

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 BOX ROAD, APPROXIMATELY 1,700 FEET SOUTH OF MT. ZION ROAD, CADDO PARISH, LOUISIANA., FROM C-4 HEAVY 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 West Side of Box Road, approximately 1,700 Feet South Of Mt. Zion Road, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended from C-4 Heavy Commercial Zoning District to I-2 Heavy Industrial Zoning District:

A Tract Of Located In Section 1, Township 16 North, Range 14 West Of The Louisiana Prime Meridian, Northwestern Land District, Caddo Parish, Louisiana. Said Tract Being Fully Described As Follows: Beginning At The Northwest Corner Of Lot 44 Of Suburban Acres As Recorded In Book 50. Page 319, Of The Records Of Caddo Parish, Louisiana; Run Thence South 01°02'37" West For A Distance Of 837.32 Feet, Thence Run North 89°19'36" West For A Distance Of 260.12 Feet, Thence Run North 01°02'37" East For A Distance Of 837.32 Feet. Thence Run South 89°19'36" East For A Distance Of 260.12 Feet To The Point Of Beginning Said Tract Containing 5.000 Acres, Sec. 01, 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

**26-6-P
BYN 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: 8

MPC Staff Member: Chris Terrell

Parish Commission District: 10/Ron Cothran

CASE NUMBER 26-6-P: ZONING REQUEST

APPLICANT: BYN LLC
OWNER: BYN LLC
LOCATION: 8600 BLK Box Rd (W side of Box Rd, approx. 1,700' S of Mt. Zion Rd)
EXISTING ZONING: C-4
REQUEST: I-2

SUMMARY OF REPORT: The applicant is requesting to rezone a 5-acre portion of land from C-4 (Heavy Commercial) to I-2 (Heavy Industrial). The parcel is undeveloped and forested. Approval is warranted.

DESCRIPTION: The applicant is requesting to rezone a 5-acre portion of land from C-4 (Heavy Commercial) to I-2 (Heavy Industrial). The parcel is undeveloped and forested.

The surrounding properties are zoned C-4 to the north, I-2 to the east, and R-A (Rural Agricultural) to the west and south.

Prior cases for the site include:

- 21-9-P: R-A to R-1-5, withdrawn.
- 21-1-AXM: Annex 65 acres into city limits, withdrawn.
- BAP-3-09: SEU for church in R-A, approved with stipulations.
- BAC-66-06: SEU for church & school master plan in R-1D & R-A, approved with stipulations.
- 24-16-P: R-A to I-2, approved R-A to C-4.

Nearby relevant cases include:

- P-9-13: R-A-E to B-2, denied.
- P-60-84: R-A to I-2, approved (Ord. 2185 of 1984).
- P-1-96: R-A to I-2 or I-1, approved (Ord. 3277 of 1996).
- 24-8-P: R-A to I-2, approved R-A to C-4.
- 21-9-P: R-A to R-1-5, withdrawn.
- 21-1-AXM: Annex 65 acres into city limits, withdrawn.
- C-81-95: R-A to B-3, approved (Ord. 232 of 1995).
- 21-38-C: R-A to R-1-5, withdrawn.
- C-78-08: I-1 to B-2, approved (Ord. 160 of 2008).
- P-34-93: R-A to B-3 or B-2-A, approved B-2-A with stipulations (Ord. 3013 of 1993).

Nearby neighborhoods include Suburban Acres, Solo Hood, Hyde Park, Southern Hills, Wallace Lake Heights, and East Ridge.

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

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

REMARKS: The applicant is requesting to rezone a 5-acre portion of land from C-4 (Heavy Commercial) to I-2 (Heavy Industrial). If the rezoning is approved, the applicant would need to complete a subdivision to create a legal lot of record at the courthouse through the MPC office.

As stated in Article 4.5 of the Unified Development Code (UDC), I-2 is defined as:

The purpose of the I-2 Heavy Industrial 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.

The permitted by right uses in an I-2 zoning district include: Agriculture, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Educational Facility - Vocational School, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial – Light, Lodge/Meeting Hall, Office, Overnight Truck Parking, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Retail Sales of Alcohol – Beer/Wine, Salvage Yard, Self-Service Ice Vending Unit, Solar Farm, Soup Kitchen, Storage Yard – Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), and Wireless Telecommunications – Modifications (Eligible Facility).

In Chapter 12 of the 2030 Master Plan, the Future Land Use Map (FLUM) shows the subject property located within an area intended for Residential Low. Residential Low is defined in Chapter 12 as:

- Single-family houses
- Schools and churches

The rezoning would be inconsistent with FLUM recommendations. However, the current zoning in the surrounding area has not followed the FLUM recommendations and the request is consistent with the existing development pattern in the area. Approval could be warranted based on zoning trends in the area.

A Neighborhood Participation Plan (NPP) was not required.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the I-2 zoning district is warranted as it is consistent with the existing development patterns in the area.

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

1. Deny the request.



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

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

PZC BOARD

RECOMMENDATION: The Board voted unanimously to recommend approval of this application as submitted.

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.

R-MHP

C-1

26-6-P

N

Watts

Ascot

Biddle

Cade

Davy

Emmett

Mount Zion

I-1

Whitener

Hatfield-Gorman

St-Vincent

Mccarey

C-4 to I-2

Box

Exit/Interchange Roadways

Interstate 49

Paxton

I-2

C-4

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

Brookwood Church

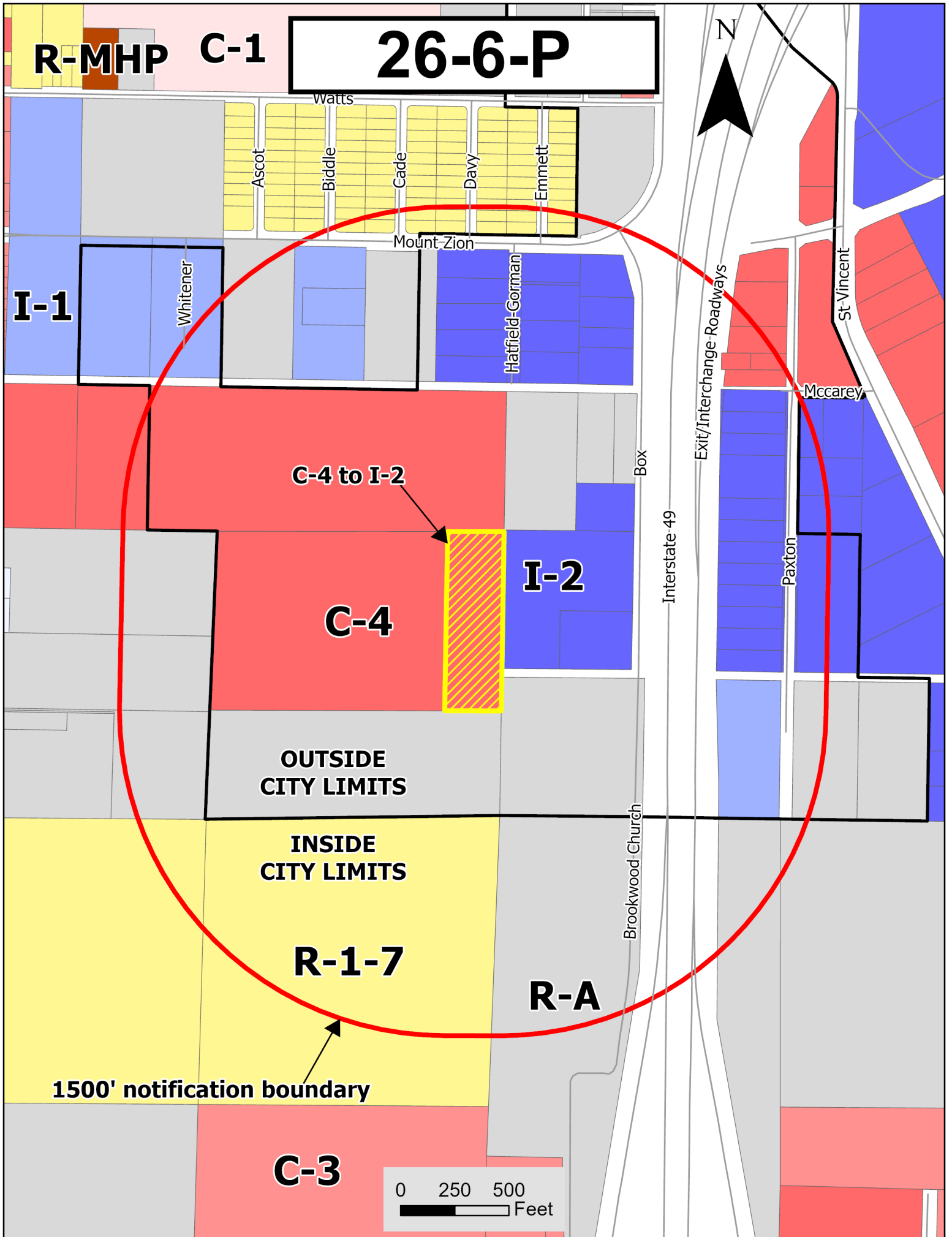
R-1-7

R-A

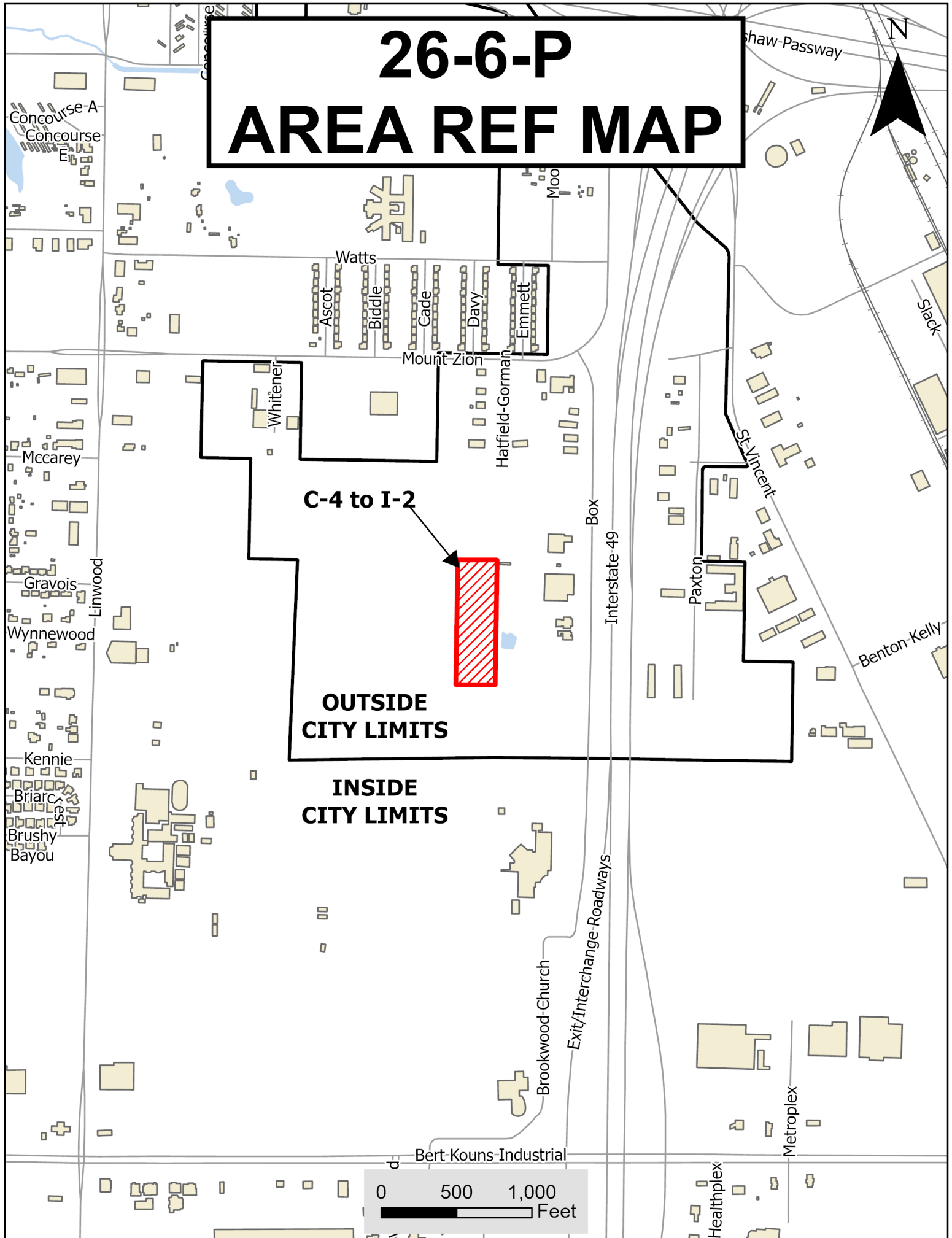
1500' notification boundary

C-3

0 250 500 Feet



26-6-P AREA REF MAP



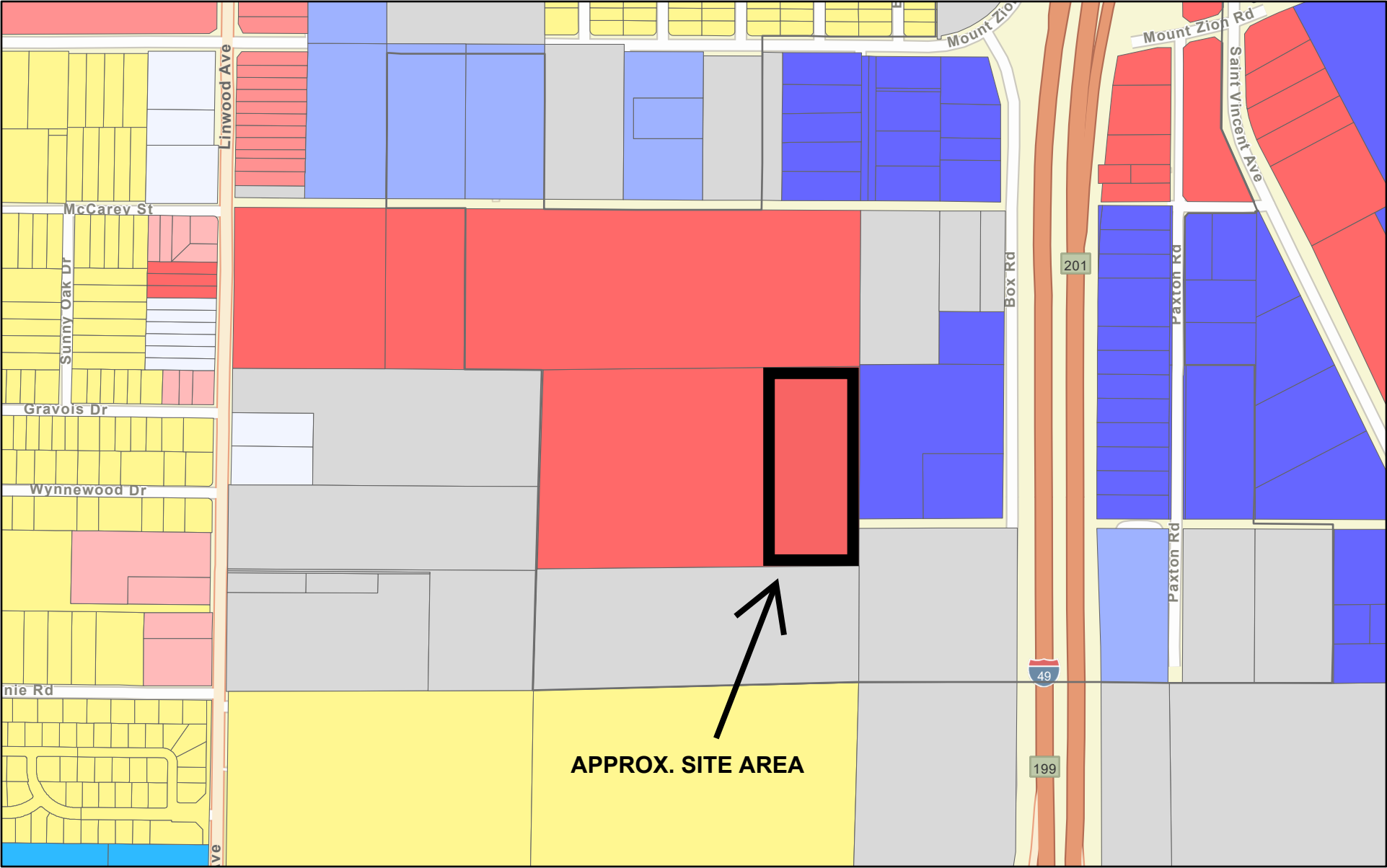
C-4 to I-2

**OUTSIDE
CITY LIMITS**

**INSIDE
CITY LIMITS**

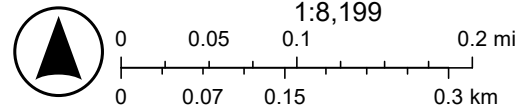


Zoning ID Lookup Map



3/2/2026, 11:39:33 AM

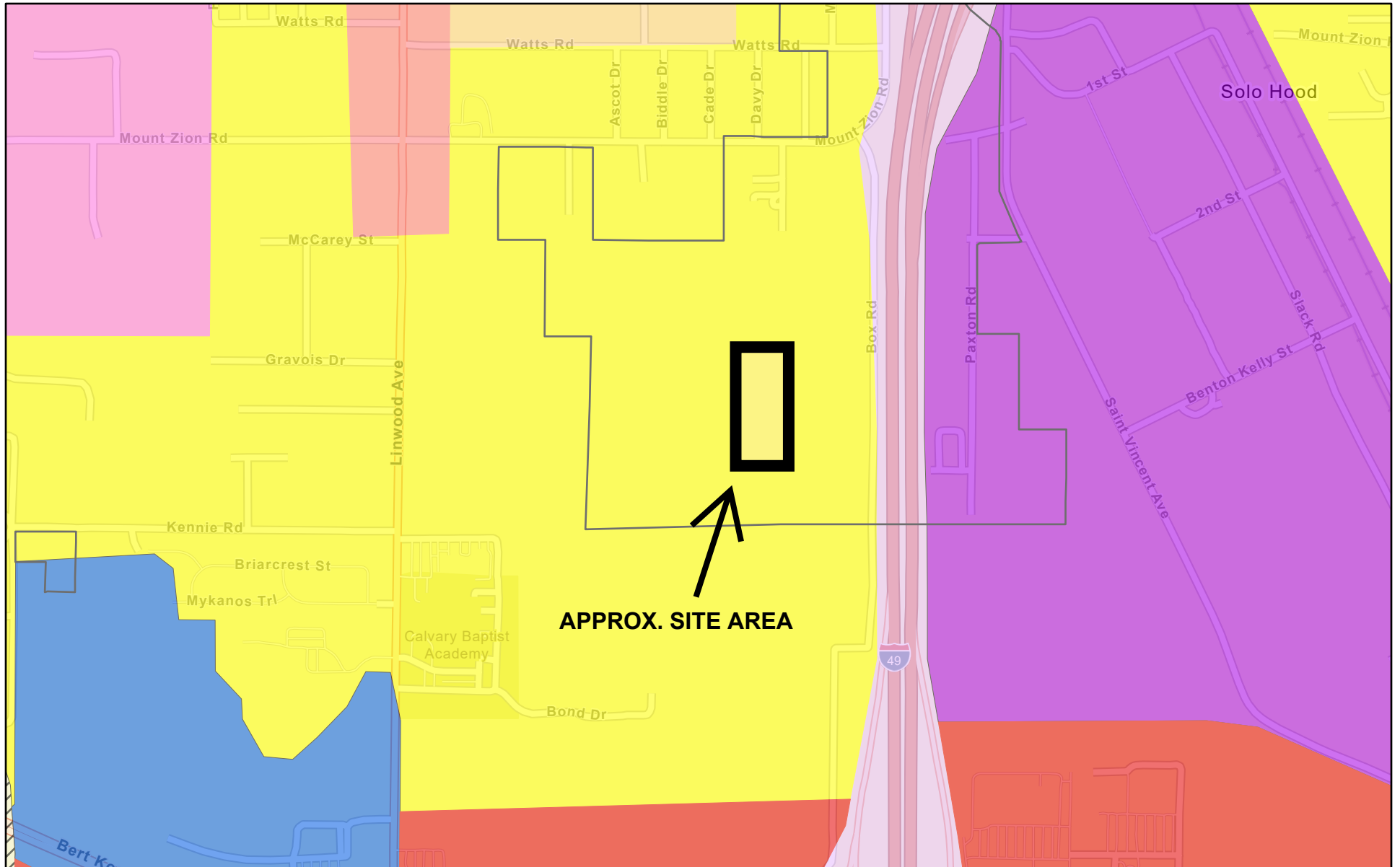
- MPC Planning Limits
- Shreveport City Limits
- MPC Zoning
- C-2
- C-3
- C-4
- I-1
- I-2
- IC
- R-A
- R-1-7
- R-1-7 (PUD)
- OR



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

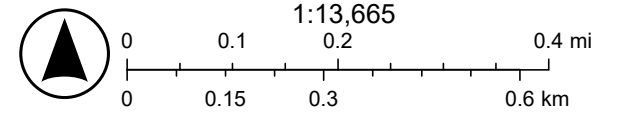
The Shreveport Metropolitan Planning Commission assumes no responsibility or legal liability for the accuracy of any information displayed on this map. The location of any depicted infrastructure or features should be independently verified prior to use for any purpose.

Future Land Use



3/2/2026, 11:47:35 AM

- | | | |
|---------------------------------|--------------------------------|-------------------------------------|
| MPC Planning Limits | Residential Medium | Industrial |
| Shreveport City Limits | Neighborhood Commercial | Park and Open Space (Potential New) |
| Future Land Use Category | General Commercial | Institutional |
| Residential Low | Light Industrial/business Park | Transportation |

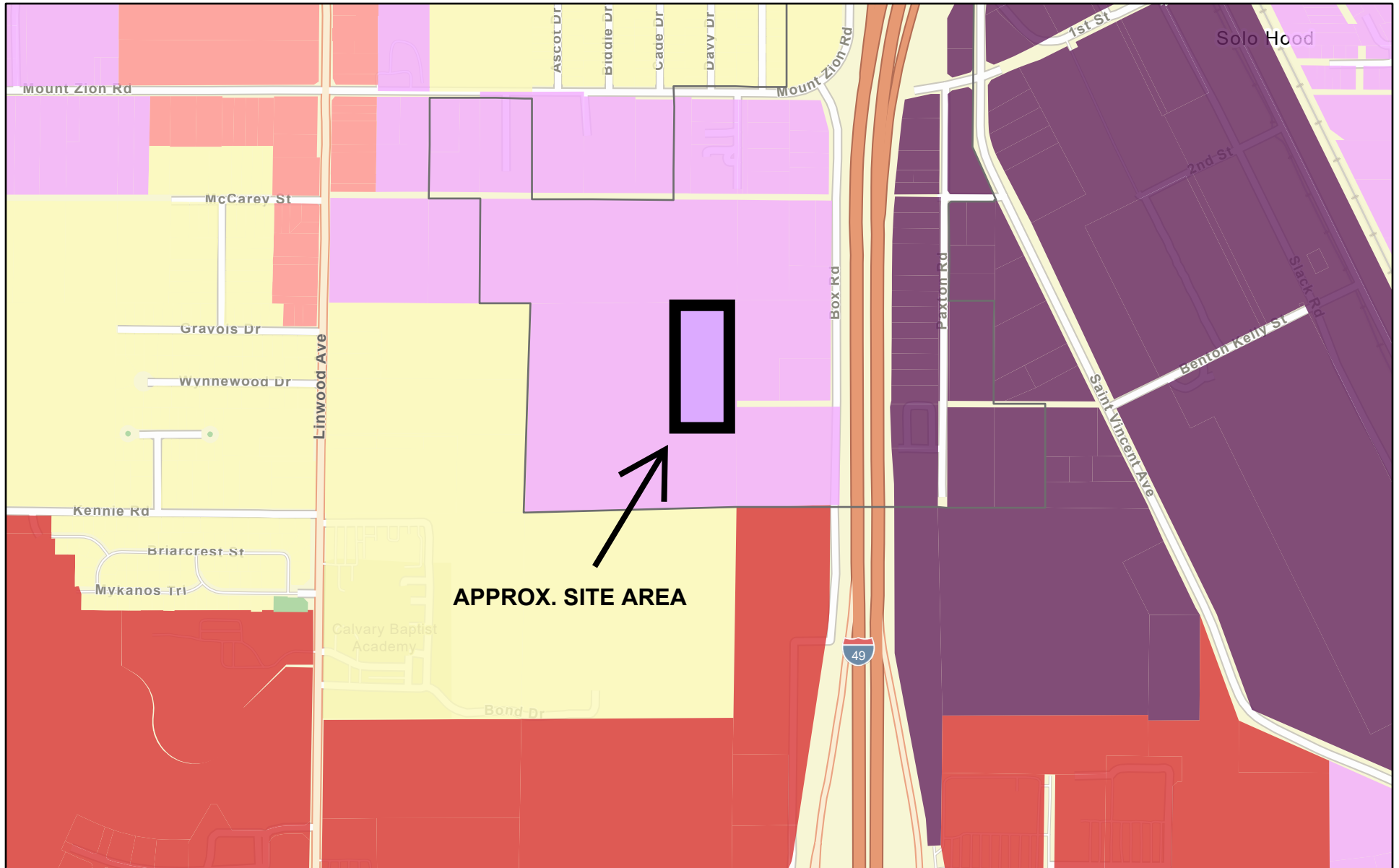


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

The Shreveport Metropolitan Planning Commission assumes no responsibility or legal liability for the accuracy of any information displayed on this map. The location of any depicted infrastructure or features should be independently verified prior to use for any purpose.

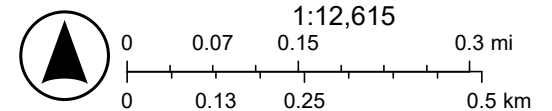
Future Land Use Map - One Shreveport

**** FOR REFERENCE ONLY ****



3/16/2026, 2:25:54 PM

- MPC_PLANNING_LIMITS view
- SHREVEPORT_CITY_LIMITS view
- One Shreveport FLU
- Urban Corridor
- Suburban Neighborhood
- Heavy Industrial
- Light Industrial / Green Industrial / Industrial Mixed-Use
- Highway Commercial
- Private Open Space



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

C. Terrell

The Shreveport Metropolitan Planning Commission assumes no responsibility or legal liability for the accuracy of any information displayed on this map. The location of any depicted infrastructure or features should be independently verified prior to use for any purpose.



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

03/09/2026



EXIT 192
Best Kuma
Ind. Loop
3100

LUNN
IRON

03/09/2026



03/09/2026

RIDE SMOOTH. TRACK EASY.

SPORTRAN
BUS TRACKING APP

download on the
App Store

GET IT ON
Google Play

WWW.SPORTRAN.ORG

LAMAR



03/09/2026

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. 26-6-P REZONING: 8600 Block Box Road. Application by BYN LLC for approval to rezone property located on the West side of Box Road, approximately 1,700 feet South of Mount. Zion Road, from C-4 Heavy Commercial Zoning District to I-2 Heavy industrial Zoning District, being more particularly described as BEING A TRACT OF LOCATED IN SECTION I, TOWNSHIP 16 NORTH, RANGE 14 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA. SAID TRACT BEING FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 44 OF SUBURBAN ACRES AS RECORDED IN BOOK 50. PAGE 319, OF THE RECORDS OF CADDO PARISH, LOUISIANA; RUN THENCE SOUTH 01°02'37" WEST FOR A DISTANCE OF 837.32 FEET, THENCE RUN NORTH 89°19'36" WEST FOR A DISTANCE OF 260.12 FEET, THENCE RUN NORTH 01°02'37" EAST FOR A DISTANCE OF 837.32 FEET. THENCE RUN SOUTH 89°19'36" EAST FOR A DISTANCE OF 260.12 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5.000 ACRES, Sec. 01, Caddo Parish, Louisiana.