

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 SOUTH SIDE OF STAGECOACH ROAD APPROXIMATELY 500 FEET WEST OF RIDING CLUB LANE, CADDO PARISH, LOUISIANA., FROM R-A RUAL- AGRICULTURAL ZONING DISTRICT TO R-A RUAL- AGRICULTURAL, SMALL PLANNED UNIT DEVELOPMENT, 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 South side of Stagecoach Road approximately 500 feet West of Riding Club Lane, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended from R-A Rual- Agricultural Zoning District To R-A Rual- Agricultural, Small Planned Unit Development;

LOT 17, KINGSTON FARMS, UNIT 2, SEC22, T16N, R14W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED that the rezoning of the property described herein is approved subject to compliance with the following stipulations:

Proposed site amenities in exchange for the ordinance relief include the following:

- Preservation of existing landscaping features at the site currently.
- Preservation of open space currently existing at the site, land should be dedicated to agriculture use.
- The removal of the existing plumbing located within the single-wide Manufactured Home located near the front of the property.

The proposed amenities are intended to help preserve the character of the R-A zoning district, which

is characterized by the low to moderate density and rural characterization. The preservation of open space and existing landscaping and natural elements help maintain the character and appearance

of a low-density property. In review of the submitted materials by the applicant, the lack of amenities

is applicable to the requested ordinance relief.

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

26-13-P
KRISTOPHER SMITH



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 22, 2026

AGENDA ITEM NUMBER:06

MPC Staff Member: Jomari Smith

Parish Commission District: 11/Ed Lazarus

CASE NUMBER **26-13-P:** **SMALL PLANNED UNIT DEVELOPMENT (SPUD) & FINAL SITE PLAN**
APPLICANT: KRISTOPHER SMITH
OWNER: KRISTOPHER SMITH
LOCATION: 1121 STAGECOACH RD (S side of Stage Coach Rd approx. 500' W of Riding Club Ln)
EXISTING ZONING: R-A
REQUEST: **R-A to R-A (SPUD) 3 - Residential Dwellings in a Single-Family**

SUMMARY OF REPORT: The applicant is requesting approval of their application to have multiple residential structures, one single-wide & double-wide Manufactured Home in addition to a new barndominium. Approval of the application w/ the following amenities listed in the staff report are warranted for approval. As the proposed amenities aid in maintaining the existing establish character.

DESCRIPTION: The applicant is requesting approval to rezone approximately 2.95 acres (128.634 sq. ft.) from the R-A (Rural Agriculture) zoning district to the R-A (PUD) to Rural-Agriculture (Planned Unit Development). The applicant's property is adjacent to the R-A zoning district located on all sides of the property and across the public dedication Blanchard Furth Rd. The property located to the south of the is unoccupied and mostly wooded, the properties to the east and west are occupied by single-family residences.

There is only one prior case at this associated with the property.

- BAP-17-10: Admin Approval to permit a mobile home to be located at the site as a secondary residential structure.

The property does not have any nearby relevant cases that are within proximity.

Nearby neighborhoods include: Southern Hills, Summer Grove, Boggy Bayou

REMARKS: **PUD approval is subject to a 2-year expiration as described in Article 16.7, subparagraph F of the Caddo Parish UDC.**

The applicant intends to have multiple residential structures, one single-wide & double-wide Manufactured Home in addition to a new barndominium. Article 7 of the UDC, permits the applicant the ability to have only a singular residential structure constructed upon the lot, every additional residential structure would have to be placed on its own individual lot; with the current residential structures being placed closely together the act of subdividing the property would not be feasible as the lots would not be able to meet the dimensional requirements for a R-A (Rural-Agriculture) zoned lot. The applicant would additionally have to apply for multiple variances to come into compliance with the UDC.



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Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application, including: permitted uses from other zoning districts, specific use approvals, variances, etc. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area.

The applicant was not required to host a neighborhood participation plan meeting,

MASTER PLAN CONSIDERATIONS:

The R-A zoning district is intended for rural agricultural development, characterized by larger sized lots with a relatively low density. The main intent is to promote an environment which would be applicable and suitable for agriculture, forestry and livestock. The 2030 master plans recommendation does recommend the property be developed as and kept a "residential low" zoning district which promotes the idea of single-family housing with low to moderate density. It's important to maintain the existing character that has been created within this area of the parish as high-density multi-family developments would lead to conflicts in the existing character. The current proposal for a R-A (PUD) would be in line and meet the expectations of the 2030 Great Expectations Master Plan Future Land Use Map and recommendations.

REQUESTED USES & ORDINANCE

RELIEF: The applicant requests the following use to be allowed within the R-A zoning district.

- Dwelling- multi-family (Three dwellings on a single lot)

The applicant also requests the following ordinance relief.

- Article 6.1 - A detached accessory dwelling unit may not exceed the height of the principal dwelling, may not exceed a gross floor area of 60% of the gross floor area of the principal dwelling or 1,800 square feet, whichever is less.
- Article 6.1 – A detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located 10 feet from any lot line and from any principal building.
- Article 7 – Single-Family Residential Districts can't have more than one principal building per lot.



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STAFF REPORT

PROPOSED SITE

AMENITIES:

Proposed site amenities in exchange for the ordinance relief include the following:

- Preservation of existing landscaping features at the site currently.
- Preservation of open space currently existing at the site, land should be dedicated to agriculture use.
- The removal of the existing plumbing located within the single-wide Manufactured Home located near the front of the property.

The proposed amenities are intended to help preserve the character of the R-A zoning district, which is characterized by the low to moderate density and rural characterization. The preservation of open space and existing landscaping and natural elements help maintain the character and appearance of a low-density property. In review of the submitted materials by the applicant, the lack of amenities is applicable to the requested ordinance relief.

PRELIMINARY

SITE PLAN

CONSIDERATION:

The applicant was not required to host a Neighborhood Participation Plan (NPP) meeting, which resulted in the applicant not gathering potential amenity suggestions. The decision to waive the NPP requirement was made by staff, as the scope of the case primarily impacts the applicant's property.

Additionally, the applicant has submitted documentation showing prior approval for an additional residential structure. There are also multiple properties in the vicinity that feature similar secondary structures.

In review of the submitted site plan it expresses that the applicant will be able to meet the applicable standards within the Parish UDC Article 6.1 as mentioned:

- Accessory dwelling units shall have their own legal means of ingress and egress and function as a complete separate dwelling unit.
- Accessory dwelling units shall include permanent provisions for living, sleeping, eating, cooking (i.e., stove, refrigerator, and sink) and sanitation (i.e., bathroom that includes sink, toilet and shower or bathtub).
- Accessory dwelling units may be attached to or added within the principal dwelling unit or an existing accessory structure such as a detached garage or carriage house.
- Accessory dwelling units may be completely detached from the principal dwelling unit. A dwelling unit is considered detached despite an intervening attached structure or shelter that is not enclosed.
- Detached accessory dwelling units may be constructed from freight containers or other prefabricated structures and shall be compliant with all applicable building codes including but not limited to the International Residential Code.
- Accessory dwelling units shall be visually subordinate to the principal dwelling unit. If the unit is located within an existing dwelling unit, there may be only one main entrance located on the primary street facing façade unless the façade already incorporated more than one entrance before the accessory dwelling unit was proposed.
- Manufactured Homes may be used as accessory dwelling units provided that they are allowed in the zoning district or special approval is obtained to allow the use.
- Detached accessory dwelling units that are visible from a public right-of-way shall contain windows, doors, or other significant architectural features on the visible façade.



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STAFF REPORT

- No additional parking is required for an accessory dwelling unit. Required parking for the principal structure must be maintained.

In reviewing the requirements outlined for an ADU, the applicant will need to request ordinance relief, primarily due to the location of the existing primary structure, which is situated in front of the proposed new primary residence at the rear of the property. The applicant has indicated that they intend to preserve the existing landscaping along the western side to help screen the proposed structure from adjacent homeowners.

Additionally, given that the new home will be located at the rear of the property and designed as a barndominium, the applicant may incorporate the existing character, architectural features, and general form of the barn to create a more traditional appearance. This approach should help maintain the overall character of a single-family property.

In terms of density the size of the property is 2.95 acres which would be able to accommodate 2 single-family dwellings if the property was to be subdivided for traditional approval; since the property will only have three homes upon the lot, the maximum density would be exceeding what is typically permitted. The applicant removing the plumbing and residential functionality will aid in limiting the density to two residential dwellings which could be theoretically placed upon the property and be built to a larger scale.

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 w/ the following amenities as listed in the staff report are warranted for approval. As the proposed amenities aid in maintaining the existing establish character.**

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

- 1. Approve the application w/ the following amenities and additional stipulations as mentioned.**
- 2. Approve the application as submitted.**
- 3. Deny the application as submitted.**

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

MPC BOARD

RECOMMENDATION:

The Board voted unanimously to recommend approval of the application.

26-13-P

Greentree

**INSIDE
CITY LIMITS**

**OUTSIDE
CITY LIMITS**

R-1-7

R-E

Crosswood

Ambler

Stagecoach

Riding Club

Colt

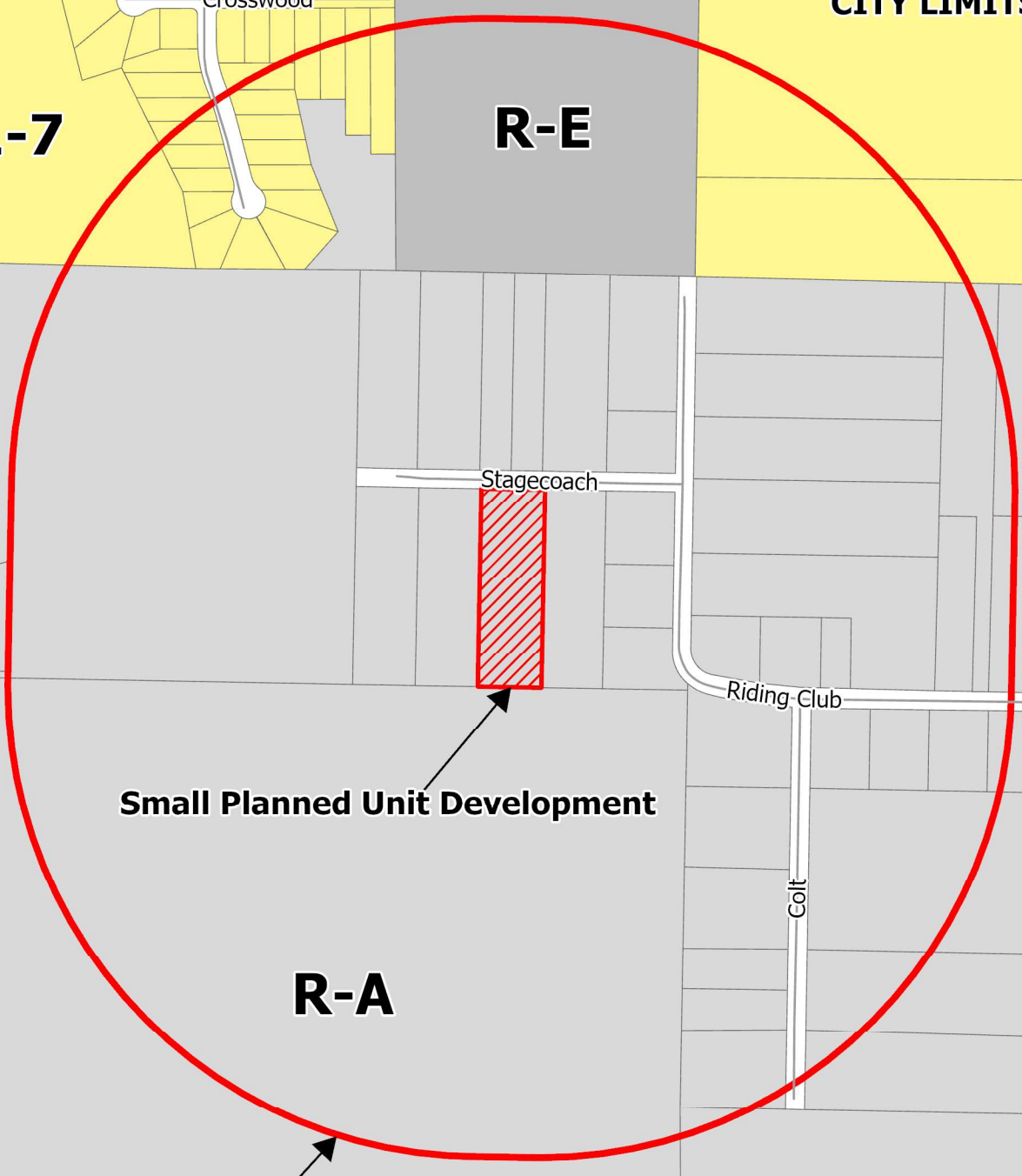
Small Planned Unit Development

R-A

1500' notification boundary

0 300 600
Feet

N



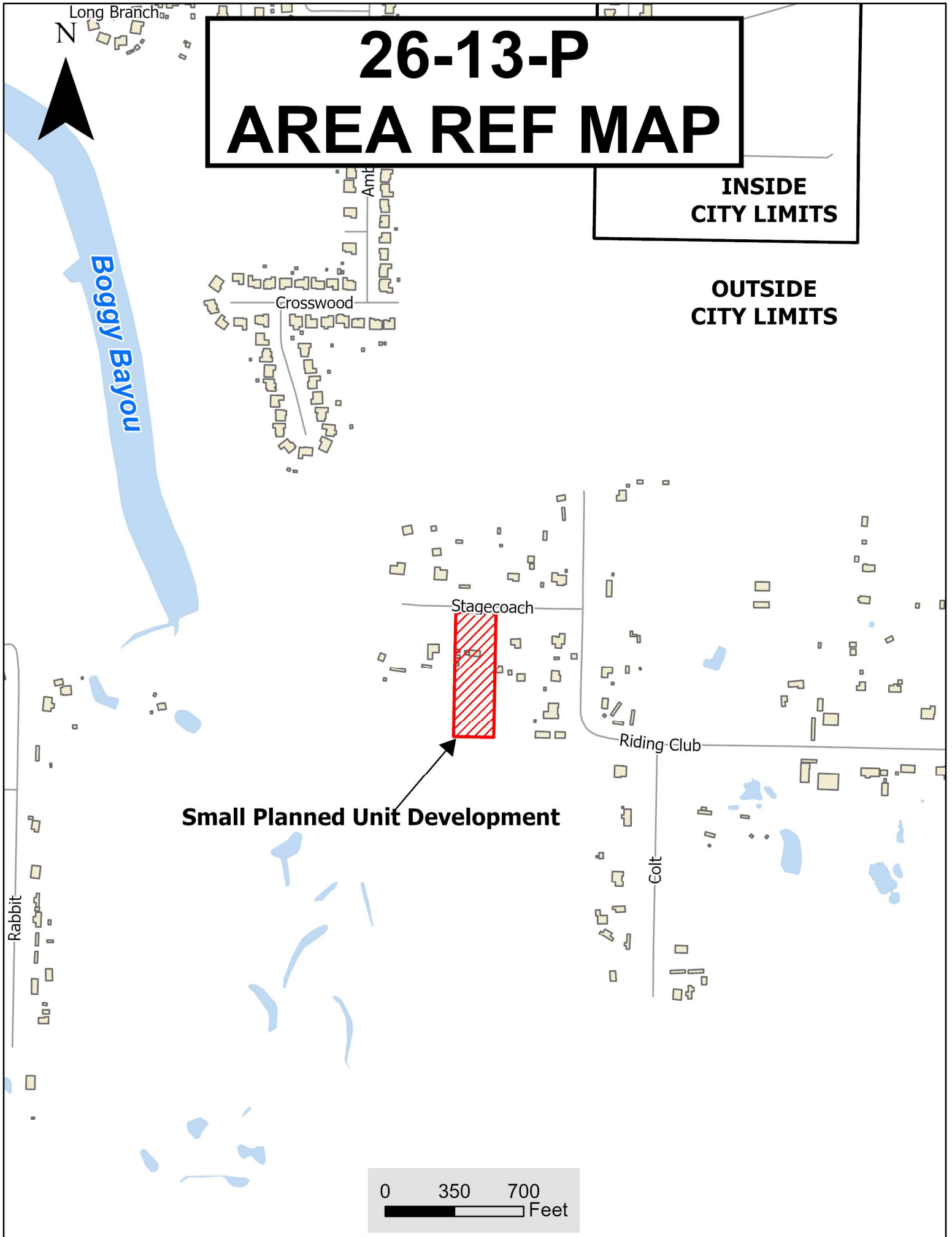
26-13-P AREA REF MAP

**INSIDE
CITY LIMITS**

**OUTSIDE
CITY LIMITS**

Small Planned Unit Development

0 350 700
Feet



**METROPOLITAN PLANNING COMMISSION
ADMINISTRATIVE APPROVAL**

CASE NO:	BAP-17-10 1121 Stagecoach Road	District: 11/ Smith
APPLICANT:	KEN SMITH	
LAND OWNER:	Same	
LOCATION:	South side of Stagecoach Road, 500' West of Riding Club Lane	
ZONING:	R-A	
PROPOSED:	Mobile Home as a Secondary Residential Structure	

DATE SUBMITTED: July 28, 2010

REQUEST: The applicant is requesting an Administrative Approval to permit a mobile home to be located at this site as a secondary residential structure. The approval will be limited to occupancy by a family member only and will only be permitted as long as one of the structures is occupied by the property owner.

TAX ASSESSOR'S ACCOUNT NUMBER: 161422008001700

LEGAL DESCRIPTION: Lot 17, Kingston Farms, Unit 2

DECISION: Approved July 28, 2010. Staff meeting held by Charles Kirkland and Ione Dean. Land use by Charles Kirkland & Alan Clarke.

APPROVED: With the stipulation that development is to be in substantial accord with the site plan submitted.

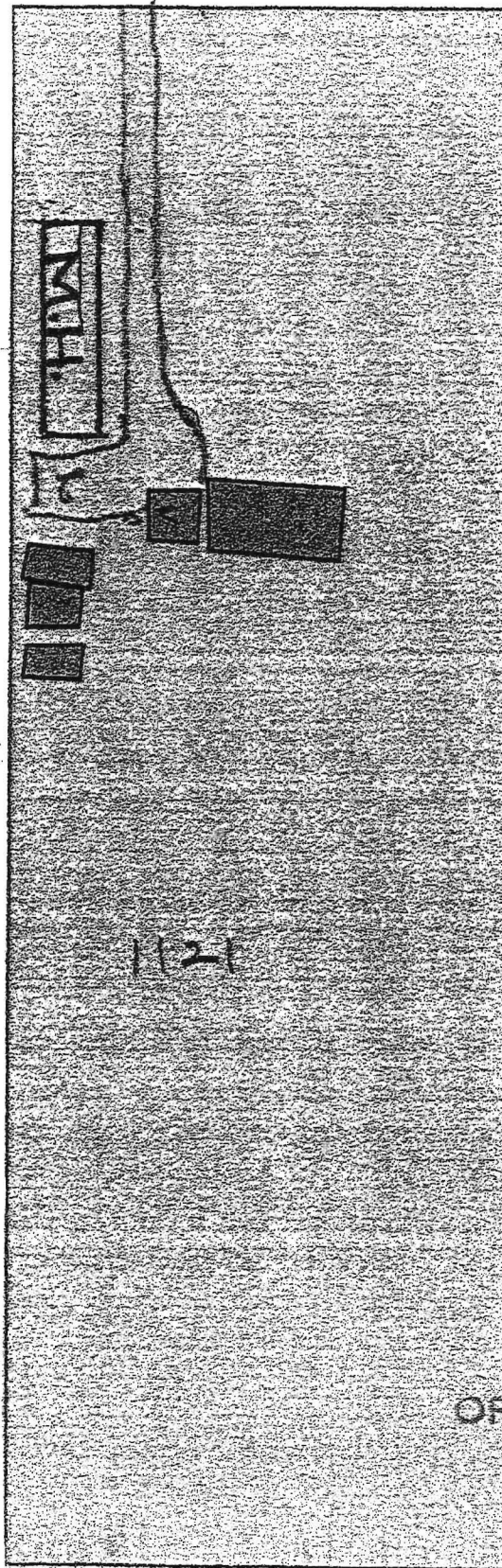
Approval is limited to a family member only, as applied for, with any change to require further review and approval.

Approval of the secondary residential structure shall be permitted only as long as at least one of the structures is owner occupied as a primary residence.


Charles H. Kirkland

1121 STAGECOACH

LM



Jac Inc.
1129 Stagecoach Rd.
Shreveport LA 71108

MT

M.T.
1113 stagecoach

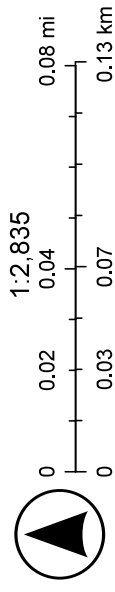
OFFICIAL SITE PLAN

FLUM



7/17/2026, 9:29:45 AM

- Override 1
- Shreveport Area Locator
- Override 1
- polygonLayer
- Override 1
- MPC_PLANNING_LIMITS view
- BUILDINGS
- Parish_Lots
- One Shreveport FLU
- Reserve
- OLD FUTURE_LAND_USEview
- Rural Enterprise
- Residential Low



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

236 ft.

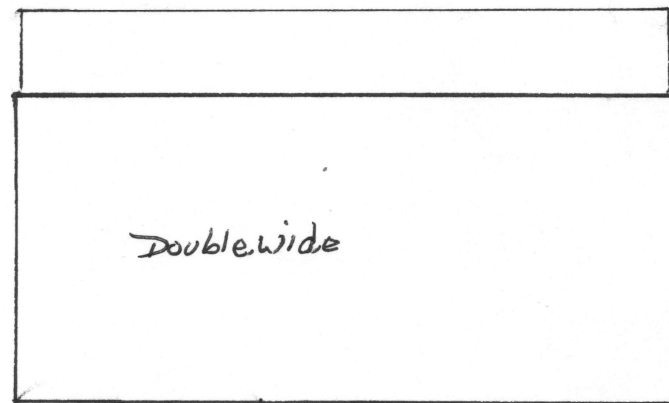


← 147 ft.

PROPOSED
BUILDING

20
ft
off
PRY
LIN

40



CARPORT

AWNING

TAN SHOP

GREEN ROOF
SHOP

CARPORT



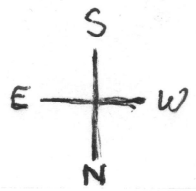
SINGLEWIDE



339 ft.



X INDICATES
Buildings to
be removed



WALL OPENING SCHEDULE				PROJECT DESIGN CRITERIA	
DOOR	WIDTH	HEIGHT	TYPE	HEADER GIRT	JAMBS
(1-2)	10'-0"	8'-0"	ROLL UP DOOR	SINGLE	C4X2.5 X16
(3-5)	3'-4"	7'-4"	PERSONNEL DOOR	SINGLE	---
(6)	6'-0"	4'-0"	WINDOW	SINGLE	CHN4X 2X16
(7-8)	3'-0"	4'-0"	WINDOW	SEE NOTE #4	CHN6X 2X14
(9-10)	3'-0"	4'-0"	WINDOW	DOUBLE	CHN4X 2X16
(11-13)	2'-0"	2'-4"	WINDOW	SEE NOTE #4	CHN6X 2X14

NOTES:

1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS) AND THOSE SHOWN AS "C" ARE CEE MEMBERS. FIRST NUMBER IS WEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).

2) SEE DETAILS J/8 AND K/4 FOR OPENING FRAMING INFORMATION.

3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER ELEVATIONS. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.

4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT PER DETAIL L/1/4 ATTACH DOOR JAMBS TO UNDERSIDE OF EAVE FURLIN PER DETAIL L2/4.

5) ALL OPENINGS AND ACCESSORIES SHALL BE CAPABLE OF SUPPORTING ALL WIND PRESSURES PERPENDICULAR TO THE SURFACE (GENERATED BY WINDS AT THE SPEED AND EXPOSURE INDICATED ABOVE) BY SPANNING BETWEEN THE JAMBS.

PROJECT DESIGN CRITERIA					
GOVERNING CODE: IBC 2021					
RISK CATEGORY: II					
ROOF DEAD LOAD: 3 psf					
ROOF COLLATERAL LOAD: 1 psf					
GROUND SNOW LOAD: 5 psf					
CT = 1.0					
ROOF SNOW LOAD: 3.5 psf					
ROOF LIVE LOAD: 20 psf (REDUCIBLE)					
WIND ENCLOSURE: ENCLOSED					
WIND SPEED: 105 mph					
WIND EXPOSURE: B					
SS: 0.106					
SDS: 0.113					
SI: 0.066					
SDI: 0.105					
SEISMIC DESIGN CATEGORY: B					
R transverse: 3					
R longitudinal: 3					
SOIL BEARING PRESSURE: 1500 psf					
WIND DESIGN OF LATERAL FORCE-RESISTING SYSTEMS IS BASED ON THE DIRECTIONAL DESIGN PROCEDURE OF ASCE 7-16, CHAPTER 27					
SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:					
-- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE 07-16, SECTIONS 12.1 - 12.13)					
-- LONGITUDINAL: ORDINARY STEEL BRACED FRAME. (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 07-16, SECTION 12.14).					
DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.					

IMPORTANT: IN ADDITION TO THESE ENGINEERING PLANS (WHICH ALWAYS TAKE PRECEDENCE), YOU SHOULD HAVE THE FOLLOWING FROM ACT BUILDING SYSTEMS:

- CONSTRUCTION PACKAGE
- INSTALLATION MANUALS
- CONSTRUCTION VIDEOS

PLEASE CONTACT YOUR SALES REP IF YOU HAVE NOT RECEIVED THESE PRIOR TO STARTING CONSTRUCTION.

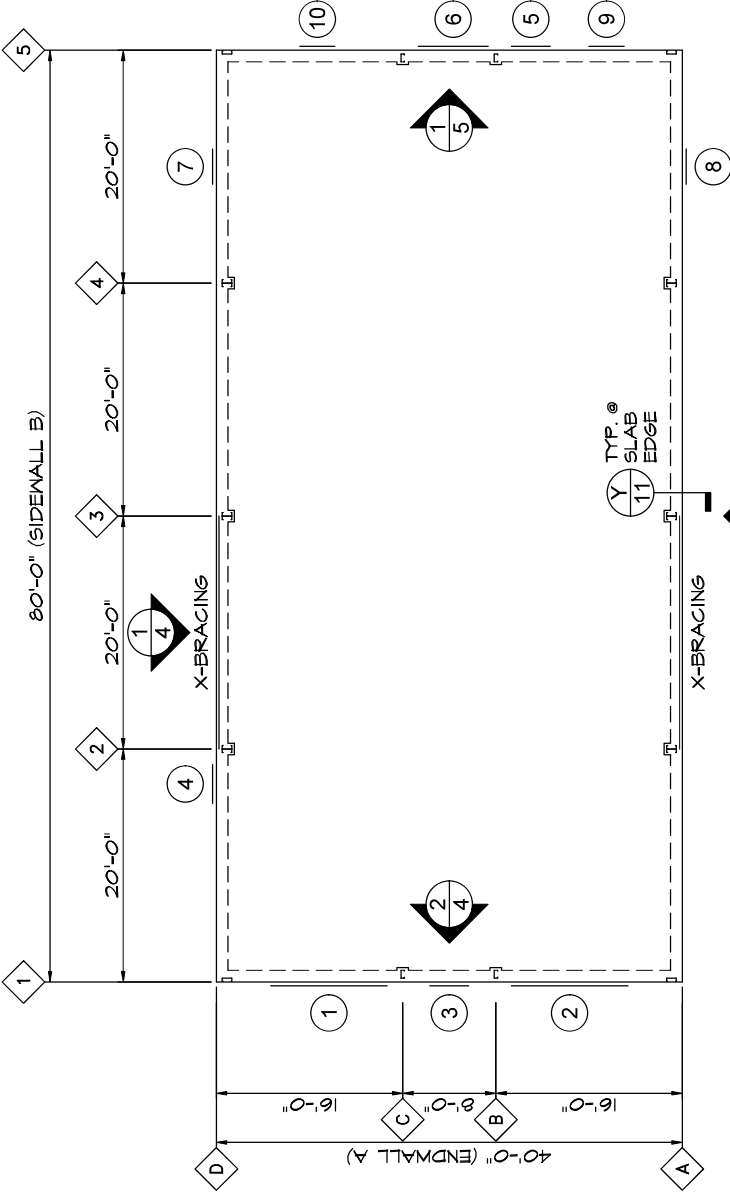
COMPONENT DIAGRAM

TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

DEFLECTION LIMITS

PURLINS:	L/150 (STD)
GIRTS:	L/90 (STD)
EW WIND COLUMNS:	L/120 (STD)
WALL PANEL:	L/60 (STD)





NOTE: USE 1/2" X 3" DENALT 'SCREW-BOLT+' ANCHOR IN 3 1/2" DEEP HOLES AT ANCHOR LOCATIONS PER BASE DETAIL F/8, INSTALLED PER ICC REPORT ESR-3889, SECTION 4.3.

NOTE: SEE "TYP. FRAME CROSS-SECTION" DETAIL ON SHEET 5 FOR SPECIFIC FRAME DETAIL INFORMATION.

NOTE: EXCEPT AT DOOR OPENINGS, INSTALL L4X2X16G ANGLE TO FOUNDATION (FOR ATTACHMENT OF BOTTOM OF WALL SIDING) WITH 1/4in X 1 1/4in NAIL DRIVE MASONRY ANCHOR ANCHORS AT 48" O.C. (6" MAX. FROM ANY END).

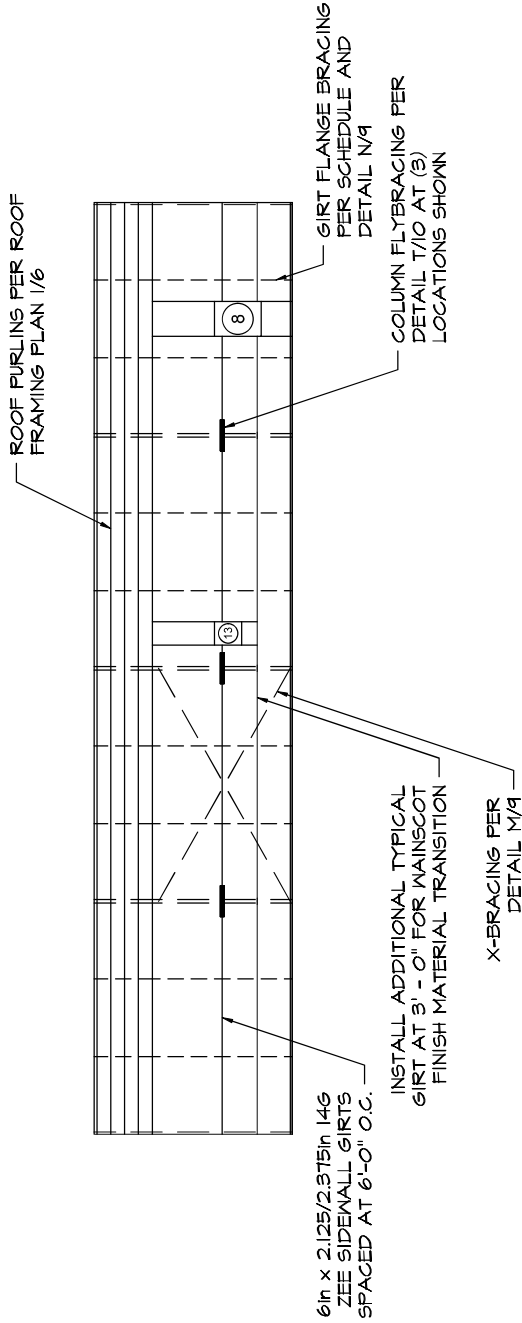


1 FOUNDATION PLAN
2 SCALE: 3/32" = 1'-0"

 ACTBUILDING SYSTEMS®	DISTRIBUTOR ROI Metal Buildings KRISTOPHER SMITH 1121 STAGE COACH RD. SHREVEPORT, LA 71118	
	Structural Engineering by: Fountain Inn, SC 29644 engsupport@actbuildingystems.com	Job Name: JOB ADDRESS: 1121 STAGE COACH RD. SHREVEPORT, LA 71118
Metal Building Engineering, LLC	Drawn: DP	Checked: KM
	Date: 3/22/2026	Job No.: VLEN 103577922
	Sheet: 2 of 12	

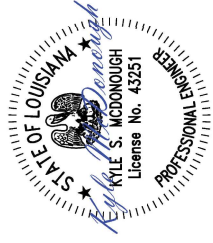
GIRT FLANGE BRACING SCHEDULE

Sidewall 'A'	BAY #1	BAY #2	BAY #3	BAY #4
	1/3 PTS.	1/3 PTS.	1/3 PTS.	1/3 PTS.



1 SIDEWALL 'A' EXTERIOR ELEVATION

3 SCALE: 3/32" = 1'-0"



DISTRIBUTOR ROI Metal Buildings KRISTOPHER SMITH 1121 STAGE COACH RD. SHREVEPORT, LA 71118	JOB NAME: KRISTOPHER SMITH	JOB ADDRESS: 1121 STAGE COACH RD. SHREVEPORT, LA 71118
DRAWN DP	CHECKED KM	DATE 3/22/2026
JOB NO. VLEN 103577922	SHEET 3	OF 12

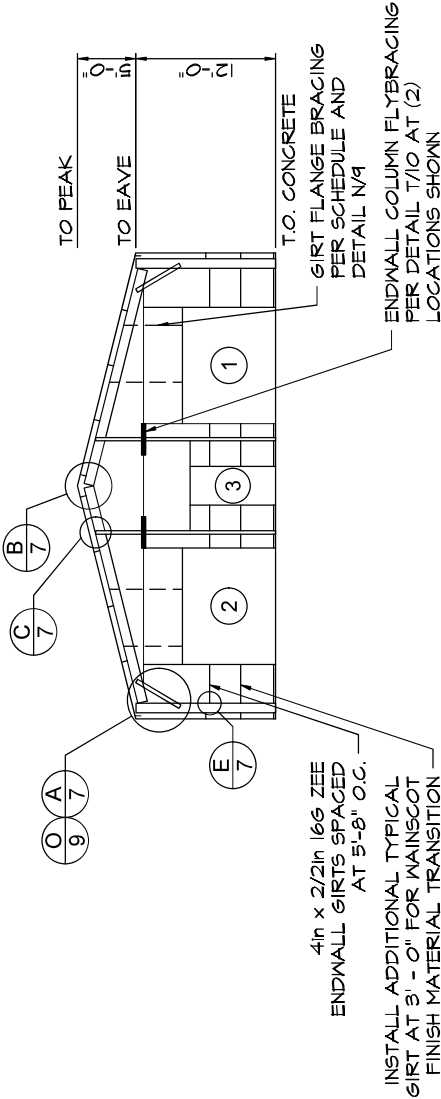
Structural Engineering by:
Metal Building Engineering, LLC
Fountain Inn, SC 29644
engineering@metalbuildingeng.com

ACTBUILDING SYSTEMS®

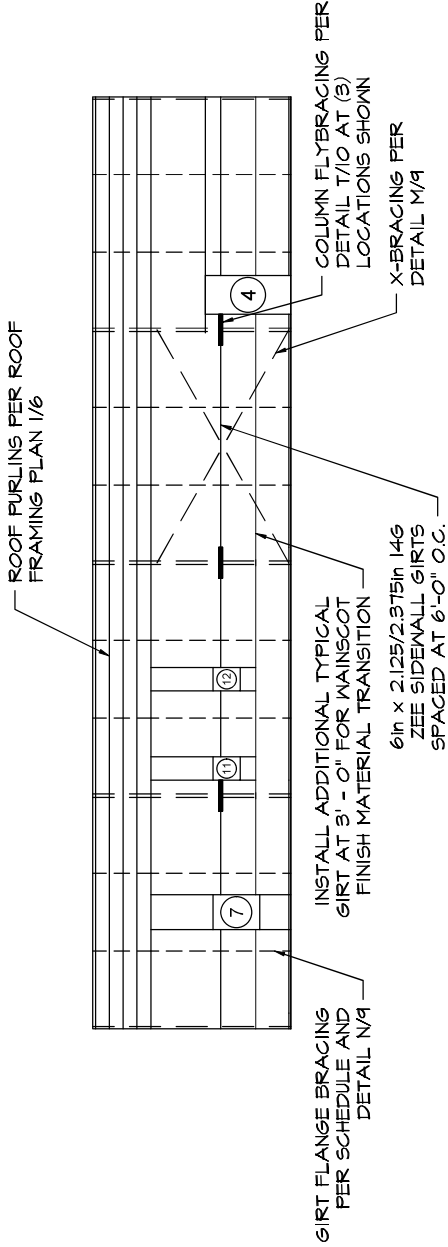


GIRT FLANGE BRACING SCHEDULE				
BAY #1	BAY #2	BAY #3	BAY #4	
Sidewall 'B' 1/3 PTS.	1/3 PTS.	1/3 PTS.	1/3 PTS.	---
Endwall 'A' 1/3 PTS.	---	1/3 PTS.	---	---

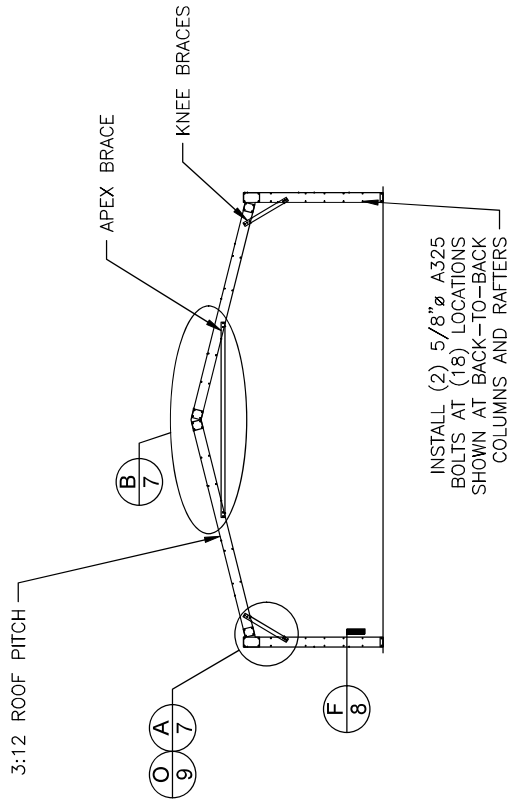
--- = NONE REQUIRED



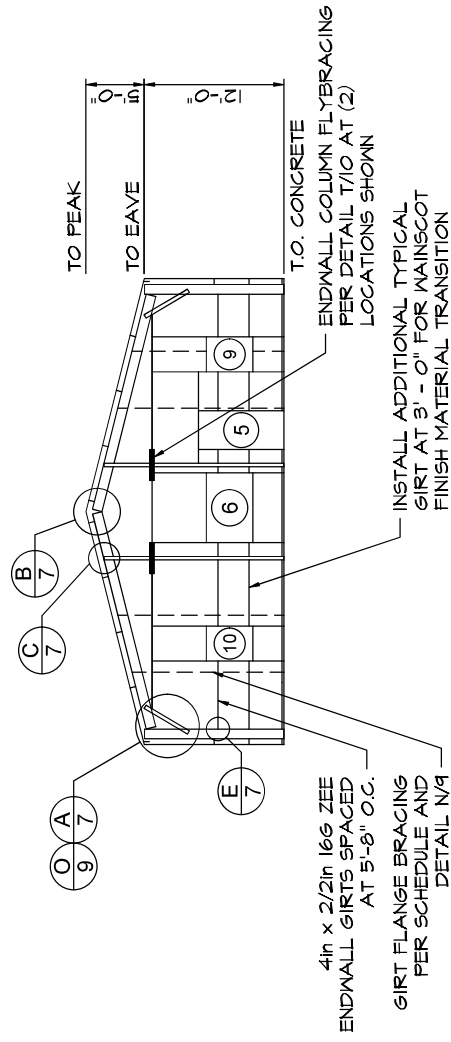
2 ENDWALL 'A' INTERIOR ELEVATION
4 SCALE: 3/32" = 1'-0"



1 SIDEWALL 'B' EXTERIOR ELEVATION
4 SCALE: 3/32" = 1'-0"



GIRT FLANGE

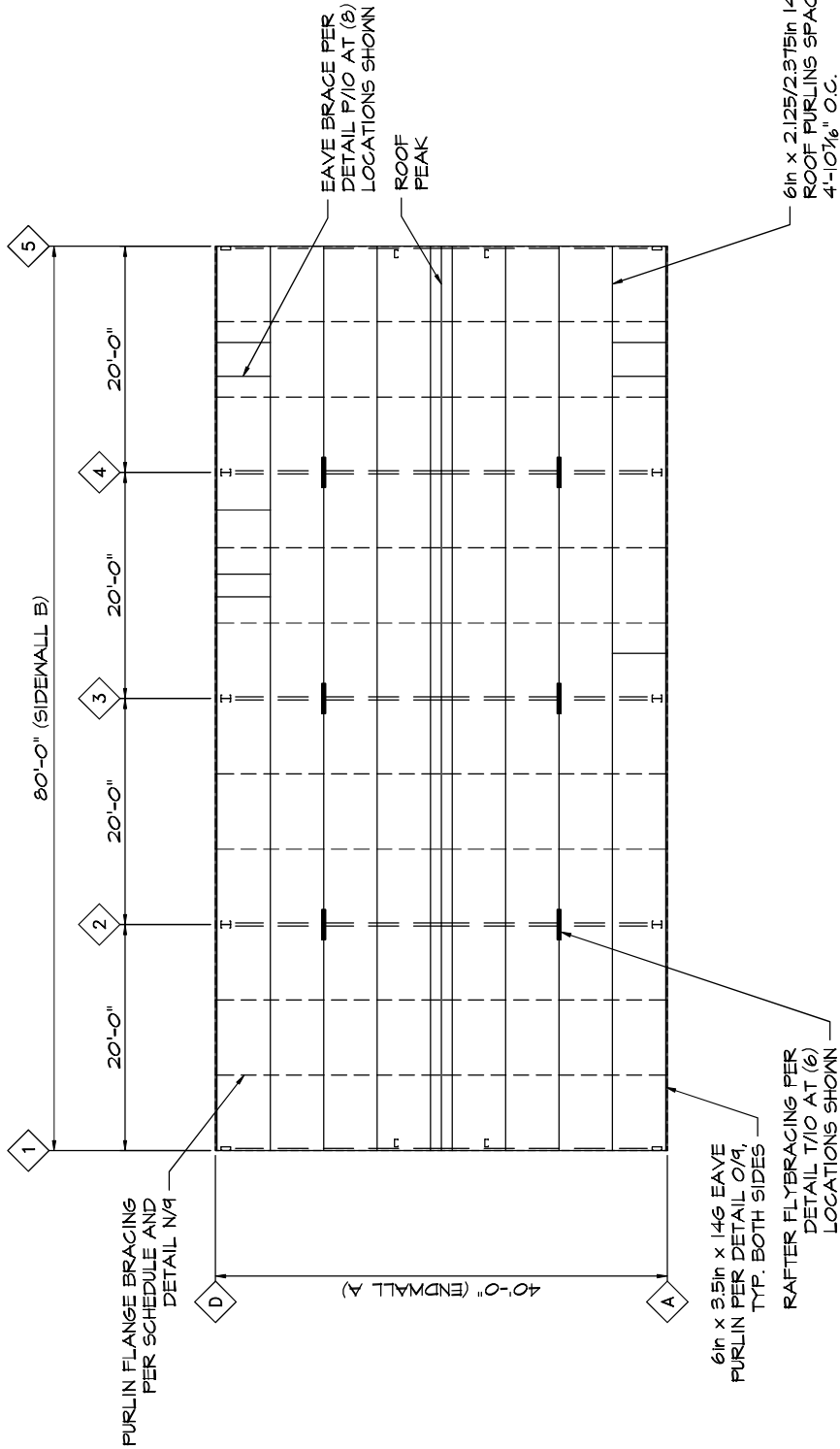


(1) ENDWALL 'B' INTERIOR ELEVATION



PURLIN FLANGE BRACING SCHEDULE			
BAY #1	BAY #2	BAY #3	BAY #4
Main Roof	1/3 PTS.	1/3 PTS.	1/3 PTS.

ROOF DIAPHRAGM NOTE
 ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES



1 ROOF FRAMING PLAN
 6 SCALE: 3/32" = 1'-0"

STATE OF LOUISIANA
 KYLE S. McDONOUGH
 License No. 43251
 PROFESSIONAL ENGINEER
 3/23/2026



NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADD'L WEATHERTIGHTNESS RECOMMENDATIONS. Cornerstone PBR-Panel 26G $I_x(t) = 0.0367 \text{ in}^4/\text{ft}$ $F_y = 80 \text{ ksi}$ $S_x(t) = 0.0367 \text{ in}^3/\text{ft}$ $I_x(b) = 0.0317 \text{ in}^4/\text{ft}$ $S_x(b) = 0.0458 \text{ in}^3/\text{ft}$	ROOF SHEETING		E2 END GIRTS TO BRACE	NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADD'L WEATHERTIGHTNESS RECOMMENDATIONS. Cornerstone PBR-Panel 26G $I_x(t) = 0.0367 \text{ in}^4/\text{ft}$ $F_y = 80 \text{ ksi}$ $S_x(t) = 0.0367 \text{ in}^3/\text{ft}$ $I_x(b) = 0.0317 \text{ in}^4/\text{ft}$ $S_x(b) = 0.0458 \text{ in}^3/\text{ft}$	WALL SHEETING		F FRAME COLUMN BASE DETAIL		J OPENING JAMB BASE CONNECTIONS		G1 ENDWALL COLUMN BASE DETAIL	DISTRIBUTOR ROI Metal Buildings KRISTOPHER SMITH 1121 STAGE COACH RD. SHREVEPORT, LA 71118 JOB NAME: JOB ADDRESS: DRAWN DP CHECKED KM DATE: 3/22/2026 JOB NO.: VLEN 103577922 SHEET: 8 of 12	ACTBUILDING SYSTEMS® Metal Building Engineering, LLC Structural Engineering by: Fountain Inc. SC 29644 engineering@actbuilding-systems.com
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RE: 1121 Stagecoach Road

From Toya Edwards <tedwards@caddo.gov>

Date Mon 5/18/2026 12:08 PM

To dallaskks22 <dallaskks22@yahoo.com>; Jomari Smith <Jomari.Smith@shreveportla.gov>

Cc Hope Hollins <hhollins@caddo.gov>; William Talton <wtalton@caddo.gov>; Joshua Bedgood <jbedgood@caddo.gov>

We are good with this as long as the required steps are taken. The inspectors will verify that the plumbing will be removed from the singlewide.

Thanks,

Toya Edwards
Permit/Floodplain Manager
Caddo Parish Commission
318-841-5522 Office
tedwards@caddo.gov
www.caddo.gov

From: dallaskks22 <dallaskks22@yahoo.com>

Sent: Tuesday, May 12, 2026 2:06 PM

To: Jomari Smith <Jomari.Smith@shreveportla.gov>; Toya Edwards <tedwards@caddo.gov>

Cc: Hope Hollins <hhollins@caddo.gov>; William Talton <wtalton@caddo.gov>; Joshua Bedgood <jbedgood@caddo.gov>

Subject: Re: 1121 Stagecoach Road

To all concerned

This is the proposed plan for 1121 Stage Coach rd.

Upon receiving approval from the relevant parties these are the steps that will be taken.

- 1) Change the designation of the singlewide mobile (currently ADU) to storage/shop.
- 2) Change the designation of the doublewide to ADU.
- 3) Designated the new building as primary, and get blueprint approval for the interior.
- 4) Dirt work roughed in plumbing and concrete for the new building.
- 5) Erection of the building.
- 6) Adding a new septic system that will cover both primary and ADU. The primary well already covers both the primary and the ADU and will continue to for the doublewide and the new building.
- 7) Completion of 40X40 interior section of the new building deemed living space.
- 8) Supplying power to the new building.
- 9) Move onto the new structure/vacate the singlewide.

10) Removal of plumbing from the singlewide and come into compliance as well as removal of 4 designated buildings from the property.

This is being undertaken as a way to move my aging father back from Greenwood to be closer to me and to give myself move living/shop space.

Thank you for your consideration.

Kristopher K Smith

Sent from my Galaxy

----- Original message -----

From: Jomari Smith <Jomari.Smith@shreveportla.gov>

Date: 5/7/26 9:02 AM (GMT-06:00)

To: Toya Edwards <tedwards@caddo.gov>

Cc: Hope Hollins <hhollins@caddo.gov>, William Talton <wtalton@caddo.gov>, Joshua Bedgood <jbedgood@caddo.gov>, dallaskks22@yahoo.com

Subject: Re: 1121 Stagecoach Road

Good morning,

The applicant is currently going through the process of developing a new principal structure on the property and wants to convert the existing doublewide into an ADU. The property does have an existing singlewide that will require the removal of the plumbing. They expressed that this singlewide would become a storage structure which will remove it as an active residential structure.

The applicant expressed upgrading the septic for the property, which would require a permit from Caddo's Public Works Office. The applicant expressed that they are currently unable to subdivide the property, at the current moment due to personal issues.

Apologies in not responding sooner.

Jomari Smith

Planner I - Land Development Division

Metropolitan Planning Commission

505 Travis St Suite 440

Phone: 318-673-6466

Jomari.Smith@Shreveportla.gov

From: Toya Edwards <tedwards@caddo.gov>

Sent: Monday, May 4, 2026 3:53 PM

To: Jomari Smith <Jomari.Smith@shreveportla.gov>

Cc: Hope Hollins <hhollins@caddo.gov>; William Talton <wtalton@caddo.gov>; Joshua Bedgood <jbedgood@caddo.gov>

Subject: RE: 1121 Stagecoach Road

Is he applying for an ADU?

Thanks,

Toya Edwards
Permit/Floodplain Manager
Caddo Parish Commission
318-841-5522 Office
tedwards@caddo.gov
www.caddo.gov

From: Jomari Smith <Jomari.Smith@shreveportla.gov>
Sent: Wednesday, April 29, 2026 1:28 PM
To: Toya Edwards <tedwards@caddo.gov>
Cc: dallaskks22@yahoo.com; Hope Hollins <hhollins@caddo.gov>
Subject: Fw: 1121 Stagecoach Road

Good afternoon,

I wanted to follow up and see if we are able to move forward with the application submission process.

Kris, once you receive preliminary approval, we can work to place you on the next available public hearing agenda.

Thank you.

Jomari Smith
Planner I - Land Development Division
Metropolitan Planning Commission
505 Travis St Suite 440
Phone: 318-673-6466
Jomari.Smith@Shreveportla.gov

From: Jomari Smith <Jomari.Smith@shreveportla.gov>
Sent: Tuesday, April 28, 2026 12:33 PM
To: Toya Edwards <tedwards@caddo.gov>
Cc: William Talton <wtalton@caddo.gov>; Hope Hollins <hhollins@caddo.gov>
Subject: Re: 1121 Stagecoach Road

Good morning,

Yes, the applicant is requesting approval to place a new residential structure on the property. The site currently contains two existing residential structures—a single-wide and a double-wide. The applicant has indicated that they intend to convert the existing single-wide into a storage structure. At this time, three residential structures are not permitted on the property and approval would be required for the placement of a third residential unit.

We also need to verify that the applicant will be able to reestablish utility services should they choose to relocate or extend them. The applicant has expressed interest in installing an additional septic tank to serve the third residential structure. The property consists of approximately 3 acres.

Jomari Smith

Planner I - Land Development Division
Metropolitan Planning Commission
505 Travis St Suite 440
Phone: 318-673-6466
Jomari.Smith@Shreveportla.gov

From: Toya Edwards <tedwards@caddo.gov>
Sent: Tuesday, April 28, 2026 12:21 PM
To: Jomari Smith <Jomari.Smith@shreveportla.gov>
Cc: William Talton <wtalton@caddo.gov>; Hope Hollins <hhollins@caddo.gov>
Subject: 1121 Stagecoach Road

Jomari,

Kristopher Smith on Stage coach road called and asked for the approval for what he is doing on his property. Have you sent something on this, and I missed it? I have searched and I don't see any information or plans for this.

Thanks,

Toya Edwards
Permit/Floodplain Manager
Caddo Parish Commission
318-841-5522 Office
tedwards@caddo.gov
www.caddo.gov

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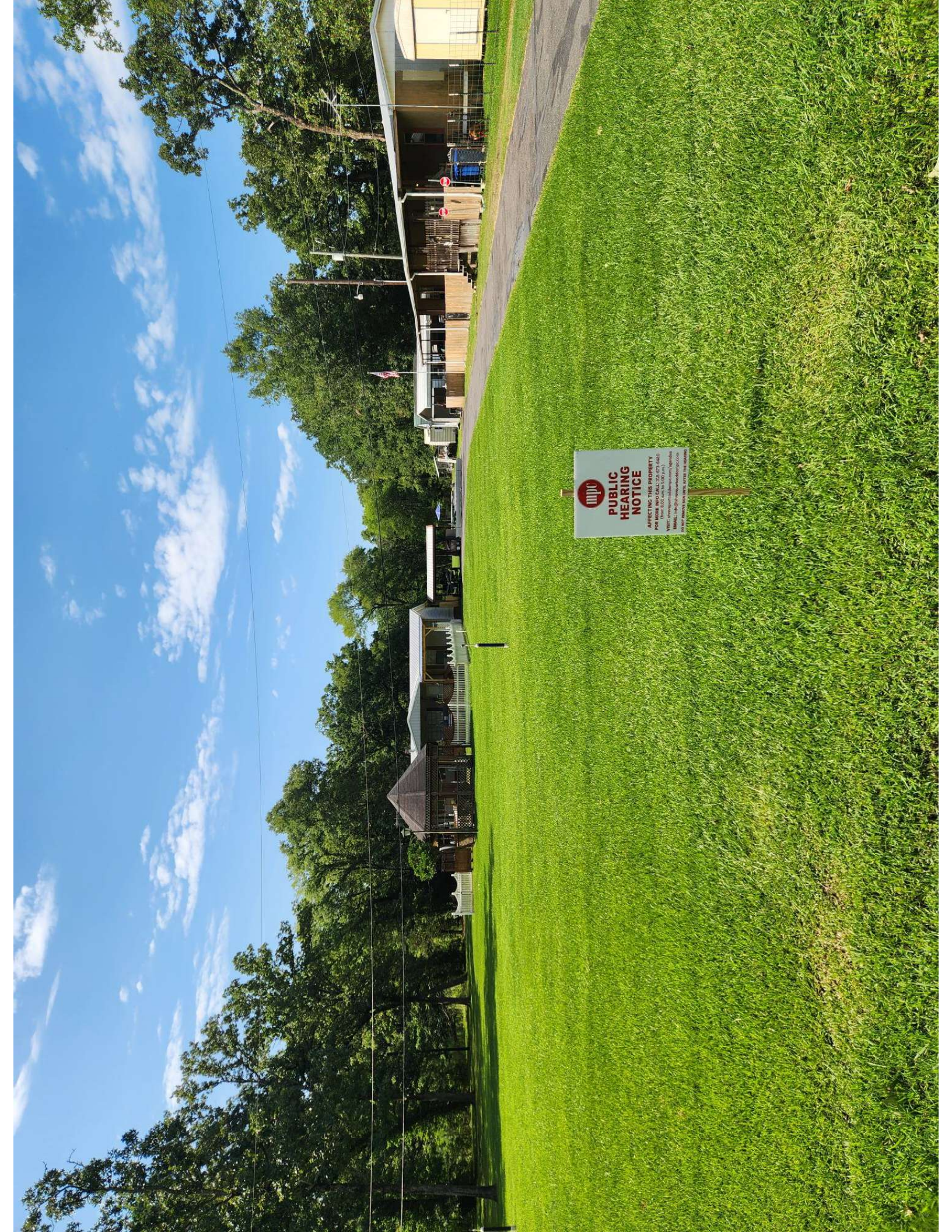
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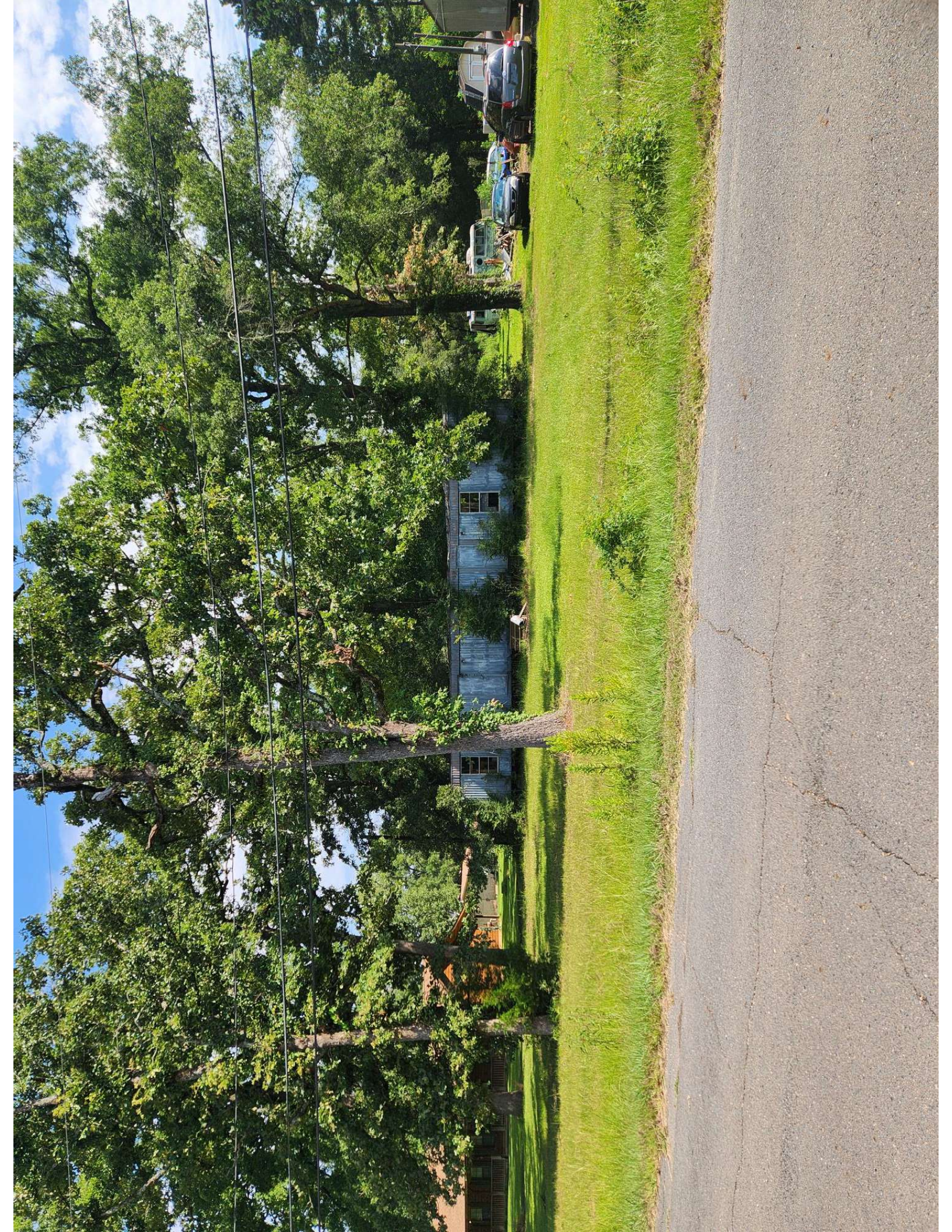
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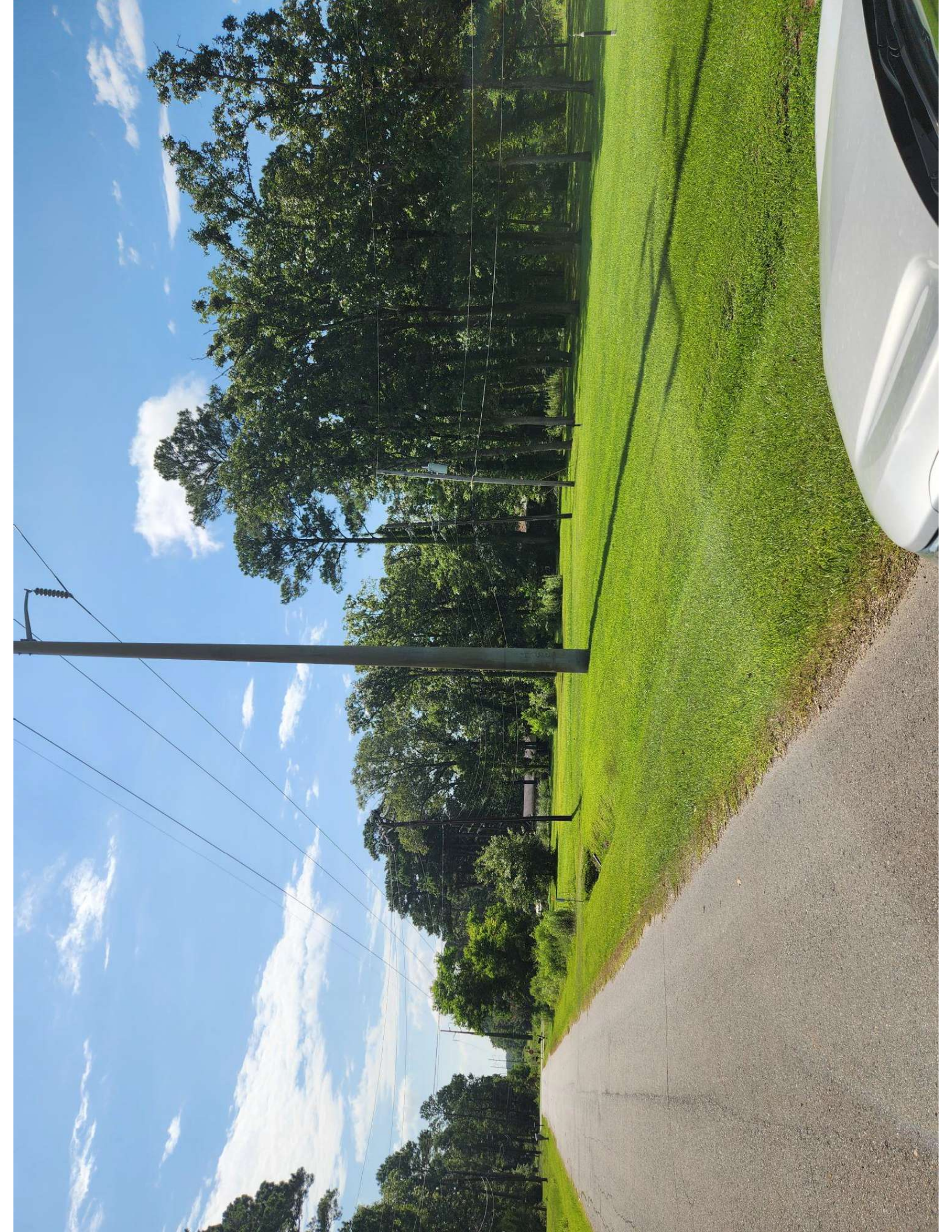
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Development Application

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: 1121 Stage Coach Rd. Associated Case (if applicable): BAP-1810
Project Address/Location: 1121 Stage Coach Rd. Parcel number(s): 16142200801700

2. CASE TYPE (Check appropriate application type)

- | | | |
|---|--|--|
| ☐ Special Use Permit | ☐ Planned Unit Development (PUD) | ☐ Zoning Map Amendment (Rezoning) |
| ☐ Site Plan Approval | ☐ Small Planned Unit Development (SPUD) | ☐ Other |
| ☐ Site Plan Modification | ☐ PUD Site Plan (Administrative) | |

3. PARCEL DESCRIPTION

(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

1121 Stage Coach Rd. - Shreveport, La. 71168

4. GENERAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)

1121 Stage Coach Rd.

5. PROPOSED USE OF PROPERTY

- | | | |
|---|--|-------------------------------------|
| ☒ Single-Family Residential | ☐ Townhouse Residential | ☐ Commercial |
| ☐ Multi-Family Residential | ☐ Duplex Residential | ☐ Industrial |
| ☐ Mixed-Use | | |

(Provide a brief explanation, attach additional sheets, if necessary)

Modifying special exception use.



Development Application

Revised 12.4.2023

6. ZONING INFORMATION

Current Zoning District(s): RA Proposed Zoning District(s) * if applicable: RA
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: _____ Proposed Building Use(s): Residential
Existing Building(s) sq. ft. gross: 1512 Proposed Building(s) sq. ft. gross: 3200
Total sq. ft. gross (existing & proposed): _____ Proposed Height of Building(s): _____
Number of Stores: _____ Ceiling Height of First Floor: _____
Off-Street Parking Required: _____ Off-Street Parking Provided: _____

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, July 22, 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. 26-13-P: 1121 STAGECOACH RD. Application by KRISTOPHER SMITH for approval to rezone property located on the South side of Stagecoach Road approximately 500 feet West of Riding Club Lane, from (R-A Rural Agricultural Zoning District to R-A SPUD Rural Agricultural Small Planned Unit Development for 3 residential dwellings in a single- family zoning district being more particularly described as LOT 17, KINGSTON FARMS, UNIT 2, SEC22, T16N, R14W, Caddo Parish, Louisiana.

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING JULY 22, 2026**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Commission was held on Wednesday, July 22, 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
Mary May

Staff Present

Stephen Jean, Executive Director
Myldred Ingram Admin Executive Assistant
Cytheria Jernigan, Caddo Parish Assistant Attorney
Nikolas Holt, Planner I
Nicholas Taylor, Planner I
Walter Johnson, Planner II

Members Absent

John Dansby
Sandra Lister

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

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 Jake Brown, seconded by Calvin Presley, to approve the minutes of the June 24, 2026 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 26-13-P Small Planned Unit Development & Site Plan

Applicant: **KRISTOPHER SMITH**

Owner: KRISTOPHER SMITH

Location: 1121 STAGECOACH RD (S side of Stagecoach Rd approx. 500' W of Riding Club Ln)

Existing Zoning: R-A

Request: **3 - Residential Dwellings in a Single-Family**

Representative &/or support:

Kristopher Smith 1121 Stagecoach Rd.

Kristopher is requesting permission to build a barndominium that will include shop space as well as two bedrooms and two bathrooms located near the rear of the structure. This project would provide upgraded living and work conditions while also allowing him to remain close to his father.

Ken Smith 1121 Stagecoach Rd.

Ken, Kristopher's father stated he spent 22 years in the Air Force and is now 100% disabled veteran. He mentioned that it is getting harder for him to do things on his own. Additionally, all of the neighbors are supportive of the proposed changes.

Opposition:

None

A motion was made by Calvin Presley seconded by Jake Brown to approve this application.

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

END OF PUBLIC HEARING

OLD BUSINESS

Vice Chairperson Brown asked Executive Director Jean about how we're coming on with the list of things that Shreveport's doing that the Parish might be interested in doing for the 5-mile zone.

Executive Director Jean moved into his director's report informing them we have already started the most major one, which is parking, eliminating minimum parking and that the plan is to bring the proposal before them next month. Noted we have already got started identifying most of the amendments and what needs to be changed now we are working on the presentation. Then following the parking proposal will be the landscaping. The internal discussion concerning the manufacture home door on the front is also something we are dealing with in the city as well. Their structure type is not like the traditional single-family home we want to come up with something that deals with the compatibility for what we're trying to accomplish, it just dose not make sense to have them put a door at the end of the home, this is not accomplishing what we believe is the code intended to do. This may take us until the November 2026 meeting to present.

Chairperson Marchive stated one of the things they encourage MPC staff to do is try to keep up with the changes that are going to take place in manufactured housing. They know that Congress passed new law, and next is a rule writing process by the departments we know HUD will be a part of the process. The manufacturing industry now has been told they don't have to put the manufactured houses on a steel chassis anymore, which will probably make us see all kinds of things come out of the housing industry for us to deal with at some point. Asking MPC to try and keep up with the industry changes and keep them informed. Executive Director agreed MPC would.

Chairperson updated the newest Board Member Mese May, stating we haven't been able to get the commission to upgrade a new development code for the parish. Trying to work within the existing development code that we currently have. Picking what we feel are important pieces to be corrected. Stephen was talking about parking spaces required for a business or anything that gets developed or built needing so many parking spaces per square foot of building type. The city has already made changes to theirs and we want something similar.

NEW BUSINESS

N/A

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

N/A

CHAIR/BOARD MEMBER'S COMMENTS

N/A

ADJOURN 3:16 P.M.

Lauren Marchive, III, Chair

Calvin Presley, Secretary