

ORDINANCE NO. _____ OF 2025

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 WEST SIDE OF ELLERBE ROAD, APPROXIMATELY 825 FEET SOUTH OF EAST FLOURNOY LUCAS ROAD, CADDO PARISH, LOUISIANA, FROM R-1-7 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO C-1 NEIGHBORHOOD 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 west side of Ellerbe Road, approximately 825 feet South of East Flournoy Lucas Road, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended **from R-1-7 Single Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District:**

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 8, RUN THENCE NORTH 89°12'49" WEST FOR A DISTANCE OF 3092.66 FEET, THENCE RUN NORTH 00°47'11" EAST FOR A DISTANCE OF 2653.75 FEET, THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 887.41 FEET, THENCE RUN NORTH 00°37'04" EAST FOR A DISTANCE OF 494.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00°37'04" EAST FOR A DISTANCE OF 162.50 FEET, THENCE RUN NORTH 67°27'04" EAST A DISTANCE OF 228.44 FEET, THENCE RUN SOUTH 00°37'04" WEST FOR A DISTANCE OF 252.37 FEET, THENCE RUN NORTH 89°22'56" WEST A DISTANCE OF 210.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.000 ACRES. SEC. 8, T16N, R13W, Caddo Parish, Louisiana.

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

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

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

25-13-P
AGM HOLDINGS LLC

**L CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 27, 2025**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Commission was held on Wednesday, August 27, 2025 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

Jake Brown, Chairperson
Laura Neubert
Lauren Marchive, III
Damon Humphrey, Sr.
Calvin Presley

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Senior Planning Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner 1
Cytheria Jernigan, Parish Attorney's Office
Jennifer Horton, Planner 1
Myldred Ingram, Office Associate

Members Absent

Phyllis Hart

The hearing was opened with prayer by Damon Humphrey, Sr. The Pledge of Allegiance was led by Calvin Presley

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 Lauren Marchive, III, seconded by Calvin Presley, to approve the minutes of the July 23, 2025 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, HUMPHREY, and PRESLEY and Mes. NEUBERT. Nays: NONE. Absent: HART

PUBLIC HEARING

CASE NO. 25-13-P ZONING MAP AMENDMENT

Applicant: **AGM HOLDINGS, LLC**
Owner: **AGM HOLDINGS, LLC**
Location: **277 E Flournoy Lucas Road (W side of Ellerbe Rd, approx., 852' S of E Flournoy Lucas Rd)**
Existing Zoning: **R-1-7**
Request: **R-1-7 to C-1**

Representative &/or support:

Jonathan Ratliff 4913 Shed Road, Bossier City Road, 71111

Ratliff stated that he was speaking on behalf of AGM Holdings LLC and that the company is looking for a C-1 zoning on one

draft

acre that was previously subdivided since the last hearing.

Opposition: None.

A motion was made by Lauren Marchive, III **seconded by** Jake Brown, Chairperson **to** recommend this application for approval with stipulation that the lot be subdivided into a legal lot of record.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE, HUMPHREY, and PRESLEY and Mses. NEUBERT. Nays: NONE. Absent: HART.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

BROWN summarized the Special Resolution of the PZC for the public.

NEUBERT read the draft of the Special Resolution of the PZC and noted that the information is not final but is a proposed resolution.

BROWN mentioned the unified development code name will need to change since their jurisdiction is not unified with the city of Shreveport and stands alone. They will need a separate name as this is their own separate code.

CHAIR/BOARD MEMBER'S COMMENTS

MARCHIVE mentioned that he spoke with Commissioner John E. Atkins and Mayor Arceneaux about waving fees for building permits for renovation and repairs on properties but keeping the same requirements. He then explained to **NEUBERT** the relevance of taking these measures after she asked what the value was. **MARCHIVE** stated it gives the government the opportunity to participate with landowners and encourage them to take out permits which will help the government.

BROWN asked if the PZC Board could get the terms and appointment of service for the current Board members. **CLARKE** stated he would have it made available to them.

PRESLEY extended thanks to **HOOKS** for her service to the Board during her time as staff. **HOOKS** explained that she is joining the Peace Corps and will be leaving in September for a two-year service stay in Lesotho, Africa.

ADJOURN 3:19 p.m.

Jake Brown, Chair

Damon Humphrey, 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

AUGUST 27, 2025

AGENDA ITEM NUMBER: 6

MPC Staff Member: Kamrin Hooks

Parish Commission District: 9/John Atkins

CASE NUMBER 25-13-P: ZONING REQUEST

APPLICANT: AGM HOLDINGS LLC
OWNER: AGM HOLDINGS LLC
LOCATION: 277 E FLOURNOY LUCAS RD (W side of Ellerbe Rd, approx. 825' S of E Flournoy Lucas Rd)
EXISTING ZONING: R-1-7, R-E
REQUEST: R-1-7 to C-1
PROPOSED USE: Financial Institution

SUMMARY OF REPORT: The applicant is wanting to rezone their property from R-1-7 Single Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District to build a financial institution on the property. This request is not consistent with the future land use map but is consistent and compatible with the development trends and growth patterns of the area. A recommendation for approval is warranted with the stipulation that the property be subdivided into a legal lot of record.

DESCRIPTION: The applicant is requesting to rezone their property from R-1-7 Single Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District to eventually build a financial institution on the site. The property has a mix of zoning districts in the vicinity, such as C-1 Neighborhood Commercial, C-2 Corridor Commercial and R-E Residential Estate on the east side of the property.

There is no prior case history associated with this property. Relevant history nearby include P-12-92, R-1D to B-3 and B-2; approved, P-29-96, R-1D to B-2; approved, P-25-97. R-1D- to B-E or R-1D-E; approved, C-84-08, R-A to B-2; approved, and C-62-14, R-A to B-2 (PUD), approved, 25-4-p; R-A, R-E and R-1-7 to C-1; approved, and 25-24-c, R-E to C-1, approved.

Nearby neighborhoods include: ...

REMARKS: The applicant is wanting approval to rezone approximately one acre of land from R-1-7 Single Family Residential Zoning District and R-E Residential Estate Zoning District to C-1 Neighborhood Commercial Zoning District with intention to develop the land into a financial advisory office.

As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as *"The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor."* The permitted by right uses in C-1 zoning district include *Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer*

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



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

When reviewing the future land use map of the Shreveport-Caddo 2030 Masterplan, it designates this area for residential low. Residential low is characterized as having single-family housing with schools and churches. The proposed zoning is not consistent with this recommendation. In contrast, it would benefit to acknowledge the growth pattern of this corridor, which while not predicted to lean toward lower density/intensity commercial uses, clearly does at this location of Ellerbe Road and East Flournoy Lucas Road. When examining the surrounding area, while the subject property is adjacent to R-E a residential zoning district, the proposed zoning is compatible with the land use pattern in the area and the use consistent to what is presently at this corridor. If this application is approved, once development takes place proper mitigation will be required to mitigate any possible nuisances to the adjacent residential property.

Furthermore, all the existing commercial properties within 1,500 feet of the subject property are either C-1 or C-2. Neighborhood commercial is a classification that provides retail and services that meet day-to-day needs for residents and workers typically within a one-mile radius. The proposed use, which is designed to be of service to the surrounding community, if approved, will not be to the detriment of the public health, safety and welfare of the area and provide infill development on a lot of land that is currently vacant.

The subject property is adjacent to parcels recently rezoned to C-1, as documented in the relevant case history of this report (25-4-P and 25-24-C). At the time of the original rezoning, ownership complications prevented this parcel from being included in the request, despite its clear functional and locational connection to the adjoining properties. The applicant seeks to resolve this issue by now bringing the property into alignment with the surrounding C-1 zoning, which will ensure continuity of a growing lower commercial designated area. Had the ownership issues not arisen, this parcel would have been included in the original requests reviewed by the PZC and MPC which rezoned most of the property immediately surrounding this applicants property to C-1.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on Monday, July 21, 2025, at 5:40PM to 6:15PM. There was a total of three people in attendance. General discussion ensued; no concerns were presented at the meeting.

STAFF

ASSESSMENT: **Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted due to the consistency with existing land use patterns with the stipulation that the lot be subdivided into a legal lot of record.**

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

- 1. Deny the application.**



CADDO PARISH PLANNING AND ZONING COMMISSION

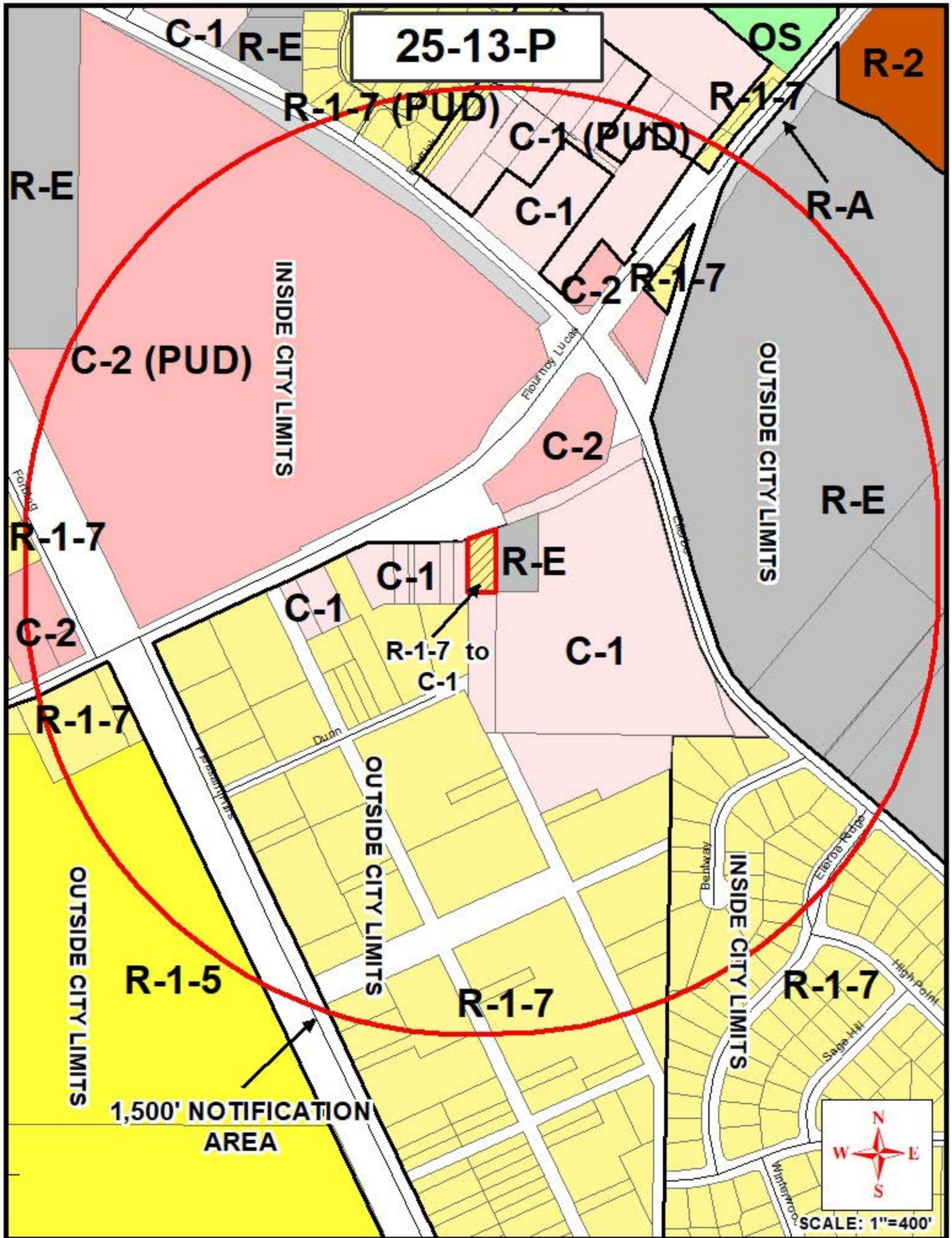
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STAFF REPORT

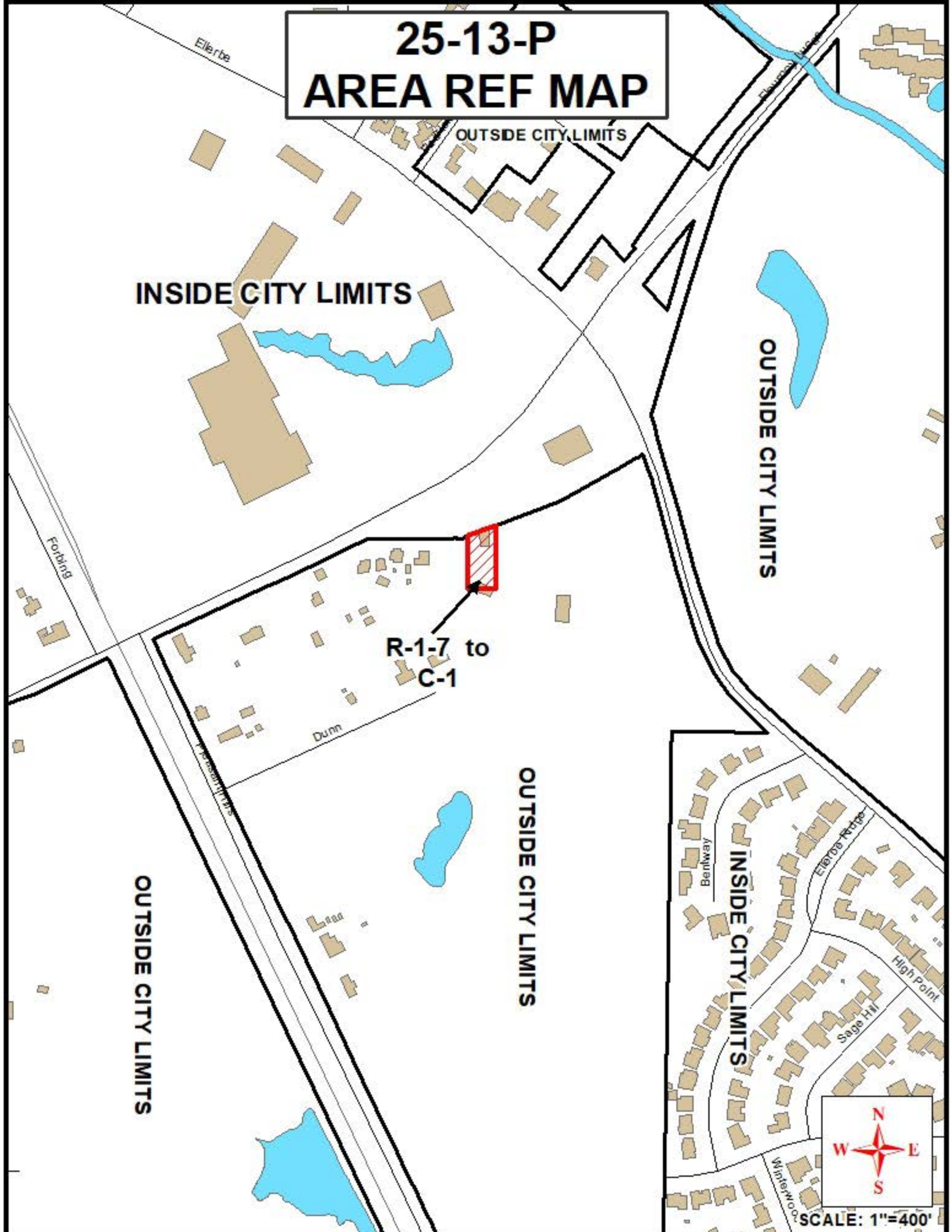
PUBLIC ASSESSMENT: One person spoke in support. No opposition was present.

PZC BOARD

RECOMMENDATION: The Board voted unanimously to recommend approval of this application with the stipulation to subdivide the lot into a legal lot of record.



25-13-P AREA REF MAP



INSIDE CITY LIMITS

OUTSIDE CITY LIMITS

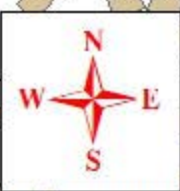
OUTSIDE CITY LIMITS

R-1-7 to
C-1

OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS



SCALE: 1"=400'


PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 338-573-6480
(from 8:00 a.m. to 5:00 p.m.)
VISIT: shreveportladompc.com/agendas
EMAIL: info@shreveportladompc.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

08/08/25



PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-6410
(from 8:00 a.m. to 5:00 p.m.)
VISIT: shreveportandbossier.com/agendas
EMAIL: info@shreveportandbossier.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

08/08/25

08/08/25

**PUBLIC HEARING NOTICE**
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 215-473-6442
(Mon 8:00 am to 5:00 pm)
VISIT: www.portcharlotte.com/agendas
EMAIL: info@portcharlotte.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING



08/08/25



Neighborhood Participation Plan Report

1. **Project Name:** Edwards Jones Financial Advisors [PZN Case #25-13-P]
2. **Contact Name:** Amy Hollister
3. **Meeting Date:** 07/21/2025
4. **Meeting Location:** 8520 Business Park Drive Shreveport, LA 71105
5. **Meeting Start Time:** 5:40PM
6. **Meeting End Time:** 6:15PM
7. **Number of People in Attendance:** 3
8. **Date of Filing of Land Use Application:** 06/18/2025
9. **General Introduction:**

NPP Letter was included in land use submittal package to the Caddo MPC with letters being mailed by the said team. An AGM HOLDINGS representative, the application engineer, and an adjacent land owner was present at the meeting. The format was a general Q&A with the beginning of the meeting discussing the use of the land and the intended business (Edward Jones) to be placed on the property. No concerns were presented.
10. **Summary of Concerns and Issues Raised at the Meeting:**
 - a. No concerns were presented at the meeting
11. **Additional Items Required for Report Submittal:**
 - a. Meeting Minutes

5:40PM – Meeting called to order
5:50PM – Intent of zoning the property to C1 was relayed and the property use was relayed
6:00PM – General discussion commenced with no present issues or concerns given.
6:15PM – Meeting closed
 - b. Meeting Sign-In Sheet (attached on separate page)
 - c. Plan shown at Meeting (attached on separate page)



07/22/2025

Signature of Applicant or Authorized Representative

Date

Jonathan Ratliff, P.E.

07/22/2025

Type or Print Name of Applicant (or Authorized Representative)

Date

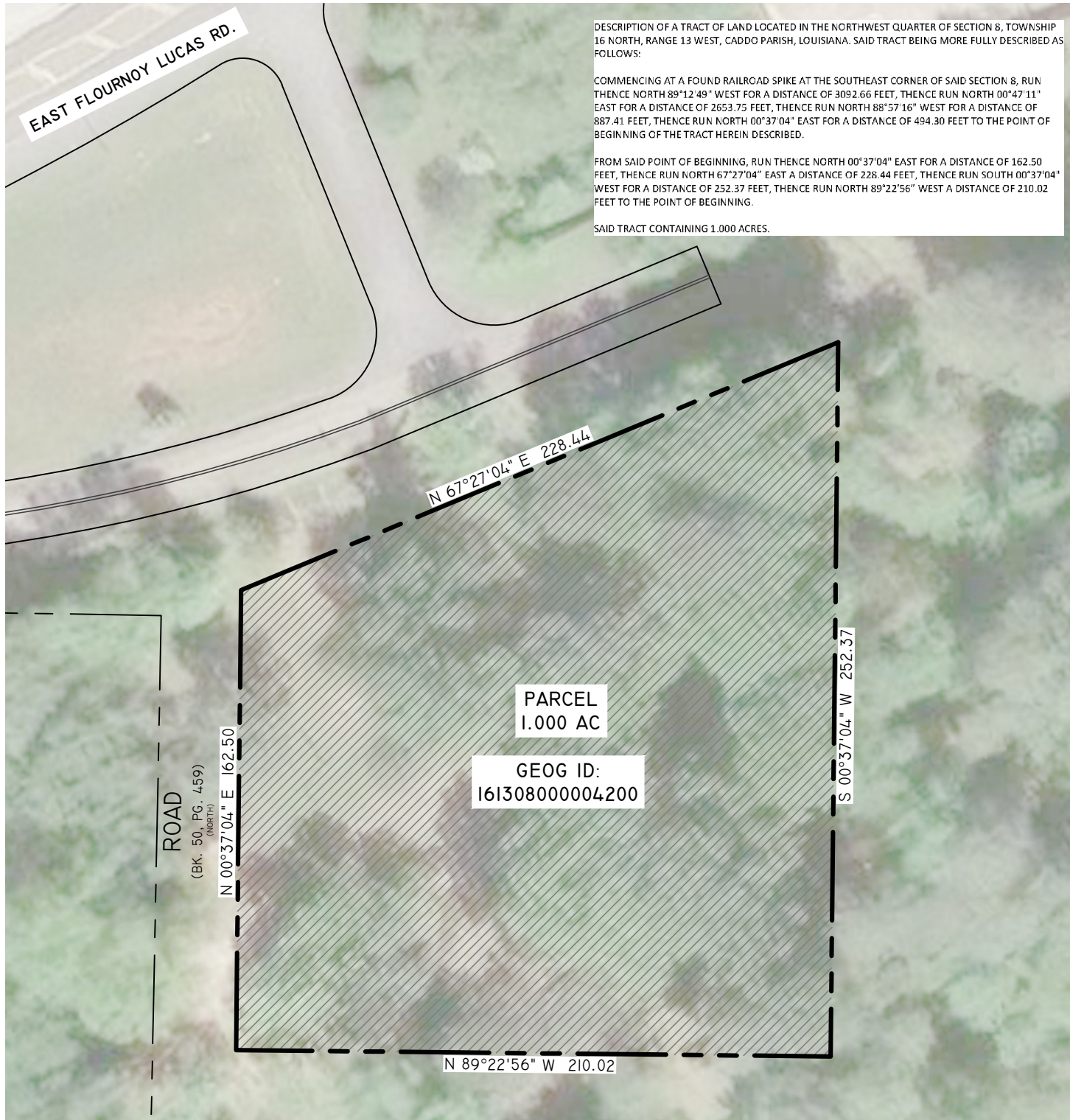
NPP Meeting Sign-In

Name	Address	Email	Telephone
1 Jonathan Ratliff	4913 Sved Road Bossier City, LA	Jonathan@calendassociates.com	318-752-9023
2 John M Korick	10555 Ellerbe Rd 5 th point, KY	John.Korick@remax.net	318-208-1584
3 Jonathan Gamble	8520 Business Park Drive #105	jonathan@gamblegasfire.com	318-247-7295
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AGM HOLDINGS LLC



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SCALE: 1" = 50'



DESCRIPTION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDOPARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 8, RUN THENCE NORTH 89°12'49" WEST FOR A DISTANCE OF 3092.66 FEET, THENCE RUN NORTH 00°47'11" EAST FOR A DISTANCE OF 2653.75 FEET, THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 887.41 FEET, THENCE RUN NORTH 00°37'04" EAST FOR A DISTANCE OF 494.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00°37'04" EAST FOR A DISTANCE OF 162.50 FEET, THENCE RUN NORTH 67°27'04" EAST A DISTANCE OF 228.44 FEET, THENCE RUN SOUTH 00°37'04" WEST FOR A DISTANCE OF 252.37 FEET, THENCE RUN NORTH 89°22'56" WEST A DISTANCE OF 210.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.000 ACRES.

PARCEL
1.000 AC

GEOG ID:
161308000004200



RALEY AND ASSOCIATES, INC.

Civil & Structural Engineering, Surveying, Planning & Consulting

4913 Shed Road Bossier City, LA. 71111
Phone: 318-752-9023 - Fax: 318-752-9025
www.raleyllandassociates.com

COMPANY NAME: AGM HOLDINGS LLC
OWNER NAME: AMY HOLLISTER
PREPARER NAME: JONATHAN RATLIFF, P.E.
PREPARER ADDRESS: 4913 SHED ROAD BOSSIER CITY, LA 71111
PREPARE PHONE: 318-752-9023

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, August 27, 2025 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. 25-13-P: 277 EAST FLOURNOY LUCAS ROAD. Application by AGM HOLDINGS LLC for approval to rezone property located on the west side of Ellerbe Road, approximately 825 feet south of East Flournoy Lucas Road, from R-1-7 Single Family Residential Zoning District and R-E Residential Estate Zoning District to C-1 Neighborhood Commercial Zoning District, being more particularly described as COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 8, RUN THENCE NORTH 89°12'49" WEST FOR A DISTANCE OF 3092.66 FEET, THENCE RUN NORTH 00°47'11" EAST FOR A DISTANCE OF 2653.75 FEET, THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 887.41 FEET, THENCE RUN NORTH 00°37'04" EAST FOR A DISTANCE OF 494.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00°37'04" EAST FOR A DISTANCE OF 162.50 FEET, THENCE RUN NORTH 67°27'04" EAST A DISTANCE OF 228.44 FEET, THENCE RUN SOUTH 00°37'04" WEST FOR A DISTANCE OF 252.37 FEET, THENCE RUN NORTH 89°22'56" WEST A DISTANCE OF 210.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.000 ACRES. SEC. 8, T16N, R13W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission