

ORDINANCE NO. \_\_\_\_6629\_\_\_\_ OF 2026

**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 CYPRESS GARDEN ROAD, APPROXIMATELY 681 FEET SOUTH OF WILLOW RIDGE ROAD, CADDO PARISH, LOUISIANA., FROM **R-MHP RESIDENTIAL MANUFACTURED HOME PARK** DISTRICT TO R-A RURAL AGRICULTURE 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 Cypress Garden Road, approximately 681 Feet South of Willow Ridge Road , Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended **from** R-MHP Residential Manufactured Home Park District To R-A Rural Agriculture District;

114166 Cypress Garden Road. Application by JACOB SEPULVADO for approval to rezone property located on the West side of Cypress Garden Road, approximately 681 feet South of Willow Ridge Road, from R-MHP Residential Manufactured Home Park Zoning District to R-A Rual Agricultural Zoning District, being more particularly described as Beginning at the northerly most corner of the tract identified by Caddo Parish Tax Assessor's Geographic Number 161332-000-0014-00, which is point on the westerly right-of-way line of Cypress Garden Road; thence run south along said right-of-way line a distance of 455.13 feet to a set point; thence run west a distance of 163.71 feet; thence run N 11°05'04" E a distance of 102.44 feet; thence run N 14°59'12" E a distance of 214 feet; thence run N 19°14'37" E a distance of 80 feet; thence run N 29°32'46" E distance of 48.60 feet; then run N 51°53'38" E a distance of 48.74 feet to a point of beginning, said tract enclosing an area of 1.100 acres, Section 32, 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:

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Parish Attorney

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Date

**26-12-P**  
**JACOB SEPULVADO**

**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 27, 2026**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Commission was held on Wednesday, May 27, 2026 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**

Lauren Marchive, III, Chairperson  
Jake Brown, Vice Chairperson  
Calvin Presley, Secretary  
John Dansby

**Staff Present**

**Staff Present**

Stephen Jean, Interim Executive Director  
Emily Trant, Senior Planning Coordinator  
Cytheria Jernigan, Caddo Parish Assistant Attorney  
Christian Terrell, Planner I  
Nikolas Holt, Planner I

**Members Absent**

None

The hearing was opened with prayer by Calvin Presley The Pledge of Allegiance was led by Jake Brown, Vice Chairperson.

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 Calvin Presley, seconded by Jake Brown, Vice Chairperson, to approve the minutes.**

**The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE, PRESLEY & DANSBY. Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 26-12-P ZONING REQUEST**

Applicant: **JACOB SEPULVADO**  
Owner: JACOB SEPULVADO  
Location: 114166 Cypress Garden Rd (W side of Cypress Garden Rd, approx. 681' S of Willow Ridge Rd)  
Existing Zoning: R-MHP  
Request: **R-MHP – R-A**

**Representative &/or support:**

**Jacob Sepulvado 11402 Cypress Gardens rd. Shreveport, La 71106**

**Jacob states why he's here for the public hearing to rezone a track of land from R-MHP to R-A to build a residence.**

**MARCHIVE the staff informed us that this is actually a down zone application, not often do applicants want a more restrictive zone but you're going in the other direction with this.**

**Jacob Yes, I'm at the end of the line and I own the property on three sides.**

**Opposition: N/A**

**A motion was made by Calvin Presley seconded by Jake Brown, Vice Chairperson to recommend this application for approval.**

**The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE, PRESLEY & DANSBY. 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**

JEAN I don't have a formal report today, I believe I gave some comments at the pre- meeting. I did announce that Emily Trant, the person that usually sits on my left, will not be at our next meeting because she is going to pursue another career as a full-time mother. So, we hate to see her go, but hopefully you all will get to drop her an email or something between now and her last official day, which is June 5, next Friday.

The Board requested that we investigate some potential code text amendments and we will be reporting to you at the next meeting what we might be able to do.

**MARCHIVE We will all miss Emily, and I encourage the Board members to send her an email and thank her for what she's done for the people of this community. We wish her the best in the future.**

**ADJOURN 3:13p.m.**

\_\_\_\_\_  
**Lauren Marchive, III, Chair**

\_\_\_\_\_  
**Calvin Presley, 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**

**MAY 27, 2026**

**AGENDA ITEM NUMBER:**

**MPC Staff Member:** Jomari Smith

**Parish Commission District:** 9/John Atkins

**CASE NUMBER 26-12-P: ZONING REQUEST**

**APPLICANT:** JACOB SEPULVADO

**OWNER:** JACOB SEPULVADO

**LOCATION:** 11416 CYPRESS GARDEN RD (west side of Cypress Garden Road, approx. 681' south of Willow Ridge Road)

**EXISTING ZONING:** R-MHP

**REQUEST:** R-MHP to R-A

**SUMMARY OF REPORT:** The applicant is requesting approval to rezone the property from R-MHP to R-A. Approval of the application is warranted, as the rezoning will not impact the existing homes on the property. Additionally, the proposed zoning classification aligns with the Future Land Use Map and its recommendations.

**DESCRIPTION:** The applicant is requesting approval to rezone the property from its current zoning classification of R-MHP (Residential Manufactured Home Park) to R-A (Rural Agriculture). The property is adjacent to an existing R-A zoning district and contains approximately 1.1 acres (47,916 square feet).

The property has the following history:

19-300-CAP: An application was submitted to close and abandon the right-of-way identified as "Mary Ellen Road." The application has been approved.

The property does not have any adjacent or nearby relevant case history.

Nearby neighborhoods include: Wallace Lake, Robson Plantation

**REMARKS:** The property was originally zoned R-A; however, with the adoption of the 2017 Master Plan, it was zoned to better align with and accommodate the adjacent and existing uses that were active at the time. *"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 in order 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 in order to inform the public of this opportunity."*

As stated in Article 4.2 of the Unified Development Code (UDC), R-A is defined as "The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All



## **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**

residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district." The permitted by right uses in R-A zoning district include Agriculture, Animal Shelter – Operated by Public Authority ,Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling – Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary , Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

As previously noted, the property was rezoned during the implementation of the Master Plan. The Future Land Use Map recommends that the property be designated as Residential Low, which is consistent with the existing development on the site. This classification is characterized by low-density single-family homes, as well as schools and churches, with very limited non-residential uses. The proposed downzoning of the property to R-A would therefore be consistent with the Master Plan's recommendations. Further, the area is largely comprised of the R-A zoning district, maintain compatibility to the surrounding zoning classification and character.

The applicant was not required to host a NPP (neighborhood participation plan) meeting. The affected properties within the vicinity were minimal and did not meet the threshold for mandatory outreach.

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#### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: Approval of the application is warranted, as the future land use map supports the zoning request. The rezoning of the property is appropriate as the property meets the R-A character.

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

1. Deny the application as submitted.

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

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

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# 26-12-P

R-2 (PUD)

INSIDE  
CITY LIMITS

OUTSIDE  
CITY LIMITS

R-E

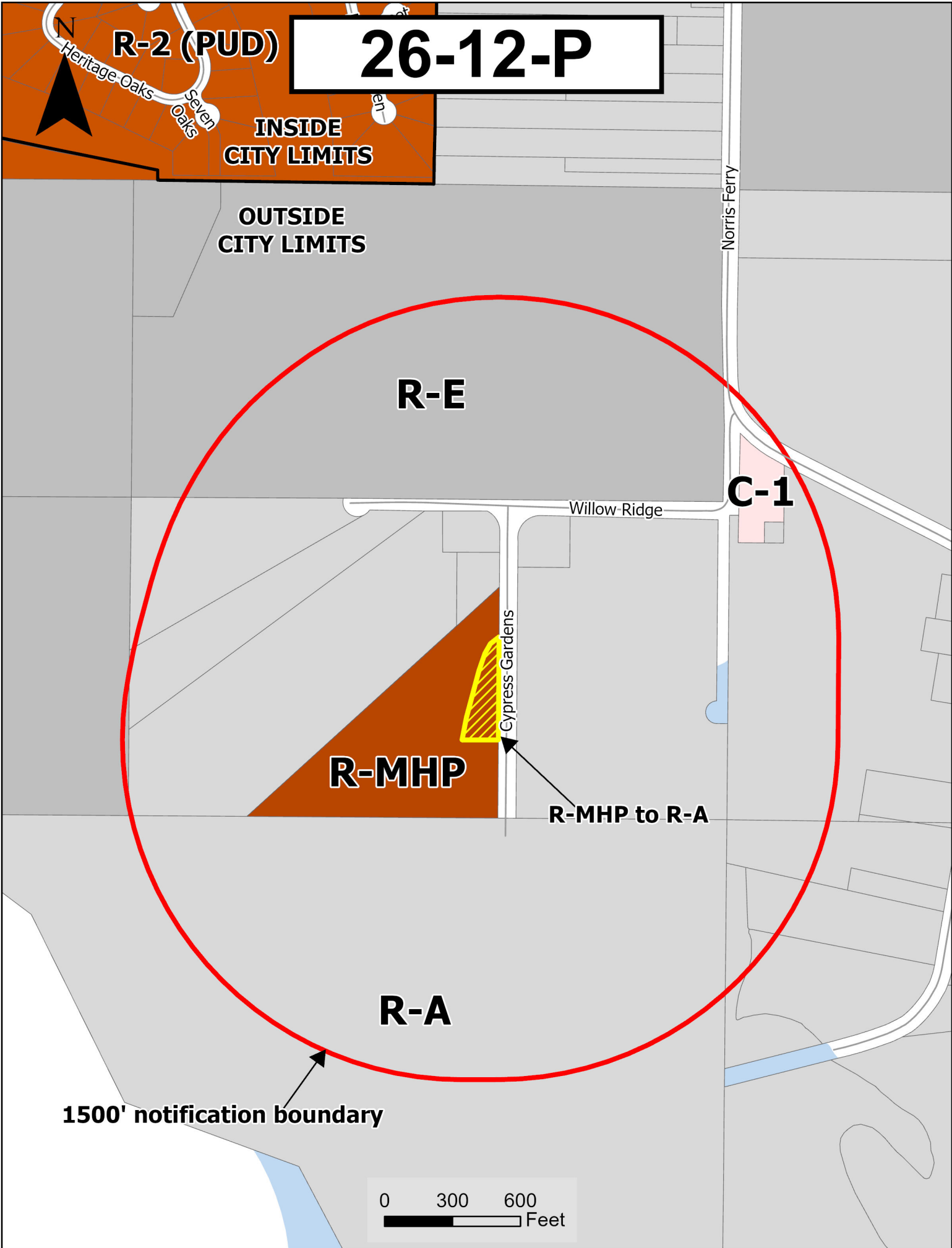
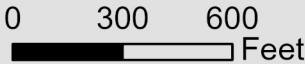
C-1

R-MHP

R-MHP to R-A

R-A

1500' notification boundary



# 26-12-P AREA REF MAP



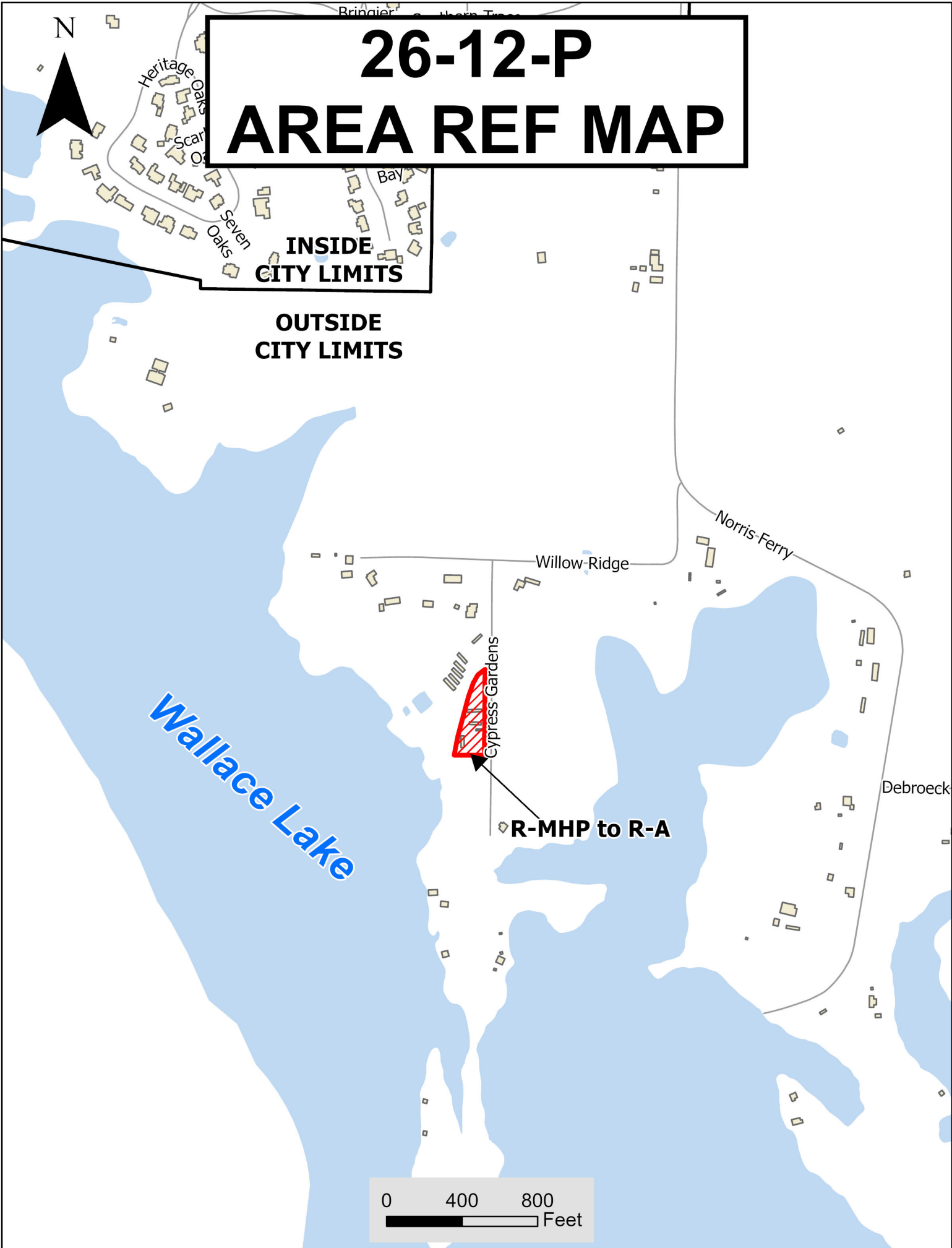
**INSIDE  
CITY LIMITS**

**OUTSIDE  
CITY LIMITS**

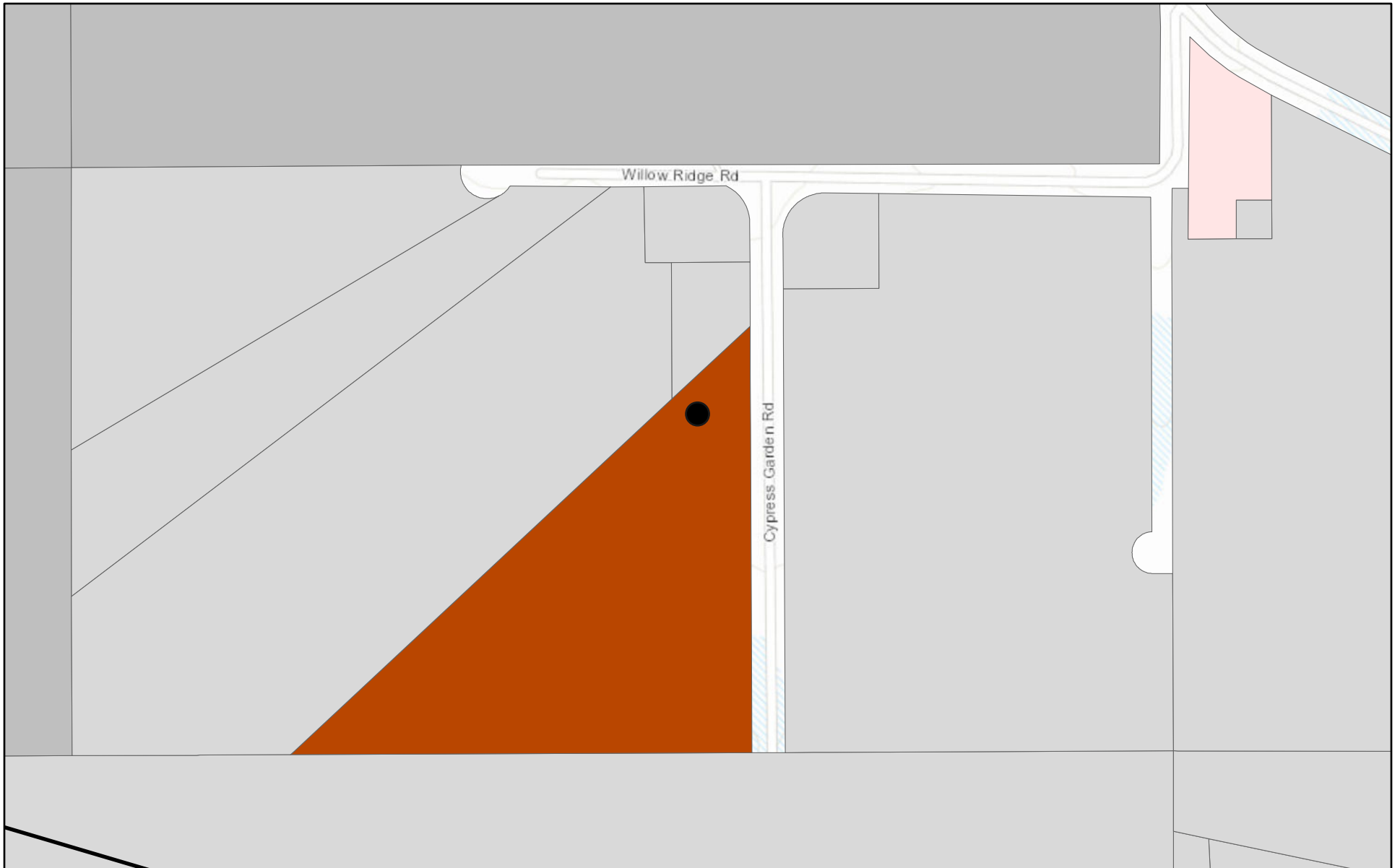
**Wallace Lake**



**R-MHP to R-A**



# Current Zoning Map



5/18/2026, 8:43:12 AM

● Shreveport Area Locator

▭ MPC\_PLANNING\_LIMITS view

UDC\_ZONING\_PLANNING\_LIMITS

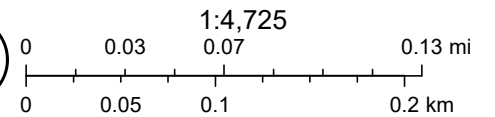
▭ R-A

▭ R-E

▭ R-MHP

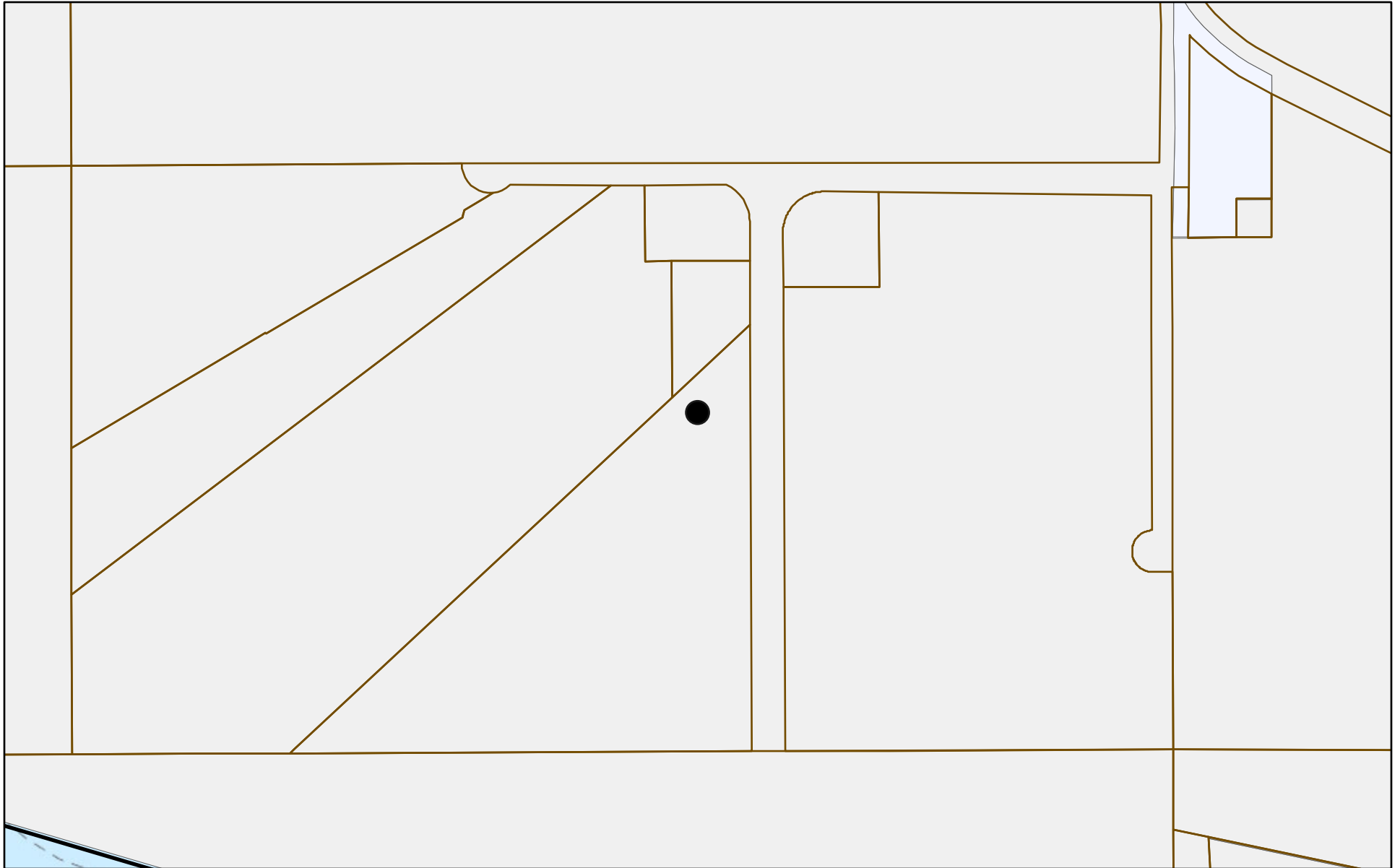
▭ C-1

Citations



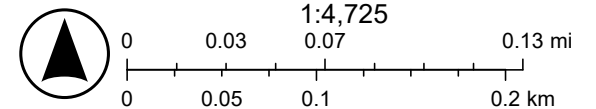
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# Former Zoning Map



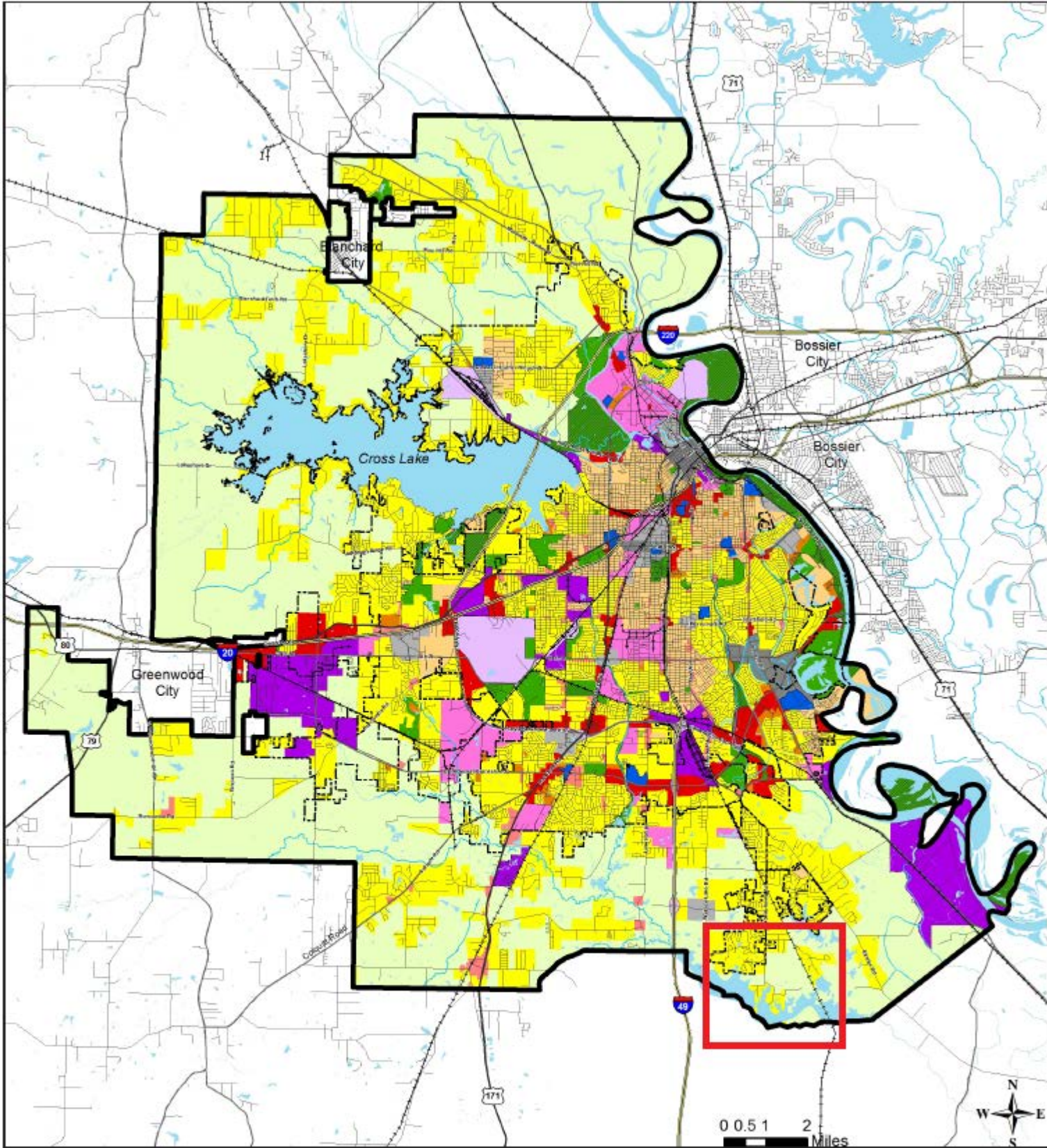
5/18/2026, 8:45:37 AM

- Shreveport Area Locator
- FORMER\_ZONING
  - R-A-E
  - B-2-A
  - R-A
- MPC\_PLANNING\_LIMITS view
- Citations
- Parish\_Lots



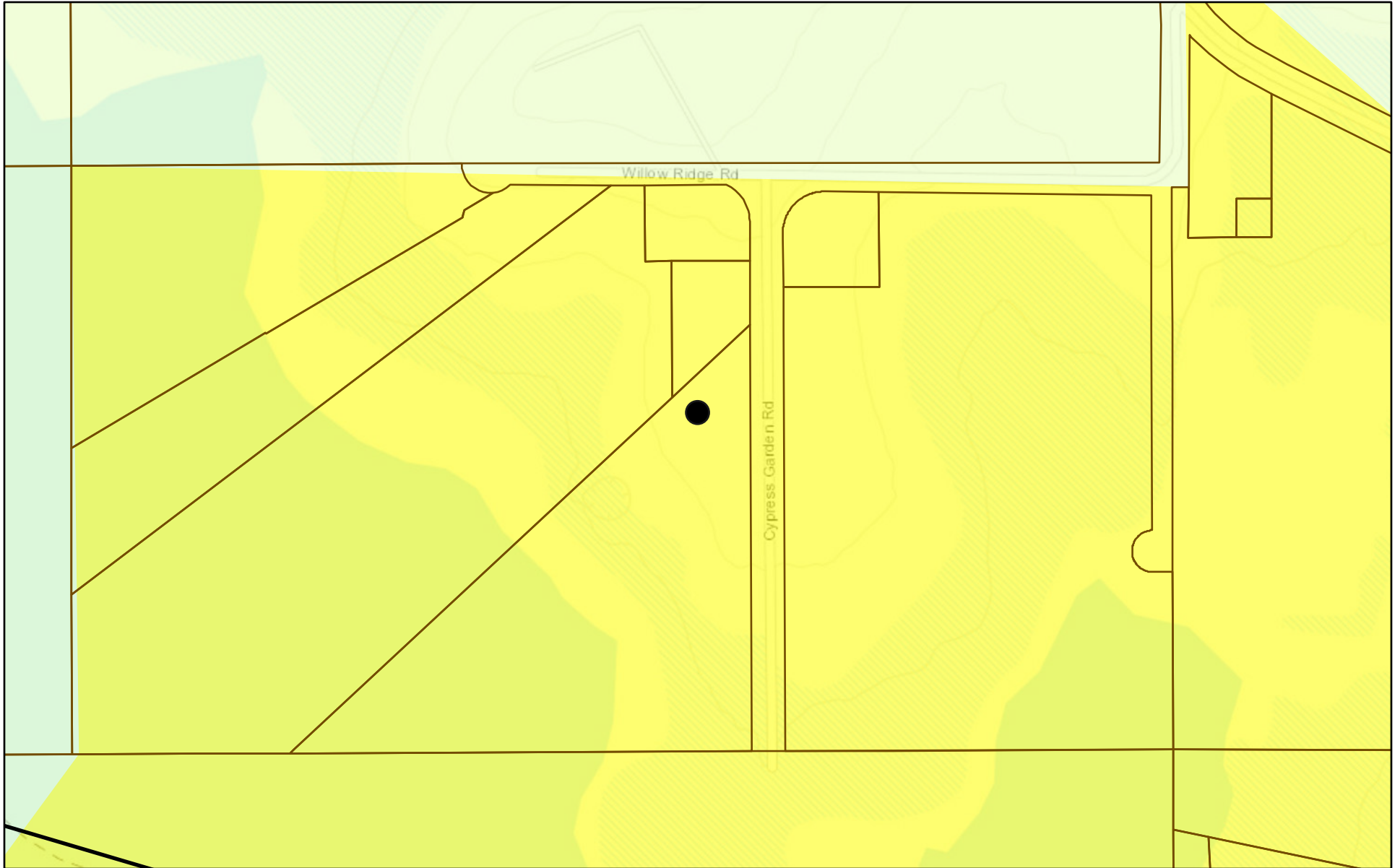
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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.



- |                         |                                |                                      |                    |
|-------------------------|--------------------------------|--------------------------------------|--------------------|
| 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          |

# Future LU Map



5/18/2026, 8:46:35 AM

● Shreveport Area Locator

▭ MPC\_PLANNING\_LIMITS view

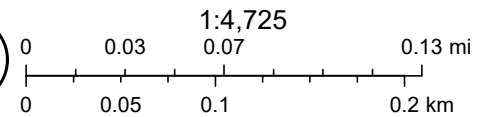
▭ Parish\_Lots

OLD\_FUTURE\_LAND\_USEview

▭ Rural Enterprise

▭ Residential Low

Citations



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

## ***Residential uses***

- **Residential Low (single-family)**
  - > Single-family houses
  - > Schools and churches
- **Residential Medium**
  - > A mix of single-family, townhouse, and small apartment buildings (fewer than eight units).
  - > Schools and churches also permitted, as are corner stores by special permit.  
*(Typically found inside the loop where a mixture of residential types is common.)*
- **Residential High (multifamily)**
  - > Multifamily rental and condominium structures and townhouses
  - > Typically found at or near major transportation/transit corridors and intersections and in downtown-adjacent areas.
  - > Ground-floor, neighborhood-serving retail allowed by special permit (e.g., corner stores).
  - > Schools and churches

**CC3825**

**NOTICE TO THE PUBLIC**

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, May 27, 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 NUMBER 26-12-P ZONING REQUEST:** 114166 Cypress Garden Road. Application by JACOB SEPULVADO for approval to rezone property located on the **West side of Cypress Garden Road, approximately 681 feet South of Willow Ridge Road**, from R-MHP Residential Manufactured Home Park Zoning District to R-A Rual Agricultural Zoning District, being more particularly described as Beginning at the northerly most corner of the tract identified by Caddo Parish Tax Assessor's Geographic Number 161332-000-0014-00, which is point on the westerly right-of-way line of Cypress Garden Road; thence run south along said right-of-way line a distance of 455.13 feet to a set point; thence run west a distance of 163.71 feet; thence run N 11°05'04" E a distance of 102.44 feet; thence run N 14°59'12" E a distance of 214 feet; thence run N 19°14'37" E a distance of 80 feet; thence run N 29°32'46" E distance of 48.60 feet; then run N 51°53'38" E a distance of 48.74 feet to a point of beginning, said tract enclosing an area of 1.100 acres, Section 32, T16N, R13W, Caddo Parish, Louisiana.

Stephen Jean, Interim Executive Director  
Metropolitan Planning Commission