

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

A regularly scheduled public hearing of the Caddo Parish Planning and Zoning Commission was held on Wednesday, April 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  
John Dansby

**Staff Present**

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

**Members Absent**

NEUBERT

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, Chairperson, seconded by Calvin Presley, to approve the minutes (after correction is made) of the March 25, 2026 public hearing as submitted.**

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

**PUBLIC HEARING**

**CASE NO. 26-2-BAP SPECIAL EXCEPTION USE**

Applicant: **TINA ALEXANDER**  
Owner: **TINA ALEXANDER**  
Location: **4320 Ridgeway Ave (N side of Ridgeway Ave, approx., 275' W of Nadene St)**  
Existing Zoning: **R-1-7**  
Request: **Dwelling – Manufactured Home**

**Representative &/or support:**

**Tina Alexander 1607 Concordia Place, Shreveport, LA 71101**

Mrs. Alexander is requesting to place a single-wide manufactured home on her property at 4320 Ridgeway Avenue.

**Opposition: None.**

*draft*

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

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

**CASE NO. 26-3-BAP SPECIAL EXCEPTION USE**

Applicant: **HENRY JONES**  
Owner: **HENRY JONES**  
Location: **530 Jenkins Rd (W side of Jenkins Rd, approx., 2'300 N of Old Mooringsport Rd)**  
Existing Zoning: **R-1-7**  
Request: **Dwelling – Manufactured Home**

**Representative &/or support:**

**Payton Jones 536 Jenkins Road, Shreveport, LA 71107**

Payton represents her grandfather, Henry Jones. They are requesting special exception use to place a double-wide manufactured home on their family property. They have owned this property for over 50 years. The house that was there before was removed after her great-aunt and uncle passed away, just recently. There's already sewer, gas and electric hook ups. She would like to continue living on the property in her manufactured home since her entire family is there. She had many memories that she cherished, and she would like to start her new family there. There will be minimal impact on the neighborhood since there was a home there before. **JEAN** We can explain what the term "Minor" means. **MARCHIVE** What is the Minor on this case name? **STAFF** They had already received approval for the ADU Manufactured Home in the past, this is just modification to what they're requesting, since the ADU had already been approved. **MARCHIVE** What we understand is that you are replacing one manufactured home with another. **JONES** Yes. And I would love to stay there with my family for as long as possible.

**Opposition: None.**

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

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**BROWN** Reminds everyone to get their Ethics training completed and your Non-Disclosure in by May 15<sup>th</sup>, 2026.

**JEAN** States that the remarks made by the Chair during opening remarks was a great idea and so much so that he'll suggest it to the MPC Board to do something similar. A lot of people believe that a decision is made (beforehand), and that's never the case. So, I'm really glad that you all, as the Board, are the ones that initiated this effort and I think it's really going to help us quite a bit in dealing with cases; and ultimately, it's really going to help us if we ever have any legal challenges. So, I commend you for doing that and suggesting it. I think it was a great idea.

**MARCHIVE** The paragraph that I read today will be available to everyone.

**JEAN** We'll make sure it's published so that it can be read seamlessly like it has in the past.

*draft*

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 3:16 p.m.**

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**Lauren Marchive, III, Chair**

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**Calvin Presley, Secretary**