *to recommend to the full body to continue using Origin Bank as the fiscal agent for the Parish of Caddo. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Burrell, Gage-Watts, Hopkins, and Lazarus (4). NAYS: None (0). ABSENT: Commissioners Chavez, Jackson, and Johnson (3). ABSTAIN: Commissioner Atkins (1).

There being no further business to come before the Committee, the meeting adjourned at 1:58 p.m.



Michelle Nations
Assistant to the Commission Clerk