

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED WEST OF THE CORNER OF WEST 71ST STREET AND SAINT VINCENT AVENUE, SHREVEPORT, CADDO PARISH, LA., R-1-7 to C-1, 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 enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7 Single-Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District**

LOTS 71, 72 & E. 10 FT OF LOT 70, CEDAR GROVE ADDN., SECTION 25, T17N, R14W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-52-C
VICTOR CARMACK

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 4, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 4, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met on May 4th for case manager presentations.

Members Present

Winzer Andrews, Chair
Gabriel Balderas
Chris Elberson
Rachel Jackson
Fred Moss
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Austin Chen, Planner I
Alice Correa, Planner III
Shari Culbert, Executive Assistant
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II

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

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 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. ELBERSON, seconded by MR. MOSS, to approve the minutes of the April 6, 2022 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

CONSENT AGENDA

PUBLIC HEARING

Mr. Clarke advised that the planner assigned to each case presented would speak briefly on the details of the case before the applicant comes forward.

CASE NO. 22-52-C ZONING REQUEST

Applicant: Victor Carmack
Owner: Victor Carmack
Location: 233 W 71ST ST (West of the corner of W71st St & St Vincent Ave)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Barber/Beauty Shop

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Victor Carmack 253 W. 71st St Shreveport, LA. 71106

draft

Mr. Carmack gave a brief overview of the barber/beauty shop that he is proposing to establish.

Mr. Elberson asked Mr. Carmack if he currently operates a barbershop. Mr. Carmack stated that he did prior to the pandemic and that this establishment will be a relocation of a previously existing barbershop.

Ms. Jackson asked if Mr. Carmack was from the area of the proposed barbershop, he stated that he does.

Opposition:

There was no opposition present.

A motion was made by MR. MOSS, seconded by MS. JACKSON to APPROVE.

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

STAFF REPORT – CITY OF SHREVEPORT

MAY 4, 2022

AGENDA ITEM NUMBER: 9
MPC Staff Member: Alice Correa
City Council District: F/James Green
Parish Commission District: 6/Steffon Jones

CASE NUMBER 22-52-C: ZONING REQUEST

APPLICANT: VICTOR CARMACK
OWNER: Victor Carmack
LOCATION: 233 W 71st St. (SW corner of W 71st St & St Vincent Ave)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to C-1
PROPOSED USE: Personal Service Establishment

DESCRIPTION: The applicant is requesting approval to change the zoning of a 0.38-acre property from Single-Family Residential (R-1-7) to Neighborhood Commercial (C-1) for a barber/beauty shop (Personal Service Establishment). Adjacent to the west and south, and across W 71st Street to the north are zoned R-1-7; and across St. Vincent Avenue to the east is Light Industrial (I-1).

There are no prior cases for this site. Nearby relevant cases include: approvals of rezoning to Buffer Business (B-1; C-1 under the Unified Development Code (UDC)) for an office and unspecified retail (C-90-82, C-14-86); approval of rezoning to Neighborhood Business (B-2; C-2 under the UDC) and Community Business (B-3; C-3 under the UDC for fast food restaurants (C-184-85, C-30-01); approval of rezoning to Heavy Industrial (I-2) and a Special Exception Use (SEU) for an oil plant (C-1-82, BAC-1-82); MPC approval for vehicle sales in B-2 (C-83-95); approval of a Special Use Permit (SUP) for a contractor office (20-108-C); approval of a SEU for a church (BAC-24-98); approvals of a SEU for beer sales and liquor sales (BAC- 124-97, BAC-110-15); denial of an SEU for liquor sales (BAC-19-94); denial of rezoning to B-3 for a fast food restaurant (C-12-01); and denial of a SUP for liquor sales (21-79-C).

Nearby neighborhoods include: Cedar Grove, Hollywood, Pierremont, South Highland, and West Cedar Grove.

REMARKS: 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 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*

STAFF REPORT – CITY OF SHREVEPORT

Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods 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 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 character of the surrounding residential neighborhood. It also is intended to serve as a transitional or buffer area between residential uses and heavier commercial and industrial uses. The subject property is a vacant lot at the edge of a single-family residential (R-1-7) neighborhood at the corner of the major thoroughfare of St. Vincent Avenue. Directly across St. Vincent Avenue is a large commercial/industrial area of General Commercial (C-3) and Light Industrial (I-1) zoning; one street to the north is the commercial corridor of W 70th Street which consists of zoning districts ranging from C-1 to C-3. Existing nearby uses include Fire Station #9, a large HVAC contractor office, an AT&T facility, a landscape contractor office, an auto upholstery and trim shop, a place of worship, a use vehicle dealership, a fast food restaurant, and an office. Thus, the proposed zoning and use would be compatible to the existing zoning and uses of area.

The Shreveport-Caddo 2030 Master Plan Future Land Use map shows the property at the border between Residential Low development, Neighborhood Commercial, and Light Industrial/Business Park areas. Although this specific property is in the Residential Low area, the likelihood of the property being developed residentially is very low due to its corner frontage on St. Vincent Avenue. While the proposed C-1 zoning does not directly align with the vision of the Master Plan, approval of the request would only shift the residential/commercial boundary by one property, it would serve as a transitional buffer between the residential and industrial properties, and it would bring a currently vacated property back into commerce, providing a neighborhood service to the community.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on March 28, 2022 at 5:30PM, with a total of four people were in attendance. The applicant explained his request and proposed use, to which the attendees responded with a statement of their support.

STAFF

ASSESSMENT: **Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of rezoning from Single-Family Residential (R-1-7) to Neighborhood Commercial (C-1) is warranted, due to 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.
2. Deny the zoning request.

STAFF REPORT – CITY OF SHREVEPORT

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

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

22-52-C

69TH

R-1-7

C-3

OS

C-3

C-2

70TH

70TH

C-1

R-1-7

C-3

71ST

I-1

R-1-7 to
C-1

72ND

C-1

DOWDELL

73RD

500' NOTIFICATION
AREA

ST. NCENT

STARRIES INDUSTRIAL PARK

I-2

R-4

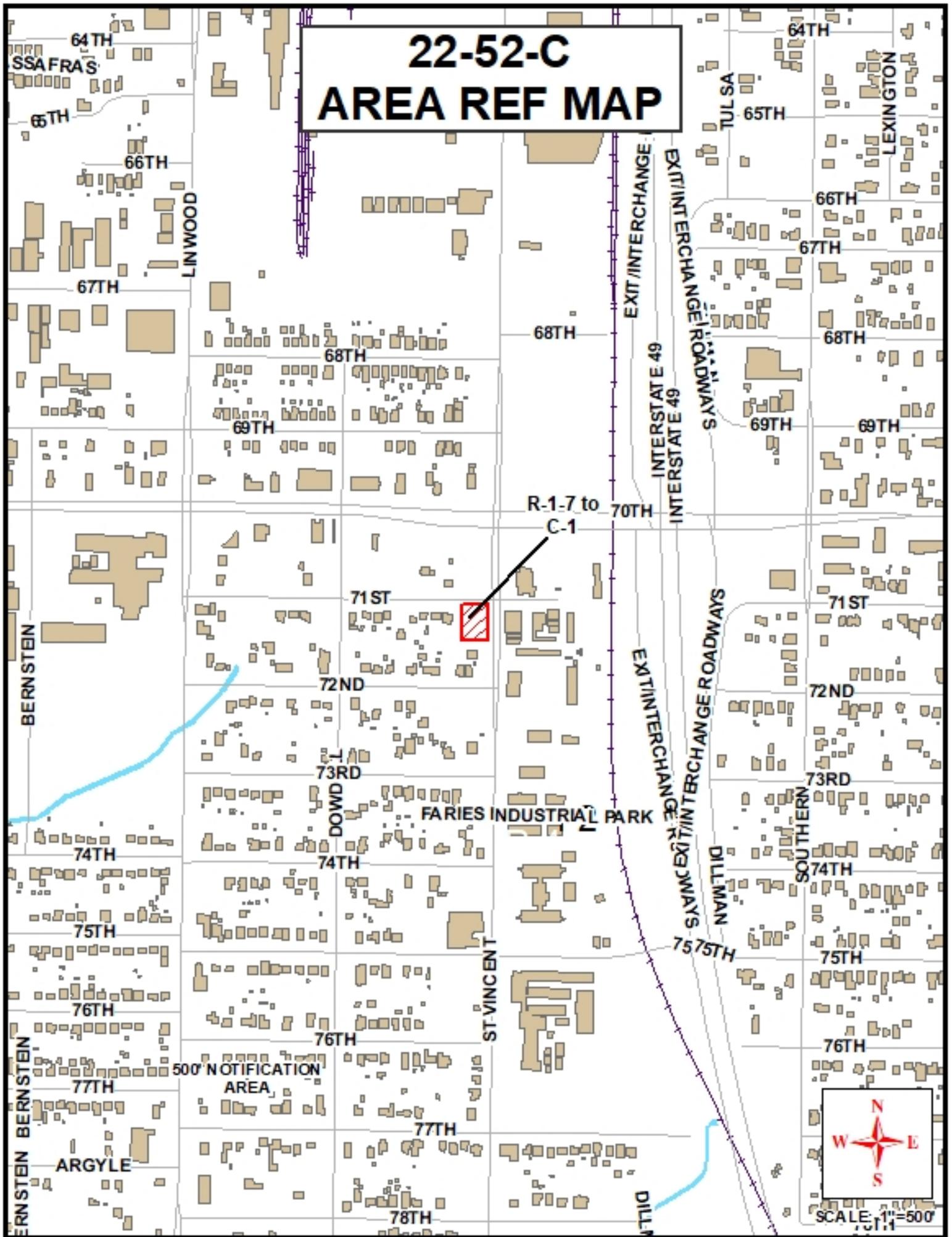
EXIT/INTERCHANGE ROADWAYS
INTERSTATE 49

EXIT/INTERCHANGE ROADWAYS



SCALE: 1"=200'

22-52-C AREA REF MAP



R-1-7 to
C-1



FARIES INDUSTRIAL PARK

500' NOTIFICATION
AREA



SCALE 1" = 500'

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







St. Vincent

STOP

MECHANICAL CONTRACTORS

OWNER

Wilson, Malcom Angelo
 Bristow & Williams, L.L.C.
 Shreveport, City Of
 Shreveport, City Of
 Fitzgerald Properties, L.L.C.
 Fitzgerald Properties, L.L.C.
 Wells, Donna Faye Samuel
 Ec Investments Of La Llc
 Fleming, William Earl And
 Auer Family Properties, L.L.C.
 Velasco, Jazmin
 Christlove International Christian Ministries
 Henderson Construction Services, Inc.
 Hamilton, Larry Edward, Sr.
 Robinson, Charles Davis, Jr. &
 Schwartz, Barbara Jean Dowden
 Sue And Roger Christian Properties, Llc
 Mitton, Catherine Linda Gagos
 Lucky Mustafa Llc
 Coleman, Donald Smith
 Robinson, Berneda Tyson
 Shepherdnsheep Theatrical Ministries, Inc.
 Reese, Jesse James, Jr.
 Anderson, Mike Properties, L.L.C.
 Ross, James Arnell
 Goldome Credit Corporation
 Hilbun, Ethel D. 3/4 & Ethel Marie Lane 1/4
 Baptist Church, New Light
 Brown Girl Enterprises Llc
 H2 Property Investments Llc
 West, Latoicha Monique Johnson
 Pouncy, Gladys B.
 Lewis, David, Jr.
 Mc Bryde, William Grady, Iii, Etal
 Lewis, Charles Delfard
 A Fanning Properties Llc
 Fitzgerald Leasing & Investments, Llc
 Samuel, David And Bernice Bloomer Samuel
 Williams, Terry Jackson
 Carmack, Victor Purcheon
 Cody Investments, Llc
 Kennedy, Sarah
 Vandiver Enterprises Ii Llc
 Lucas, Aristeo
 Mcgill, Randy W
 (P.S.) Bellsouth Telecommunications, Inc.
 Cedar Grove Neighborhood Association
 Hollywood Civic Club
 Emily Trant

STREET ADDRESS	CITY	STATE	ZIP	
8028 Parker Pl	Shreveport	La	71129	
642 Buckhead Cir	Shreveport	La	71115-3721	
1234 Texas Ave	Shreveport	La	71101-3345	
1234 Texas	Shreveport	La	71101	
7103 St. Vincent Ave.	Shreveport	La	71106	
7103 St. Vincent Ave.	Shreveport	La	71106	
269 W 71st St	Shreveport	La	71106-3701	
Po Box 6975	Shreveport	La	71106	
9402 Red Oak Ln	Shreveport	La	71106	
330 Marshall St. 8th Floor	Shreveport	La	71101	
158 East Prospect	Shreveport	La	71104	
9223 Dawn Ridge Dr	Shreveport	La	71118-2838	
208 W 70th St	Shreveport	La	71106-3716	
3927 Catherine St	Shreveport	La	71109-3217	
210 W 72nd St	Shreveport	La	71106	
10004 Thornwood Dr	Shreveport	La	71106-7649	
5722 Marina Bay Dr	Shreveport	La	71119	
252 W 71st St	Shreveport	La	71106-3702	
2277 Mill St	Ringgold	La	71068	
Po Box 5186	Shreveport	La	71135	
P O Box 497	Mansfield	La	71052	
Po Box 6414	Shreveport	La	71136-6414	
3519 Colquitt Rd	Shreveport	La	71118	
342 Cope Dr	Shreveport	La	71106-8244	
8036 Parker Pl	Shreveport	La	71129	
16875 W Bernardo Dr # 440	San Diego	Ca	92127-1675	
4052 White Oak Dr	Birmingham	Al	35243-5027	
2617 Corbitt St	Shreveport	La	71108	
1528 Stacey Dr	Baton Rouge	La	70815	
Po Box 5906	Shreveport	La	71135-5906	
273 W 71st St	Shreveport	La	71106-3701	
232 W 73rd St	Shreveport	La	71106-4202	
252 West 73rd Street	Shreveport	La	71106	
Fm Rd 2204 Box 6765	Kilgore	Tx	75662	
248 W 73rd St	Shreveport	La	71106-4202	
Po Box 6040	Shreveport	La	71136	
7103 St Vincent Av	Shreveport	La	71106	
248 W 71st St	Shreveport	La	71106-3702	
2021 Sherringham Ct	Shreveport	La	71118	
253 West 71st St	Shreveport	La	71106	
Po Box 72370	Bossier City	La	71172	
254 W 72nd St	Shreveport	La	71106	
3814 White Post Ct	Alexandria	Va	22304	
246 W 74th St	Shreveport	La	71106	
142 Eagan St	Shreveport	La	71101	
1155 Peachtree St Ne Rm 16h02	Atlanta	Ga	30309-7629	
7931 Thornhill Avenue	Shreveport	La		71106
4408 Rosary Lane	Shreveport	La		71108
505 Travis Street, Ste 440	Shreveport	La		71101

VICTOR CARMACK

DEAR NEIGHBOR

My company, **Vick's Barber and Beautie Shop**, owns vacant land at 233 West 71st Street, Shreveport, LA 71106. We'd like to open a new barber and beautie shop. Hours of operation will be 6:00 a.m. to 7:00 p.m. Tuesday through Saturday.

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

The meeting will take place:

Monday, March 28, 2022 at 5:30 P.M. on site at 233 West 71st Street Shreveport, LA 71106

At the meeting, I'll provide a sign in sheet to obtain email address to keep everyone updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting. Please feel free to contact me via email. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting.

Thanking you for time and cooperation in this matter.

Sincerely,

Victor Carmack
Victor Carmack8@Gmail.com



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: 3/8/22 Planner: A. Correa Case No: 22-52-C Application Fee: \$ 800

1. PROPERTY INFORMATION

Project Name: Vick's Barber Shop + Salon Associated Case: 171425044007100
Project Address/Location: 233 West 71st Street
Current Zoning District: R-1-7 Residential Proposed Zoning District (if applicable): Cedar Grove addn 171 Parcel Number(s): Lots 71, 72, & E 10' of 70

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)
233 West 71st Street Shreveport La 171425044007100
Lots # 71, 72, & east 10 ft of lot 70 Cedar Grove addn 171

4. GENERAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)
233 west 71st Street on the corner of St. Vincent

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
Corner lot

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:

Check if Primary Contact

Name: Victor P. Carmack Company: Vick's Barber Shop & Salon
 E-mail: Victor.Carmack8@gmail.com Phone: (318) 422-1167 Fax: —
 Address: 253 W 71st Street City: Shreveport State: LA Zip: 71106

ARCHITECT CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: Victor P. Carmack Company: Vick's Barber Shop & Salon
 E-mail: Victor.Carmack8@gmail.com Phone: (318) 422-1167 Fax: —
 Address: 253 W. 71st Street City: Spport State: LA Zip: 71106
 Designee Contact Name: _____ Email Address: _____ Phone Number: _____

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.

Victor P. Carmack
 Property Owner Signature

Date

Victor P. Carmack
 Applicant Signature

Date

Land Development

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

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s):	Proposed Zoning District(s):	Proposed Building Use(s):	
<i>If more than one district, provide the acreage of each:</i>		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:
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 checked="" type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CC3825

NOTICE TO THE PUBLIC

Control # 22113

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 4, 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. 22-52-C: 233 W 71ST ST. Application by Victor Carmack for approval to rezone property located on the West of the corner of W71st St & St Vincent Ave, from R-1-7 Single Family Residential to C-1 Neighborhood Commercial being more particularly described as LOTS 71, 72 & E. 10 FT OF LOT 70, CEDAR GROVE ADDN., SECTION 25, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times