

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 WEST SIDE OF WALLACE LAKE ROAD, APPROXIMATELY 1,415 FEET NORTH OF MAYO ROAD, CADDO PARISH, LOUISIANA., FROM R-E RESIDENTIAL ESTATE ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND I-1 LIGHT 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 West side of Wallace Lake Road, approx. 1,415' north of Mayo Road, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended from R-E Residential Estate Zoning district to C-1 Neighborhood Commercial Zoning District and I-1 Light Industrial Zoning District.

TRACT 1: From R-E TO I-1 on the NW corner of Section 18, T16N, R13W, Caddo Parish, Louisiana, run N89°51'57"E a distance of 1169.06 feet, thence run S0°4'13"E a distance of 150 feet to the POB. hence run N89°51'57"E a distance of 235.41 feet; Thence run S0°3'33"W a distance of 833.66 feet; Thence run N89°51'57"E a distance of 553.60 feet; Thence run S0°10'2"E a distance of 464.93 feet; Thence run S89°51'57" W a distance of 788.11 feet; Thence run N0°4'13"W a distance of 1298.59 feet; said tract containing 12.89 acres. TRACT 2: From R-E to C-1: A tract of land located in Section 18, T16N, R13W, Caddo Parish, Louisiana, said tract more fully described as follows: From the NW corner of Section 18, T16N, R13W, Caddo Parish, Louisiana, run N89°51'57"E a distance of 1404.81 feet; Thence run S0°3'33"W a distance of 933.66 feet; Thence run N89°51'57"E a distance of 553.60 feet; Thence run S0°10'2"E a distance of 50 feet to the POB. Thence run N89°51'57"E a distance of 350 feet; Thence run S0°10'02"E a distance of 464.93 feet; Thence run S89°51'57"W a distance of 350 feet; Thence run N0°10'02"W a distance of 464.93 feet; said tract containing 3.74 acres.

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

26-5-P
SIGHTLINE CONSTRUCTION AND DEVELOPMENT LLC



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

MARCH 25, 2026

AGENDA ITEM NUMBER:7

MPC Staff Member: Staci Matz

Parish Commission District: 9/John Atkins

CASE NUMBER 26-5-P: ZONING REQUEST

APPLICANT: SIGHTLINE CONSTRUCTION AND DEVELOPMENT LLC
OWNER: Wicker Construction Inc
LOCATION: 9640 Wallace Lake Road (West side of Wallace Lake Road, approx. 1,415' north of Mayo Road)
EXISTING ZONING: R-E
REQUEST: C-1 and I-1
PROPOSED USE: Contactors office and storage for construction supplies

SUMMARY OF REPORT: The applicant requests a zoning map amendment to revert the subject parcel to its designations held prior to the adoption of the Unified Development Code (UDC). The proposal seeks to reclassify the western portion of the property from R-E (Residential Estate) to I-1 (Light Industrial) and the eastern portion from R-E to C-1 (Commercial). These requested classifications are consistent with the established site improvements, which include a construction office on the proposed C-1 acreage and a warehouse with associated storage on the I-1 section. Upon review of the application materials and site context, staff determines that the request is compatible with existing land uses and is, therefore, warranted.

DESCRIPTION: The applicant requests a zoning map amendment to revert the subject parcel to its designations held prior to the adoption of the Unified Development Code (UDC). The proposal seeks to reclassify the western portion of the property from R-E (Residential Estate) to I-1 (Light Industrial) and the eastern portion from R-E to C-1 (Commercial). The property is bound R-E, Residential Estate District to the east, south and west. The parcel has some R-1-7 residential zoning to the north.

Prior cases for this parcel are:

- P-6-01: Prior cases for this site include approval to rezone from R-A Rural Agricultural to B-1, Business for use as a contractor's office and I-1 for construction warehouse and storage area.

Prior cases in the surrounding area:

- MPC P-130 – Approval to rezone from R-A to I-2
- MPC P-119 – Approval to rezone from R-A to I-2
- MPC P-23-91 – Approval to rezone from R-A to R-A-E for a maintenance facility
- MPC P-29-82 – Denial to rezone from R-A to I-1
- MPC P-8-82 – Approval to rezone from R-A to I-1

Nearby neighborhoods include: Wallace Lake Heights

REMARKS: The applicant requests a zoning map amendment to revert the subject parcel to its designations held prior to the adoption of the Unified Development Code (UDC). The proposal seeks to reclassify the

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.



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STAFF REPORT

western portion of the property from R-E (Residential Estate) to I-1 (Light Industrial) and the eastern portion from R-E to C-1 (Commercial). The property is bound R-E, Residential Estate District to the east, south and west. The parcel has some R-1-7 residential zoning to the north.

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 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.

As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as "The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts". The permitted by right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Distillery, Financial Institution, Food Truck and Trailer Vendor, Freight Terminal, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan , Industrial - Light, Industrial Design, Industrial Services, Lodge/Meeting Hall, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and Development, Restaurant , Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm , Retail Sales of Alcohol-Beer/Wine, Soup Kitchen, Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor , Warehouse, Wholesale Establishment , Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

The Future Land Use Map shows this parcel as residential low. The parcels surrounding this location are shown as residential low which is not aligned with the proposed rezoning request.



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STAFF REPORT

Any property owner at the time of UDC implementation (May 15, 2017) that had property down zoned to another zoning classification as a result of such implementation, has twenty-four months from the introduction of this policy (August 2, 2017-August 2, 2019) to submit an application - at no charge - for MPC Board reconsideration [Note: in subsequent action by the MPC this period was extended indefinitely]. The MPC Board shall evaluate each request on a case-by-case basis to make a recommendation to City Council. Be advised, MPC staff may suggest an alternative UDC zoning classification for the property, if the property warrants such a recommendation. Please note, that this proposed policy once adopted, will be posted on the MPC website to inform the public of this opportunity." Staff shall evaluate each case in accordance with this policy and as outlined in the Unified Development Code concerning Zoning Map Amendments.

Given the consistency with the existing land use, the proposed zoning request is appropriate. By placing the C-1 zoning along the right of way, the applicant is mitigating and screening the heavier uses from view of the residential districts along Wallace Lake Road.

The applicant was not required to host an NPP for this rezoning request.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the applicants requests to rezone the property from R-E Rural Estate to C-1 and I-1 zoning is warranted as it is consistent with the existing land uses on site.

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

- a. **Deny the requested rezoning.**
- b. **Approve a zoning district other than what is requested.**

PUBLIC ASSESSMENT: Two spoke in support; no opposition was present.

PZC BOARD RECOMMENDATION: The Board voted unanimously to recommend approval of the application as submitted.

26-5-P

C-2

**OUTSIDE
CITY LIMITS**

**INSIDE
CITY LIMITS**

R-1-7

R-1-5

R-E to I-1

R-E to C-1

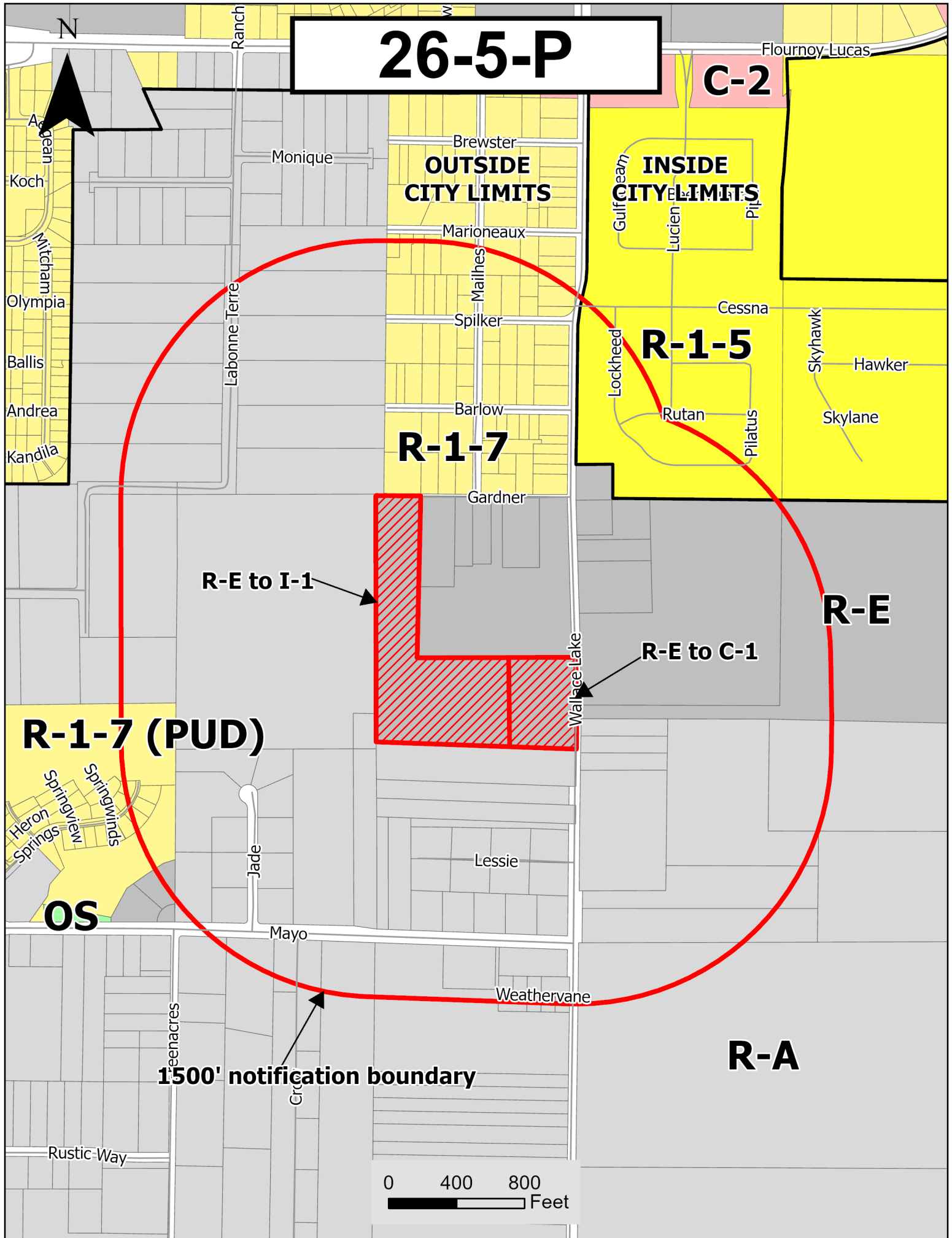
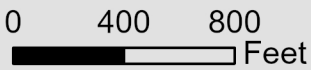
R-E

R-1-7 (PUD)

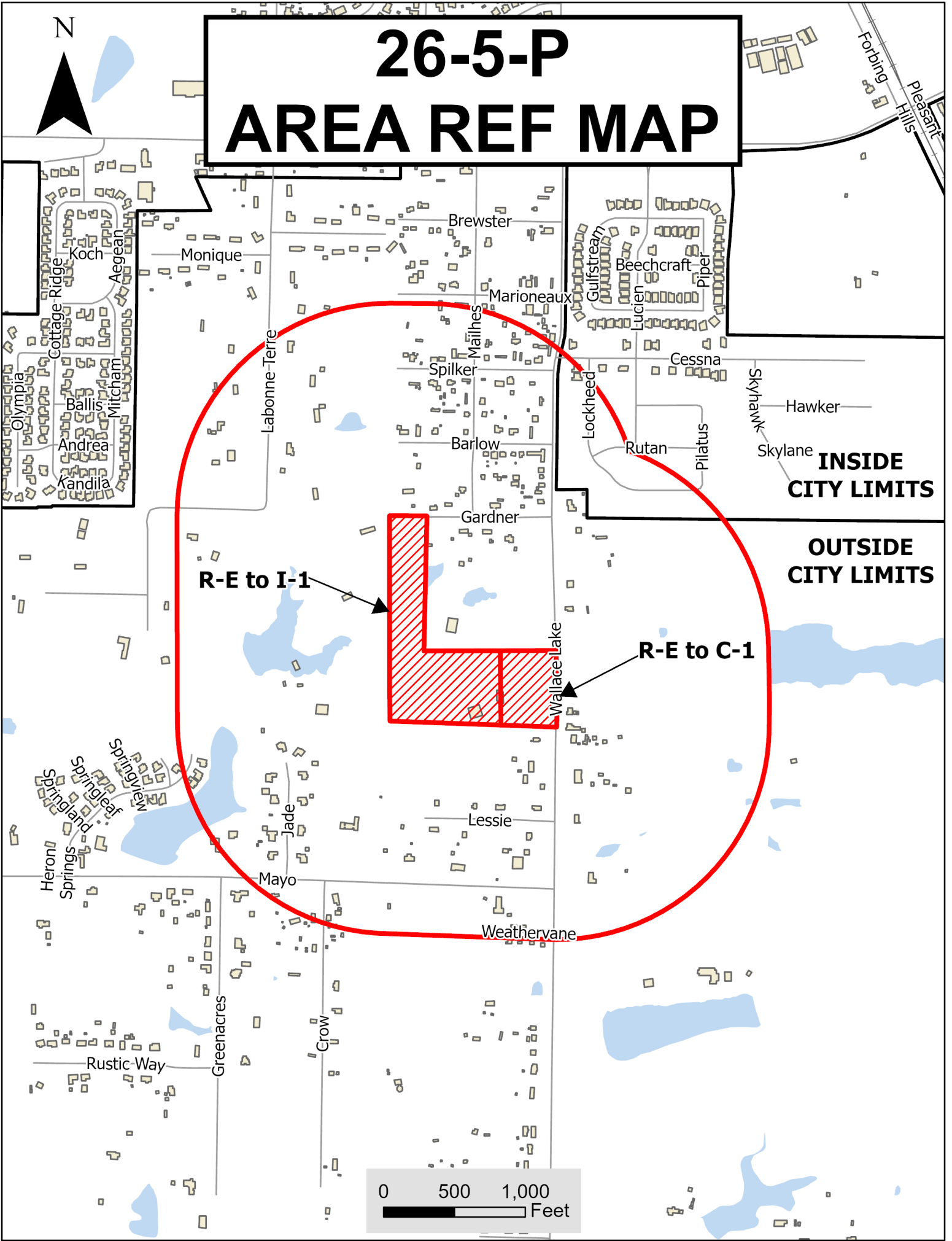
OS

R-A

1500' notification boundary



26-5-P AREA REF MAP



**INSIDE
CITY LIMITS**

**OUTSIDE
CITY LIMITS**

R-E to I-1

R-E to C-1




**PUBLIC
HEARING
NOTICE**
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-473-6480
(Mon. 8:00 a.m. to 5:00 p.m.)
VISIT: www.raleighnc.com/agenda
EMAIL: info@raleighnc.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

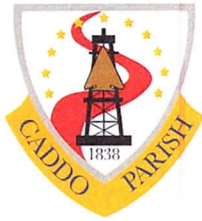

**WICKER
CONSTRUCTION**
380 HALLACE LAKE DR



03/09/2026





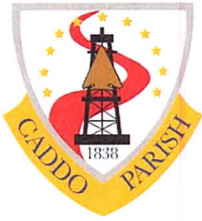


Development Application

Revised 12.4.2023

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.

1. PROPERTY INFORMATION		
Project Name: <u>Wallace Lake RD Addition</u>	Associated Case (if applicable): <u>25-12-8865-BC</u>	
Project Address/Location: <u>9640 Wallace Lake Rd Shreveport LA 71106</u>	Parcel number(s): _____	
2. CASE TYPE (Check appropriate application type)		
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Unit Development (PUD)	<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)
<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Other
<input type="checkbox"/> Site Plan Modification	<input type="checkbox"/> PUD Site Plan (Administrative)	
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> 9640 Wallace Lake RD Shreveport LA 71106		
5. PROPOSED USE OF PROPERTY		
<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Townhouse Residential	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Duplex Residential	<input type="checkbox"/> Industrial
<input type="checkbox"/> Mixed-Use		
<i>(Provide a brief explanation, attach additional sheets, if necessary)</i> Adding additional office space to current office for Wicker Construction.		



Development Application

Revised 12.4.2023

6. ZONING INFORMATION

Current Zoning District(s): R-E Proposed Zoning District(s) * if applicable: B-1 and I-1
If more than one district, provide the acreage of each: _____

7. SITE AND BUILDING INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Total Site Acres: 72 Proposed Building Use(s): Office space
Existing Building(s) sq. ft. gross: 4294 Proposed Building(s) sq. ft. gross: 784
Total sq. ft. gross (existing & proposed): 5078 Proposed Height of Building(s): 1 story
Number of Stores: 1 Ceiling Height of First Floor: 9
Off-Street Parking Required: no Off-Street Parking Provided: no

8. DIMENSIONAL STANDARDS (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Lot Area (sq. ft.): _____ Lot Coverage (total area in sq. ft.): _____ Lot Coverage Percentage of Total Lot Area: _____

9. STORMWATER INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Existing Impervious Surface: _____ acres/sq. ft. Proposed Impervious Surface: _____ acres/sq. ft.
Please select the following that are applicable: Cross Lake Watershed Hazard Flood Area Red River Wetlands

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, March 25, 2026 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. 26-5-P REZONING: 9640 WALLACE LAKE ROAD. Application by SIGHTLINE CONSTRUCTION AND DEVELOPMENT LLC for approval to rezone property located on the west side of Wallace Lake Road, approximately 1,415 feet north of Mayo Road, from R-E Residential Estate Zoning district to C-1 Neighborhood commercial Zoning District and I-1 Light Industrial Zoning District, being more particularly described as TRACT 1: From R-E to I-1: A tract of land located in Section 18, T16N, R13W, Caddo Parish, Louisiana, said tract more fully described as follows: From the NW corner of Section 18, T16N, R13W, Caddo Parish, Louisiana, run N89°51'57"E a distance of 1169.06 feet, thence run S0°4'13"E a distance of 150 feet to the POB. Hence run N89°51'57"E a distance of 235.41 feet; Thence run S0°3'33"W a distance of 833.66 feet; Thence run N89°51'57"E a distance of 553.60 feet; Thence run S0°10'2"E a distance of 464.93 feet; Thence run S89°51'57" W a distance of 788.11 feet; Thence run N0°4'13"W a distance of 1298.59 feet; said tract containing 12.89 acres. TRACT 2: From R-E to C-1: A tract of land located in Section 18, T16N, R13W, Caddo Parish, Louisiana, said tract more fully described as follows: From the NW corner of Section 18, T16N, R13W, Caddo Parish, Louisiana, run N89°51'57"E a distance of 1404.81 feet; Thence run S0°3'33"W a distance of 933.66 feet; Thence run N89°51'57"E a distance of 553.60 feet; Thence run S0°10'2"E a distance of 50 feet to the POB. Thence run N89°51'57"E a distance of 350 feet; Thence run S0°10'02"E a distance of 464.93 feet; Thence run S89°51'57"W a distance of 350 feet; Thence run N0°10'02"W a distance of 464.93 feet; said tract containing 3.74 acres.