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**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 25, 2026**

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Commission was held on Wednesday, February 25, 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
Laura Neubert
Calvin Presley
Jake Brown

Staff Present

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

Members Absent

None

The hearing was opened with prayer by Calvin Presley The Pledge of Allegiance was led by Lauren Marchive, III

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** Laura Neubert, **to approve the minutes of the December 17, 2025 public hearing as submitted.**

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE, HUMPHREY, and PRESLEY and Meses. NEUBERT & HART. Nays: NONE. Absent: NONE

CONSENT AGENDA

CASE NO. 26-1-SP SUBDIVISION FINAL PLAT

Applicant: RALEY AND ASSOCIATES, INC.
Owner: Denny Gamble, Jr.
Location: 10405 Ellerbe Rd. (SE corner of Ellerbe Rd and Bob White Ln)
Existing Zoning: R-A
Request: 3-Lot Residential Subdivision

Representative &/or support:

Jeff Raley 4913 Shed Road, Bossier City, LA

If there are any questions, I would be happy to answer them. No questions from the Board.

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Opposition: None.

A motion was made by Jake Brown seconded by Calvin Presley to approve this application. The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE & PRESLEY and Meses. NEUBERT. Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 25-28-P SMALL PLANNED UNIT DEVELOPMENT (SPUD)

Applicant: CSD WHOLESALÉ
Owner: CSD Wholesale
Location: 7222 W Park Rd (W side of Akinson Dr, approx., 1,440' S of W 70th St)
Existing Zoning: I-2
Request: I-2 to I-2 SPUD – Vehicle Dealership (Enclosed)

Representative &/or support:

Christopher Dopson 7222 West Park Road, Shreveport, La 71129

Christopher Dopson is an established business owner who understands local regulations and long-term planning. For this Enclosed Vehicle Dealership business, there will be no repair, no outdoor storage or vehicle display, no structural modifications. All vehicles will be stored inside existing warehouse spaces. Operations will be appointment based and controlled; no walk-in browsing traffic. The dealership only handles unique inventory that is typically sourced nationally, not high-volume commuter vehicles, but curated specialty model vehicles. Staff recommends approval. Mr. Dopson respectfully asks for the Boards approval.

Opposition: None.

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

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

CASE NO. 25-7-BAP SPECIAL EXCEPTION USE

Applicant: LUIS M. ESPINO
Owner: Luis M. Espino
Location: 4503 Lee Ave (S side of Lee Ave, approx., 350' E of Regmar Dr)
Existing Zoning: R-1-7
Request: Special Exception Use – Manufactured Home

Representative &/or support:

Luis Espino 4503 Lee Ave, Shreveport, LA 710

Mr. Espino would like be approved for a double-wide home. He is willing to do what is required in order to place his home on his property according to all of the recommendations and stipulations placed before him.

James Beasley 811 Evans Dr Lufkin, TX

Mr. Beasley supports Mr. Espino in his endeavor to have a home placed on the property. He states that there have been some horrible tenants in the home that was there before it burned down, but Mr. Espino wants to raise his family there and because of that, Mr. Beasley is in full support.

Opposition:

Clint Hutchinson, 4630 Hwy 71, Shreveport, LA 71107

Owner of adjoining property on the back of this site. About eight years ago, Mr. Hutchinson built a brick home and has bought a couple lots since then. He has invested a lot there and believes that this manufactured home would devalue the property. He says he would be glad to build him a small home.

Gary Elam 914 Regmar Drive, Shreveport, LA 71107

Mr. Elam states that he believes that if you place 1 mobile home in a neighborhood then you would have to allow many. If he states that if he and his wife wanted to live in a mobile home park. There is an ordinance that any moveable dwelling would not be welcome. The home is not on a slab, and it can be moved at any time and is not harmonious with the other homes in the neighborhood. It does not meet the requirement of the original dedication to the Parish. A pitched roof doesn't change the fact that it is a mobile home. NEUBERT first, gets clarity from Staff regarding the manufactured home not being a "mobile" home or "trailers" anymore. Says that she feels it is the job of the Board to educate as well as deliberate. She states that when a person buys a mobile home they must qualify for loans, i.e., FHA, VA, USDA, etc., which means they are government-backed loans. In order to qualify, they must be "demobilized" when they are placed in the area designated by owner. Those papers are then filed with the court and an address is given. That is called Demobilization. By removing all the axle, wheels and anything that makes it mobile.

David Riley 908 Regmar Dr., Shreveport, LA 71107

His concern is that the value of his home and property would depreciate. He admits that he is not a specialist but does not wish to have a manufactured home in the neighborhood.

Carla Adams 814 Regmar Drive, Shreveport, LA 71107

Her family moved into the area in 2002. I know that the covenants are irrelevant. She said that had read the covenants, appreciated the covenants and wanted to abide by the covenants and agree with the covenants that the neighborhood should remain as stated in those covenants. They feel that they have a lot at stake to maintain their property value. Or market perception is "do I want that (a manufactured home) for my neighborhood? It takes a lot of maintenance on a manufactured home. What makes a modular home a modular vs a manufactured home? NEUBERT answers her question as manufactured homes vs modular are different due to it's prescriptive materials when building, i.e. if the plans call for "12 screws" in one area, 12 screws is what has to be applied. It's very, very, very detailed. It's a "building requirement" and the wind factor is also another requirement. ADAMS states that there are concerns that if the family moves out and rents to another, who's to say that they will maintain as well as the family had before. NEUBERT states that there is a thing called Personal Property Rights. One of the issues that this Board runs into is that we have to decide on cases like this. A person has the right to do what they please. She does understand that neighbors would like to protect their investment as well and would like to not be negatively impacted. ADAMS didn't realize that the covenants wouldn't work in this setting. There was no NPP. Applicants are advised to get petitions signed in this type of request. STAFF says that the applicant was able to collect 4 signatures from residents on Lee and 1 signature from a resident on Regmar. NEUBERT in favor? STAFF In favor.

REBUTTAL:

Luis Espino 4503 Lee Ave, Shreveport, LA 71107

Mr. Espino says he doesn't have much to say but believes that the decision has already been made with the information provided. He says he'd be happy either way and just move. MARCHIVE asks if the applicant can give some information about the standard or quality the manufactured home is or will be? ESPINO states that he can't purchase the dwelling until the permit is acquired. He says it will be "like" the picture, but he doesn't know exactly yet. It may be newer, but it will be similar to the picture provided. BROWN asks if the applicant would be opposed to purchasing a modular home vs a manufactured home? NEUBERT adds more information about if he decided to do that he would need to speak with the seller, the bank and Building Permits to obtain direction and permits to make it modular since modular can be placed there by right. ESPINO is very open to doing what it takes so that he gets his home and if this appeases his neighbors. PRESLEY expresses his concerns and advises Mr. Espino to speak with Mr. Hutchinson to see if a "stick-built" home could be developed there and feels like his neighbors may be more neighborly if that were the case as opposed to them looking at him like an alien or invader. NEUBERT reminds

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applicant that he has options.

A motion was made by Jake Brown seconded by Laura Neubert to approve this application. The motion was adopted by the following 3-1 vote: Ayes: Messrs. BROWN & MARCHIVE and Mses. NEUBERT. Nays: PRESLEY. Absent: NONE

CASE NO. 25-8-BAP SPECIAL EXCEPTION USE

Applicant: LUIS RODRIGUEZ
Owner Luis Rodriguez
Location: 4121 Rainer St (S side of Rainer St, approx., 285' of E Loraine St)
Existing Zoning: R-1-7
Request Special Exception Use – Dwelling Manufactured Home

Representative &/or support:

Hilton Markell translator for Luis Rodriguez 4121 Rainer St, Shreveport, LA 71107

Mr. Markell is also Mr. Rodriguez's neighbor and is in support of the applicant. Believe that the manufactured home he has chosen will beautify the neighborhood.

Opposition: None.

A motion was made by Calvin Presley seconded by Laura Neubert to approve this application.

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

CASE NO. 25-4-SP SUBDIVISION PRELIMINARY PLAT

Applicant: RALEY AND ASSOCIATES, INC.
Owner Lagersen Holdings LLC
Location: 2000 blk Southern Loop (N side of Southern Loop, approx. 1,050' E of Wallace Lake Rd)
Existing Zoning: C-2, C-UV
Request Preliminary Plat Approval – 3 lots & dedication

Representative &/or support:

Jeff Raley 4913 Shed Road, Bossier City, LA

Raley and Associates are representing the owner on this 3-lot plat. It's a commercial plat. The zoning is already in place, and we would like to get the lots ready to sell.

Max Zenter 333 Texas, Ste 700, Shreveport, 71101

The client of Mr. Zenter is in support. In addition, his client asks for two clarifying questions to be answered. Is there sewage access and if the parameters of the passageway in the preliminary are the minimum requirement of the parish and SWEPCO? MARCHIVE asks that Mr. Raley return to answer that question during the rebuttal.

Opposition: None.

Rebuttal: RALEY states that in relationship to actual sewer availability, at this time, there is no municipal sewer at the site. They are prepared to design and build up their own package plan to service the commercial area. Water is available on the city main, on Southern Loop. Mr. Raley has spoken to the city about tapping the water. He's also spoken with Mr. Tim Weaver at the parish about the road coming in to serve commercial and the remaining part of the property. There will be a boulevard section; one lane in, two lanes out for left or right turns. That was the parish's recommendation. The 80' wide minimum right-of-way to get them in. Then SWEPCO on the inside of that. When they present this plat to AEP, they'll tell us how wide they would like theirs to be. They did on the servitude that's shown there: 30 feet on either side of ours to bring their overheads in. Then they will probably drop underground eventually to serve the facilities. NEUBERT asks that Staff to clarify the "outstanding comments" on the plat and reflect the correct parish ordinances vs the city ordinances. Mr. Raley said that that this would be corrected and MARCHIVE says that this will be reflected in the final plat. STAFF say this happens often.

A motion was made by Laura Neubert **seconded by** Jake Brown **to** approve this application.
The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE & PRESLEY and Ms. NEUBERT. Nays: NONE. Absent: NONE

CASE NO. 25-29-P ZONING MAP AMENDMENT (REZONING)

Applicant: DURR ENGINEERING, LLC
Owner: KWM Development LLC
Location: 2000 blk Southern Loop (N side of Southern Loop, approx., 1,050' of Wallace Lake Rd)
Existing Zoning: C-2 (PUD), C-UC (PUD), C-UV (PUD), C-2
Request: C-2 (PUD) to C-3

Representative &/or support:

Michael Salter 8575 Fern Ave, Ste. 100, Shreveport, LA 71115

Looking to develop an upscale storage facility as they have others around neighboring cities and there is feasibility and plenty of demand. Mr. Salter wanted to address the traffic concerns, stating that their facilities don't typically encourage increased traffic, and don't have a lot of customers on a day-to-day basis. Mr. Slater also wanted to address the noise concern and stated that they haven't had any complaints about noise in other locations. He emphasizes that the facilities are well kept and asks if the Board has any questions.

BROWN asks about the rear of the facility; it backs up to a residential area, there are currently no homes on this residential area, but as it is the zoning use of that land, there could be at any time. He asks if Mr. Slater would be able to make the rear of the facility more aesthetically pleasing for future residents.

SALTER states that he could easily add landscaping to be a buffer between him and the residential zoning district, which is already required by the city.

MARCHIVE asks for clarification from JEAN about the reason for the application, which is specifically asking to rezone a property, not a development approval of the applicant's layout.

JEAN states that if the applicant chooses to rezone the property, he could deal with any use issue by doing mitigation such as landscaping as a part of that. So, if the zoning change is approved, the applicant could come back with a special use permit application, then we could look at mitigations to make the property more compatible with neighboring properties.

MARCHIVE restates the process for clarification. The applicant needs to come back before a public hearing for Special Use Permit to do this type of development on a C-3 if we approve a C-3 today.

JEAN states that Staff looks at this application and gives assessment, we are only looking at whether the district (that is requested on the application) is compatible with the R-2 district. And that answer is, it is not compatible. But, if the Board is comfortable that this is what's going to be there, and there for long term and might not be a compatibility issue, especially if you do something that would make it more compatible in the site plan review process.

NEUBERT asks the applicant if he understands that in the future barriers may be relevant to the layout of his business for neighborhood compatibility.

SALTER answers that he understands that there's a process and he is aware of it since he's been through this many times.

MARCHIVE asks about the minimum fence height is 6 ft, but you can't go higher than 8 ft.?

JEAN states that the maximum is 8 ft. for businesses.

MARCHIVE states that if the applicant feels that if they are needing more buffers on the rear of the building between the residential area, which is growing, those options are available. The other component that came up in our premeeting was lighting. No high-hat lights are needed on that site, low level lighting only.

SALTER states that they would light the back of building up. In example, no one wants to be backed up to an apartment complex if you are living in a house. People in an apartment complex don't really care if they're backed up to commercial building, as long as there's no noise or activity or disrupting things going on.

NEUBERT states that sometimes there are applicants who apply that are not so knowledgeable in the process. We are just covering ourselves with the questions we've asked. We don't mean to imply that you are not knowledgeable or unqualified.

Jeremy Nicely 333 Texas Avenue, Ste. 1000 Shreveport, LA 71101

Mr. Nicely is the seller's agent for the property and feels that this is a good use for the area, especially because the property is odd-shaped and the building fills that area. He also stated that they spoke to the developers of Providence, and they believe its good use of the property as well, they have no objections.

Opposition: None.

A motion was made by Laura Neubert **seconded by** Jake Brown **to recommend this application for approval.**

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

CASE NO. 26-1-P SPECIAL USE PERMIT

Applicant:	MOHR AND ASSOCIATES, INC.
Owner	Wimwal, LLC
Location:	10900 E Kings Highway (NW corner of E Kings and E Flournoy Rd)
Existing Zoning:	C-3
Request	Special Use Permit and Site Plan Review – Contractor Office

Representative &/or support:

Donnie Barker 1324 N. Hearne Ave., Ste. 301, Shreveport, LA 71107

(No Address provided. The proceedings interrupted by informal greeting.)

Mr. Barker mentions that they were approved with a Special Use Permit for a contractor office which was approved a couple of years ago. However, the developer has taken a couple years to get stated and meanwhile the permit has expired, therefore another Special Use Permit is needed.

MARCHIVE asks about the next part of the application, 26-1-BAP (Variance to design standards and parking).

BARKER states that there have been changes to the ordinance and the building is good. The need for the variance is only regarding the parking designed for the rear of these buildings to meet the Code requirements. With this being a contractor office, there really isn't a need for that much parking.

MARCHIVE reiterates that there was a change made to the ordinance that stated there have to be so many parking spaces allotted per square ft of building-by-building type. Which is kind of good news.

NEUBERT let me get this right. The reduced parking spaces will follow this property. It will potentially limit the type of businesses that may follow if the owner sells it.

TRANT says that if a business says a retail goods establishment wanted to use this facility, they will need to have their parking re-evaluated prior to obtaining a Certificate of Occupancy. They would have to abide by the code as it currently states, one parking space per 300 square ft.

MARCHIVE asks if anyone would like to speak against the reduction in parking spaces for the Variance?

NEUBERT 84 to 57 parking spaces.

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Opposition: None.

A motion was made by Laura Neubert **seconded by** Jake Brown **to** approve this application.
The motion was adopted by the following 4-0 vote: Ayes: Messrs. BROWN, MARCHIVE & PRESLEY and Mses. NEUBERT.
Nays: NONE. Absent: NONE

CASE NO. 26-1-BAP VARIANCE

Applicant: MOHR AND ASSOCIATES, INC.
Owner Wimwal, LLC
Location: 10900 E Kings Highway (NW corner of E Kings and E Flournoy Rd)
Existing Zoning: C-3
Request Variance to design standards and parking

MARCHIVE asks if anyone would like to speak against the reduction in parking spaces for the Variance?
NEUBERT 84 to 57 parking spaces.

Representative &/or support:

Presented along with case 26-1-P, as stated above.

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 Mses. NEUBERT.
Nays: NONE. Absent: NONE

CASE NO. 26-2-P SPECIAL USE PERMIT

Applicant: JENNY McINTYRE
Owner Robert and Jenny McIntyre
Location: 7286 Deer Trail (N side of Deer Trl, approx., 675' W of N Lakeshore Dr)
Existing Zoning: R-A
Request Special Use Permit for Dwelling – Accessory Dwelling Unit

Representative &/or support:

Jenny McIntyre 7286 Deer Trail, Shreveport, LA 71107

Mrs. McIntyre is representing her husband and mother as well. They would like to place a manufactured home at the site.

Chasiti Ferguson 42 S. Thrumman, Haughton, LA 71037

I am in support of Mrs. McIntyre. We sold her the property, and I would like her family to be together. It's a very beautiful home and to get her on the same property as her daughter.

Jimmie Jeansonne 7412 Deer Trail, Shreveport, LA 71107

Mrs. Jeansonne states that she loves her neighbors. This will make her very happy. Thank you for allowing this to happen.

NEUBERT states as the population continues to grow older there will be more applications such as this one. Unfortunately,

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there's no such thing as affordable housing anymore. Doesn't matter if it's a manufactured home, "stick-built", anything. Pick one. Even little storage buildings are extremely expensive. So, I predict that this is going to be popular just for the fact that people can't afford to place their family in assisted care facilities.

Opposition:

A motion was made by Calvin Presley seconded by Laura Neubert to approve this application.

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

CASE NO. 26-3-P SPECIAL USE PERMIT

Applicant: MICHAEL JONES AND ALISON AZLIN
Owner: Michael Jones and Alison Azlin
Location: 10053 Nightingale Rd (E side of Nightingale Dr, approx., 1,188' N of Ellerbe Rd)
Existing Zoning: R-A
Request: Special Use Permit for Dwelling – Accessory Dwelling

Representative &/or support:

Michael Jones 1155 Pelican Creek, Shreveport, LA

Looking to build a house at 1053 Nightingale, a two-car garage and attached mother-in-law. This property was purchased a little over one year ago. States his dad's health has started to decline and he and his wife are wanting to build an accessory dwelling to the side, with a separate two-car garage in the back.

Opposition:

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

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

ADJOURN 4:00 p.m.

Lauren Marchive, III, Chair

Calvin Presley, Secretary