

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF STONER AVENUE, APPROXIMATELY TWO HUNDRED AND SIXTY FEET EAST OF CRESWELL AVENUE, SHREVEPORT, CADDO PARISH, LA., FROM **R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the south side of Stoner Avenue, approximately two hundred and sixty feet east of Creswell Avenue, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **R-3 Multi-Family Residential District To C-1 Neighborhood Commercial District**

LOT 5, LESS R/W BLK 2, HOLMESVILLE SUBN., SECTION 6, T17N, R13W, CADDO PARISH, LOUISIANA. 171306-48-5

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 of this ordinance 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-223-C
TAYLOR FAMILY PROPERTY LLC

STAFF REPORT – CITY OF SHREVEPORT

APRIL 6, 2022

AGENDA ITEM NUMBER:16
MPC Staff Member: Austin Chen
City Council District: B/Fuller
Parish Commission District: 4/Young

CASE NUMBER 21-223-C: ZONING REQUEST

APPLICANT: TAYLOR FAMILY PROPERTY LLC
OWNER: TAYLOR FAMILY PROPERTY LLC
LOCATION: 541 STONER AVE (South side of Stoner Ave., approx. 260' east of Creswell Ave.)
EXISTING ZONING: R-3
REQUEST: R-3 to C-1
PROPOSED USE: Office

DESCRIPTION: The applicant is requesting rezoning of a 0.15-acre tract of land from R-3 (Multi-family Residential) to C-1 (Neighborhood Commercial) for Office. Adjacent to the West is zoned C-1; adjacent to the East is zoned R-3; adjacent to the North is zoned C-UC (Urban Corridor); adjacent to the South is zoned R-HU (Highland Urban Conservation Residential).

There is no previous case associated with this property. Nearby relevant cases include: approval of rezoning to B-3 (Community Business; C-3 under UDC) for a Commercial use (C-17-85), a upholstery studio (C-640), a cultural center (C-44-04); approval of rezoning to B-2 for a Commercial use (C-17-85). Denial of rezoning to B-3 for a muffler sales and repair shop (C-25-85).

Nearby neighborhoods include: Central Business District, Highland, Ledbetter Heights, Stoner Hill.

REMARKS: The applicant is requesting rezoning of a 0.15-acre tract of land from R-3 (Multi-family Residential) to C-1 (Neighborhood Commercial) for Office. There is an existing building on site. The applicant wants to renovate the building and repurpose it to an office. The subject property is in the Historic Preservation Overlay District (HPOD), any exterior changes will require approval of the Historic Preservation Commission (HPC).

As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as "The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in the character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor." The permitted by right uses in C-1 zoning district include Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods

STAFF REPORT – CITY OF SHREVEPORT

Establishment, Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

The subject property is in a large area of a mixed-use of residential and commercial and is surrounded by C-1 Neighborhood commercial districts, C-UC Urban Corridor commercial districts, R-3 Multi-family Residential, and R-HU Highland Urban Conservation Residential districts. The subject property is along the commercial corridor of Stoner Avenue from the West to the East. Across Stoner Avenue, North and West of the subject property, is a large tract of C-UC commercial areas. Several businesses near the subject property include restaurants, offices, gas stations, convenience stores, funeral home, and church. All the possible C-1 uses are compatible with what exists in the area. Approval of rezoning to C-1 would not introduce incompatible uses into the area.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zoned Residential Medium. The C-1 would not be consistent with the intentions of the Master Plan. However, office use is not anticipated to cause heavier traffic to the neighborhood, nor is it incompatible with the current development pattern of the neighborhood. At the same time, an investment in an existing building can play a positive role in maintaining the building.

Per UDC requirements, the applicant hosted a neighborhood participation meeting at 11:00 AM on February 9, 2022, to present their proposed operation to interested parties. Seven community members attended the meeting. There were two questions asked during the meeting; participants expressed questions about their vision of the property and business hours. According to the applicant's neighborhood participation meeting report, all attendant questions and concerns were addressed. Therefore, there was no opposition expressed at the meeting.

Field observations revealed on February 25, 2022; There is an existing building on the subject property. It's located by Stoner Ave, which is one of the heavily traveled thoroughfares. The historic building is in good condition; there are several other office buildings with 100 feet around the subject property. At the same time, the office generally does not expect to cause heavy traffic pressure or make noise in the local community. Therefore, approval of rezoning to C-1 would not introduce incompatible uses into the area.

STAFF ASSESSMENT: **Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval R-3 (Multi-family Residential) to C-1 (Neighborhood Commercial) is warranted, due to the compatibility with the surrounding area.**

Alternatively, based on information provided at the public hearing the MPC may:

1. Approve the rezoning request for a different zoning type.

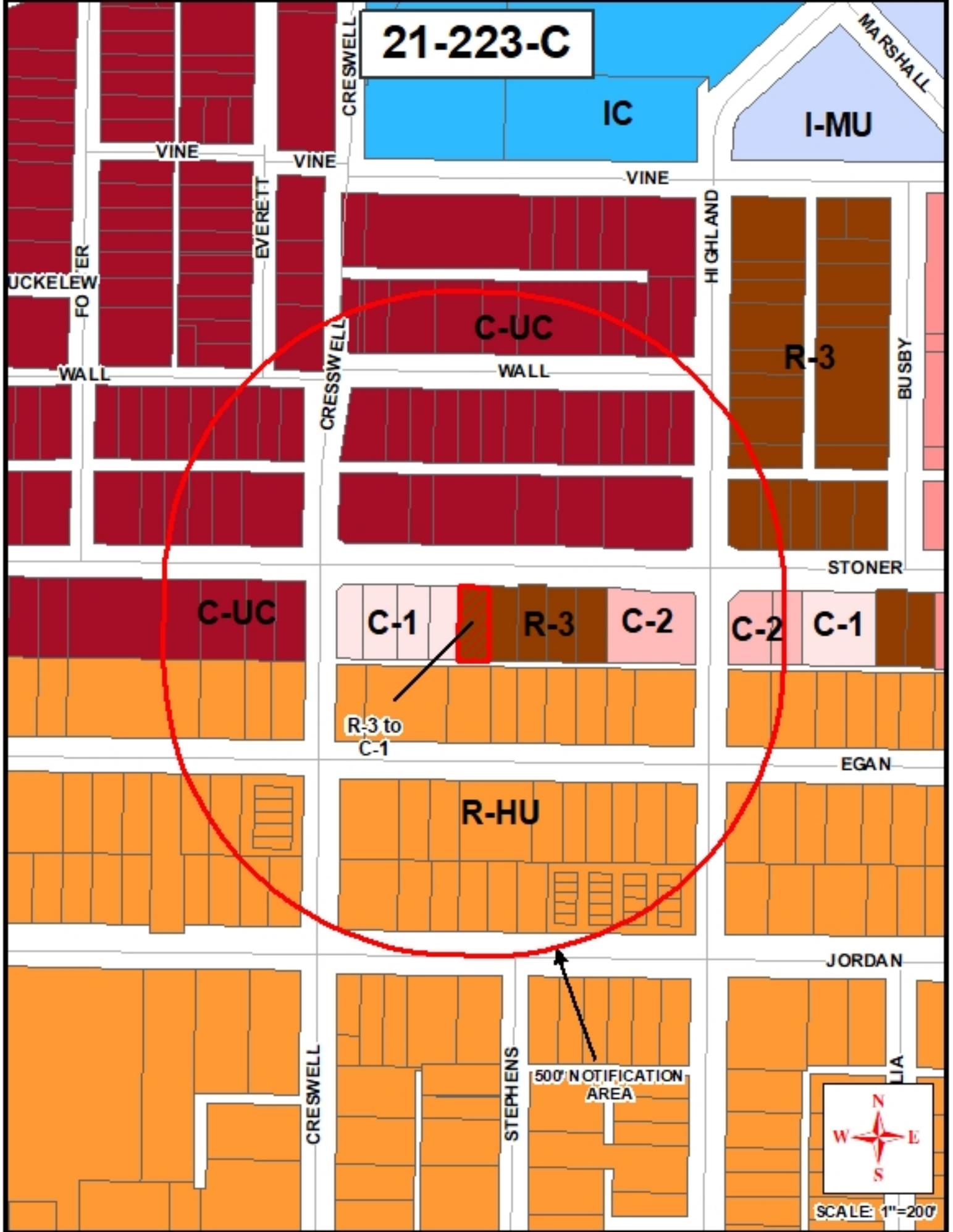
STAFF REPORT – CITY OF SHREVEPORT

2. Deny the zoning request.

PUBLIC ASSESSMENT: One person spoke in support. There were no opposition.

MPC BOARD
RECOMMENDATION: The Board voted 6-0 to recommend approval of this application.

21-223-C



IC

I-MU

C-UC

R-3

C-UC

C-1

R-3

C-2

C-2

C-1

R-3 to C-1

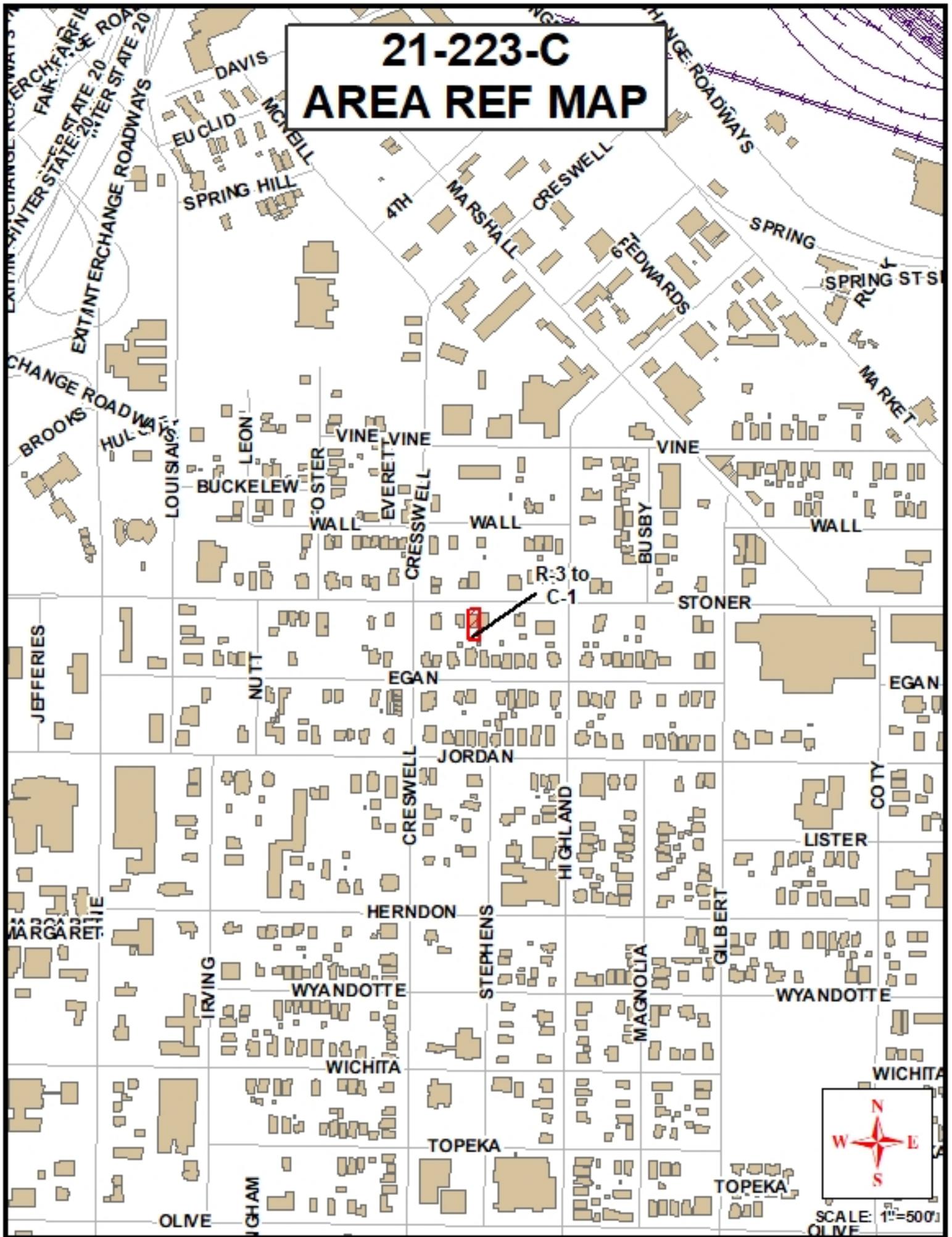
R-HU

500' NOTIFICATION AREA

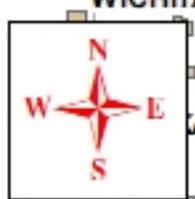


SCALE: 1"=200'

21-223-C AREA REF MAP



R:3 to
C-1



SCALE: 1"=50'
OLIVE



PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION



WATER
CHANGES
770-478-8881

ENTRANCE
ONLY

TRIPLE M
WELL UNLEADED

WATER



GRAFFITI ON BUILDING: "DIPLOMA", "MURDER", "CLUB", "CAMPUS", "STREET", "SIDE"

BUY
SES
ASH
8750



HIGHLAND
SQUARE

NP Neighborhood Meeting Invitation (Zoning Change)

Dear Neighbor:

My company, Taylor Family Property LLC, owns property at 541 Stoner Avenue, Shreveport, LA 71101. I would like to open an office for our real estate company. We currently own property in the Highland area.

The site is located in an R-3 Residential Zoning District. We are applying for a zoning change to a C-1 Commercial Corridor District in order to operate as an office building. The site is a two-story residential structure with a combined square footage of 2868. On-site parking is provided, and no variance or waivers are required.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Wednesday, February 9, 2022 at 11:00 am
541 Stoner Avenue
Shreveport, LA 71101

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive information from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on January 24th.

Sincerely,

Jeremy Taylor
(318) 588-6745 Office
taylorfamilyproperty@gmail.com

OWNER	STREET AD	CITY	STATE	ZIP
Potter, Rol	336 Olive S	Shreveport	La	71104-2418
Campbell,	420 Santa	Sacrament	Ca	95816-3422
Jwh Propri	1012 Hawr	Shreveport	La	71107
Reese, Cha	537 Egan S	Shreveport	La	71101
Johnson, Jc	1408 Cresv	Shreveport	La	71101-4739
Irvin, Faye	535 Wall S	Shreveport	La	71101-4133
Ali, Samih	112 Admir	Shreveport	La	71115
Tahira & A	449 Stoner	Shreveport	La	71101-4120
Naljayan, L	3708 Lafay	Monroe,	La	71203
Hubbard, F	536 Jordan	Shreveport	La	71101
M J Investr	C/O Corne	Shreveport	La	71134-0590
Passantino	35911 High	Plaquemin	La	70764
Mde Propri	9000 Mora	Shreveport	La	71129
Davis, Mar	1414 Highl	Shreveport	La	71101-4866
Seay, John	613 Egan S	Shreveport	La	71101
Gibbsland B	Po Box 18C	Gibbsland	La	71028
Cobalt Rea	11001 High	Baton Roui	La	70810
Adams Invt	C/O James	Bossier Cit	La	71111
Peterson, F	1604 Adne	Haughton	La	71037
Blue, Jonas	7612 Gibsc	Shreveport	La	71106-4625
Laurents, V	530 Jordan	Shreveport	La	71101-4743
Greater Ne	Po Box 73E	Metairie	La	70033
Gleason Cc	576 Oneon	Shreveport	La	71106-1620
Roppolo, C	515 Egan S	Shreveport	La	71101-4836
Cullick, Jak	Po Box 517	Shreveport	La	71135-5176
Terra Leigh	554 Stoner	Shreveport	La	71101
600 Egan S	P O Box 30	Shreveport	La	71133
Sweet, Bev	1414 Highl	Shreveport	La	71101-4866
Elder, Glen	502 Egan S	Shreveport	La	71101-4837
Kc Holding	3705 Mont	Lake Hava	Az	86406
Blount, Pat	1414 Highl	Shreveport	La	71101-4866
Wambgan	2208 Reve	Irving	Tx	75061
Sipes, John	423 Albany	Shreveport	La	71105-2003
Bell, Tomr	Po Box 38E	Shreveport	La	71133-8315
Elder, Glen	502 Egan S	Shreveport	La	71101-4837
Lively, Byr	454 Egan S	Shreveport	La	71101
Spears, Ma	532 Jordan	Shreveport	La	71101
Day, Steve	543 Egan S	Shreveport	La	71101-4836
Rossum, Jc	10009 Fre	Shreveport	La	71106
Taylor Fam	3325 Chev	Shreveport	La	71118
The Clayto	624 Stoner	Shreveport	La	71101
A Center F	543 Stoner	Shreveport	La	71101
O'Neal, De	3811 Treat	Shreveport	La	71119-6907
Brentwooc	1006 Highl	Shreveport	La	71101
1408 Thar	317 Cypres	Gulf Shore	Al	36542
Anderson,	605 Wall S	Shreveport	La	71101-3953

Horton, Le 1414 Highl Shreveport La	71101
Gfc Trust 1 Po Box 461Stonewall La	71078
Lowery, Rc 5209 S. Lak Shreveport La	71109
Highland H Po Box 55£ Shreveport La	71135
Howell, Pa 10506 Bar Helotes Tx	78023-4057
Louisiana / 324 Texas : Shreveport La	71101-3623
Rosalinde 13821 South Shreveport La	71106
Kelly, Jeffe 546 Egan S Shreveport La	71101
Terry, Otis 1414 Highl Shreveport La	71101-4866
G J Tax Sal Po Box 85C Orlando Fl	32885-0001
Marak, Hei 5914 Fairfi Shreveport La	71106
Pitner, Gec 537 Wall S Shreveport La	71101-4133
Bes Holdin 3266 Keith Keithville La	71047
Congregati 9894 Norri Shreveport La	71106-7724
Adair Assei 405 N 115t Omaha Ne	68154-2507
Baker, Ger 11250 Ma£ Shreveport La	71106-8374
Weiss, Har 2722 W. C Shreveport La	71107
Samuels, V 607 Stoner Shreveport La	71101
One Samsco Po Box 79C San Antoni Tx	78279-0266
Gulden, Llc 12525 Broil Houston Tx	77024-4934
Shreveport 616 Jordan Shreveport La	71101
Hudson, Jo 515 Forest Shreveport La	71104-4403
Taylor, Joh 601 Wall S Shreveport La	71101
Marak Proj 700 W 70tl Shreveport La	71106-2829
Locke, Bea Po Box 55£ Shreveport La	71135
Caddo, Par 501 Texas : Shreveport La	71101-5401
Shreveport 1234 Texa: Shreveport La	71101-3345
Elder, Glen 502 Egan S Shreveport La	71101-4837
Scales, San 612 Egan S Shreveport La	71101-4741
Elder, Glen 502 Egan S Shreveport La	71101-4837
Samuels, S 1414 Highl Shreveport La	71101-4866
Andewils P 2506 Conr: Bossier Cit' La	71111
Bottomlan 702 Hickor Logansport La	71049
Mc William 536 Egan S Shreveport La	71101
Hollenshe£ 1121 Louis Shreveport La	71101
Tapley, Roi 552 Wall S Shreveport La	71101-4134
J.E.A.M. Gr 853 Robins Shreveport La	71104-3029
Millender, 1148 Mcd£ Shreveport La	71107-2707
Salley, San Po Box 354 Covington La	70434-3549
Hardeman, 1414 Highl Shreveport La	71101
Dsmc, Inc. 401 Post O Bossier Cit' La	71111
Marak Pari 700 W 70tl Shreveport La	71106-2829
Shufflin, St 1127 Highl Shreveport La	71101-4104
Campbell, 1414 Highl Shreveport La	71101
Burnom, V 1414 Highl Shreveport La	71101-4866
Raley, Lew 2630 Highl Shreveport La	71104
Cm2 Prope 7850 Oak C Shreveport La	71129

Rutherford 1707 Line / Shreveport La	71101-4609
A Center Fr 543 Stoner Shreveport La	71101
Samuels, V 607 Stoner Shreveport La	71107
Highland H 18 Dover C Bossier Cit' La	71111
Cino, Inc. 8348 Brool Shreveport La	71107-8605
Bakalis, Tai 9071 Mans Shreveport La	71118-2665
Marak, Hei 847 Robins Shreveport La	71104-3029
Cox, Luthe 512 Wall S' Shreveport La	71101-4134
Harper, Jak 6101 Shadi Shreveport La	71107
Davis, Vivi 610 Stoner Shreveport La	71101-4125
Metcalfe, \ 115 Chelse Shreveport La	71105
Pruitt, Elai 531 Wall S' Shreveport La	71101
Huck, Tim 505 Choctz Bossier Cit' La	71111
Johnson, R 1414 Highl Shreveport La	71104
Christian D 1120 Cresv Shreveport La	71101-3961
Grover Pro 218 Brumlk Duson La	70529
Pickett, Ru 401 Goldrii Georgetow Tx	78633

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

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.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: 12/22/21 Planner: A. Correa Case No: 21-223-C Application Fee: \$ 800

1. PROPERTY INFORMATION

Project Name: <u>Stoner Rezoning</u>		Associated Case: <u>None</u>
Project Address/Location: <u>541 Stoner</u>		
Current Zoning District: <u>R-3</u>	Proposed Zoning District (if applicable): <u>C-1</u>	Parcel Number(s): <u>171306048000500</u>

2. CASE TYPE

<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____

3. PARCEL DESCRIPTION

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

See Attached

4. GENERAL LOCATION OF PROPERTY

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

See Attached

5. PROPOSED USE OF THE PROPERTY

Single-Family Residential Multi-Family Residential Mixed-Use Townhouse Residential Duplex Residential Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary

See Attached



Land Development

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318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-3	Proposed Zoning District(s): C-1	Proposed Building Use(s): Office Space	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres:		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories: 2
Off-Street Parking Provided:		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION:

Name: Jeremy Taylor Company: Taylor Family Property LLC Check if Primary Contact
 E-mail: taylorfamilyproperty@gmail.com Phone: 318-607-4474 Fax: _____
 Address: P.O. Box 8453 City: Shreveport State: LA Zip: 71148

ARCHITECT CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Jeremy Taylor Company: Taylor Family Property LLC Check if Primary Contact
 E-mail: taylorfamilyproperty@gmail.com Phone: 318-607-4474 Fax: _____
 Address: P.O. Box 8453 Shreveport City: Shreveport State: LA Zip: 71148
 Designee Contact Name: Jeremy Taylor Email Address: taylorfamilyproperty@gmail.com Phone Number: 318-607-4474

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR ____ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

[Signature] 12/22/21 [Signature] 12/22/21
 Property Owner Signature Date Applicant Signature Date

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
April 6, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 6, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Winzer Andrews
Gabriel Balderas
Rachel Jackson
Fred Moss, IV
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Mgr.
Shari Culbert, Executive Admin. Assistant
Manushka Desgagne, City Attorney's Office
Lenetta English, Zoning Compliance Coordinator
Stephen Jean, Deputy Director
Walter Johnson, Planner 1
Reginald Jordan, Zoning Administrator
Emily Trant, Planner 1

Members Absent

Christian Elberson

Mr. Clarke addressed the agenda topic of drawing lots. Members that are in place by advice of the city attorney of the city of Shreveport. The process will be delayed until such as the city of Shreveport has recommended, the mayor has recommended, and the city council has confirmed the two remaining members for this board so that there will be a complete board.

Mr. Clarke stated that there also will not have any ratification motion for past events and documents. This will also occur once there is a complete MPC board.

Mr. Clarke explains that the board will be staggering terms from one year to six years in serving on the MPC board.

Nominations for election of the board chair was opened by Mr. Clarke. A motion was made by Mr. Robertson, seconded by Mr. Moss, that Mr. Andrews will serve out the remaining term of the year as the board chair. There were no oppositions and no additional nominations. Command of the meeting was turned over to Mr. Andrews.

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.

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. MOSS**.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. ANDREWS, seconded by MR. ROBERTSON, to approve the ratification of past events and documents.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, SATER, & Ms. JACKSON Nays: NONE. Absent : ELBERSON

draft

CONSENT AGENDA

PUBLIC HEARING

CASE NO. 21-223-C ZONING REQUEST

Applicant: Taylor Family Property LLC
Owner: Taylor Family Property LLC
Location: 541 STONER AVE (South side of Stoner Ave., approx. 260' east of Creswell Ave.)
Existing Zoning: R-3
Request: R-3 to C-1
Proposed Use: Office

Representative &/or support:

Jeremy Taylor, 3325 Cheverny Shreveport, LA 71118

Mr. Taylor explained that when he purchased the home, he was not aware that it was not commercially zoned. He would like to use the residence as a central office for his real estate company. It would be a general location for tenants to pay rent and for work orders to be received.

Opposition:

There was no opposition.

A motion was made by ROBERTSON, seconded by JACKSON to recommend this application for approval.

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, MOSS, ROBERTSON, SATER, & Meses. JACKSON
Nays: NONE. Absent: ELBERSON**

CC3825

NOTICE TO THE PUBLIC

Control #22070

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, April 6, 2022 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 City of Shreveport Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 21-223-C: 541 STONER AVE. Application by Taylor Family Property LLC for approval to rezone property located on the south side of Stoner Ave., approx. 260' east of Creswell Ave., from R-3 Multi-Family Residential District to C-1 Neighborhood Commercial District, being more particularly described as LOT 5, LESS R/W BLK 2, HOLMESVILLE SUBN., SECTION 6, T17N, R13W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times