

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED SOUTHWEST CORNER OF WALLACE AVENUE AND WEST 72ND STREET, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-2 MULTI-FAMILY RESIDENTIAL ZONING 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 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 R-2 Multi-Family Residential Zoning District**

LOT 68, BLK D, OAKMONT SUB., Section 26, R17W, T14N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-66-C
UNDDA DOG APPAREL COMPANY

**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. 22-66-C ZONING REQUEST

Applicant: Undda Dog Apparel Company
Owner: SANTANA F. THRASYBULE
Location: 7206 WALLACE AVE (SW corner of Wallace Ave and W 72nd St)
Existing Zoning: R-1-7
Request: R-1-7 to R-UC
Proposed Use: Dwelling - Multi-Family

Mr. Chen presented information from the case file for this case.

Representative &/or support:

draft

Santana Thrasybule 235 W. Van Buran St. Chicago, Il. 60607

Mr. Thrasybule the owner of the property. He is a native of the area and would like to construct duplex homes. Mr. Moss asked if this would be his first project, Mr. Thrasybule confirmed that it would.

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 Mes. JACKSON Nays: NONE. Absent: ROBERTSON

STAFF REPORT – CITY OF SHREVEPORT

MAY 4, 2022

AGENDA ITEM NUMBER: 10
MPC Staff Member: Austin Chen
City Council District: F/Green
Parish Commission District: 6/Jones

CASE NUMBER 22-66-C: **ZONING REQUEST**

APPLICANT: UNDDA DOG APPAREL COMPANY
OWNER: UNDDA DOG APPAREL COMPANY
LOCATION: 7206 WALLACE AVE (SW corner of Wallace Ave and W 72nd St.)
EXISTING ZONING: R-1-7
REQUEST: **R-1-7 to R-UC**
PROPOSED USE: **Dwelling - Multi-Family**

DESCRIPTION: The applicant is requesting rezoning of a 0.57-acre tract of land from R-1-7 (Single-family Residential) to R-UC (Urban Core Residential) for Dwelling - Multi-Family. Adjacent to the North, South and West are zoned R-1-7; Cross Wallace Ave is zoned R-3 (Multi-family Residential).

There is no previous case associated with this property. Nearby relevant cases include: approval of rezoning to R-3 (Multi-family Residence) for an apartment units (C-946), approval of rezoning to B-3 for a Shopping Center (C-776); a parking lot and future used car dealership (C-3-18); an Outside display of pools and spas (C-169-83).

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

REMARKS: The applicant is requesting rezoning of a 0.57-acre tract of land from R-1-7 (Single-family Residential) to R-UC (Urban Core Residential) for Dwelling - Multi-Family. In reviewing historical photographic imagery, it appears that the property has been vacant since approximately 1985.

As stated in Article 4.2 of the Unified Development Code (UDC), R-UC is defined as "The R-UC Urban Core Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached, and two-family dwellings on lots with a small lot size to encourage redevelopment of neighborhoods located within or in close proximity to the urban core of the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted." The permitted by right uses in R-UC zoning district include Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling – Townhouse, Dwelling - Single-Family Detached, Dwelling – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary , Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

The subject property is in a large area of a mixed-use of residential and commercial and is surrounded by R-1-7 Single-family Residential districts, R-3 Multi-family Residential districts, and C-

STAFF REPORT – CITY OF SHREVEPORT

3 General Commercial districts. The subject property is located across the street from an existing large apartment complex, and the local community has numerous vacant buildings and lands in the immediate vicinity. Development of the subject vacant lots could be a positive impact on the community. Several businesses near the subject property include multi-family apartments, furniture sales, church, convenience stores, restaurant, and gas station. All the possible R-UC uses are compatible with what exists in the area, approval of rezoning to R-UC 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 Low. The R-UC Urban Core Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached, and two-family dwellings on lots with a small lot size to encourage redevelopment of neighborhoods located within or in close proximity to the urban core of the City of Shreveport, R-UC would allow for a slightly denser neighborhood environment without introducing highly dense multi-family development on the west side of Wallace Avenue. Chapter 11 of the master plan identifies this area as a Revitalization Area. The revitalization neighborhoods correspond to areas where adjudicated properties are concentrated and are within CDBG-eligible census tracts. Therefore, the R-UC would be consistent with the intentions of the Master Plan.

Per UDC requirements, the applicant hosted a neighborhood participation meeting at 5:30 PM on April 18, 2022, to present their proposed operation to interested parties. No one attended the meeting; therefore, there was no opposition stated during the meeting.

Field observations revealed on April 14, 2022; The subject property is in a community with numerous vacant lands and houses. There is no visual evidence of any recent significant investment or reinvestment in single family area surrounding the subject site. The site is adjacent to the street and the land is relatively levelled, it's suitable for small scale residential development.

STAFF

ASSESSMENT: **Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval R-1-7 (Single-family Residential) to R-UC (Urban Core Residential) 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.
2. Deny the zoning request.



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

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

22-66-C

C-2

C-3

C-3

C-2

I-1

C-3

R-1-7

R-1-7

R-1-7
to
R-UC

R-3

R-1-7

500' NOTIFICATION
AREA



SCALE: 1"=200'

22-66-C AREA REF MAP

R-1-7
to
R-UC



SCALE: 1"=500'



PEARL

R E S I D E N C E

S H R E V E P O R T , L A



PEARL

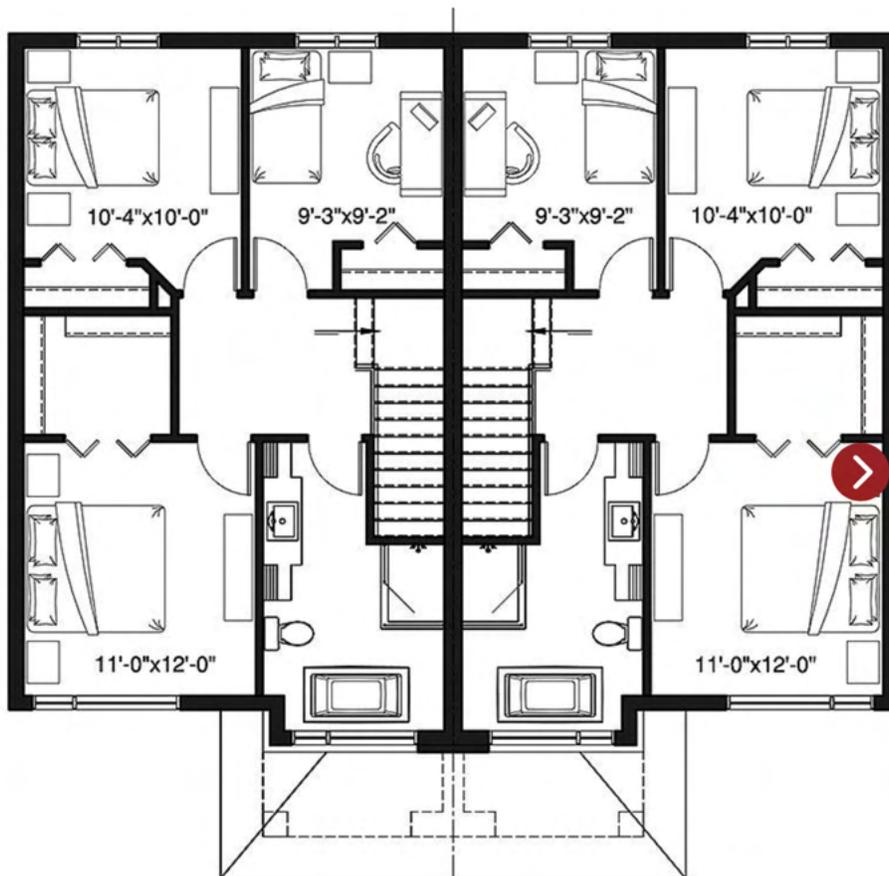
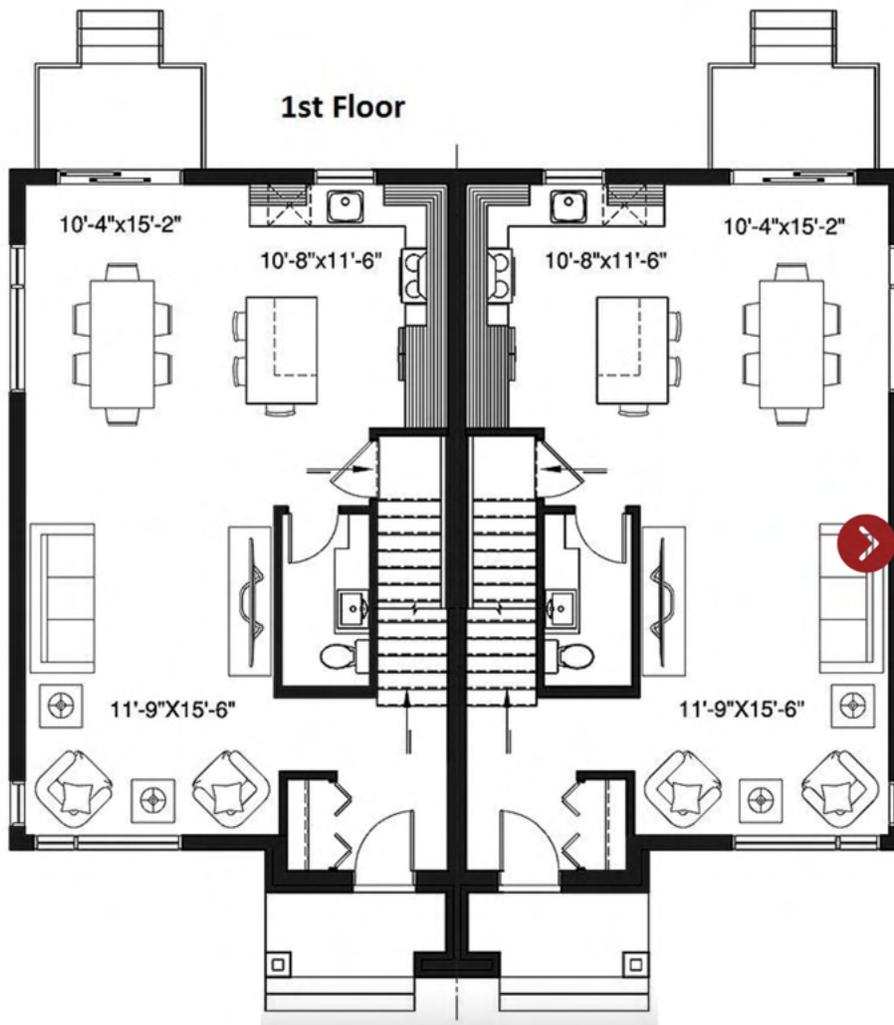
R E S I D E N C E

S H R E V E P O R T , L A

Corner of: **Wallace Avenue and 72nd Street**

TRENDY MODERN TWO-STORY DUPLEX







PEARL

R E S I D E N C E

S H R E V E P O R T , L A

- **Size:** 2,760 SQFT Build / Adjustable To City Regulations
- **2 Units:** 2 Floors / Depth 34' / Width 42'
- **Features:** 3 Bedrooms, 1.5 Baths, Kitchen Island, Open Concept Dining Room & Living Room, Front Sheltered Balcony, Landscaping, Waste MGMT, and Parking.
- **Location:** Corner of Wallace Ave & 72nd St. / Cedar Grove
- **Community Dev Dept:** Cedar Grove neighborhoods are a distinct area of redevelopment interest by the city. In discussion for assistance with resources.

OWNER	STREET AD	CITY	STATE	ZIP
Red River \	1961 Airlin	Bossier Cit	La	71112-2448
Godfrey, G	714 W 73r	Shreveport	La	71106-3506
Turner, De	2719 Amh	Shreveport	La	71108
Simton, Ch	526 W 74tl	Shreveport	La	71106-3604
Orion 201	1815 Bent	Bossier Cit	La	71111
Terry, Fabi	1420 Hidd	Dallas	Tx	75241
Smith Posi	5992 Cana	Shreveport	La	71107
Williams, \	661 W 71s	Shreveport	La	71106-2901
Boles, Frar	4137 San J	Shreveport	La	71109
Jazmynren	1168 Pelic	Shreveport	La	71106
Chism, She	725 W 74tl	Shreveport	La	71106
Wilson, To	185 Bossie	Bossier Cit	La	71111
F & B Alter	4427 Your	Shreveport	La	71105
Oakcrest P	3466 High	Stonewall	La	71078
Smith, Ivar	Po Box 522	Granbury	Tx	76049
Ester, Abra	728 W 72n	Shreveport	La	71106-3504
Shipp, Add	710 W 73r	Shreveport	La	71106-3506
Gosey, Alb	718 W 71s	Shreveport	La	71106-3502
Michaels, J	705 West	Shreveport	La	71106
Coleman, I	617 W 74tl	Shreveport	La	71106-3605
White Oak P	O Box 72	Bossier Cit	La	71172
Hubbard, J	610 West	Shreveport	La	71106
Wildes Llc	9896 Deep	Shreveport	La	71118
Restored I	Po Box 637	Bossier Cit	La	71171
Rusley, Co	807 Pine T	Shreveport	La	71106
Orion 201	Po Box 723	Bossier Cit	La	71172
Roberts, Jc	Po Box 181	Shreveport	La	71138-1154
Mark, Har	623 W 71s	Shreveport	La	71106-2901
Bezucha, J	3118 Cent	Shreveport	La	71104
La Investm	337 Winslc	Long Beach	Ca	90814-3211
Galloway, !	714 W 74tl	Shreveport	La	71106-3608
Zydeco #1	(P.O. Box 7	Bossier Cit	La	71172
Dontia Pro	463 Railsb	Shreveport	La	71106
Mississippi	Po Box 952	Natchez	Ms	39121-0952
Cypress Re	1815 Bent	Bossier Cit	La	71111
Central Prc	405 N 115t	Omaha	Ne	68154-2507
Wright, Ch	609 W 74tl	Shreveport	La	71106
Thomas, B	607 W 71s	Shreveport	La	71106-2901
Darrick D	S.P.O. Box 1	Shreveport	La	71138
Clayton, G	529 W 74tl	Shreveport	La	71106-3603
Moore, Sp	240 Presto	Shreveport	La	71105
Roque, Ed	2801 West	Shreveport	La	71109
Mcreynold	718 W 74tl	Shreveport	La	71106
Roberson,	2520 Deas	Bossier Cit	La	71111-5941
White Oak	Po Box 605	Shreveport	La	71136-6059
Ricou, Den	910 Pierre	Shreveport	La	71106

Quinn Resi 318 Oneor Shreveport La	71106
Rtc Leasing 7214 Clift / Shreveport La	71106-3518
Wilson, Lul 610 W 73r Shreveport La	71106-2906
Stringer, Jæ Po Box 121 Longview Tx	75607-2127
Chandler, I P.O. Box 6 Shreveport La	71136
Blundell, G P.O. Box 7 Bossier Cit La	71172
Pintail Hol Po Box 27C Cedar Hill Tx	75106-2704
Brown, Kei 522 W 74tl Shreveport La	71106-3604
Dinkins, Be 218 Brumlk Duson La	70529
P & G Real 600 W 72n Shreveport La	71106-2904
Jones, Larr 710 West 7 Shreveport La	71106
Smith, Dek 6323 Trailv Shreveport La	71119
Robinson, Po Box 141 Minneapol Mn	55480
Eastern Pr 1118 S Sair Dallas Tx	75217-9005
Gaston, Pe 722 W 74tl Shreveport La	71106-3608
Morris, Cel 9815 Hom Shreveport La	71119
Smith, Josi P O Box 12 Longview Tx	75607
Chandler, I 812 Eds Bl Shreveport La	71107
Mitchell Fa 424 Homal Shreveport La	71106-7547
Berly, Harr 532 Chamf Shreveport La	71108-4014
Family Fed 9815 Hom Shreveport La	71119
Garner, Ro 529 W 74tl Shreveport La	71106
Clayton, G 702 W 71s Shreveport La	71106
Union Spri 5219 N Ma Shreveport La	71107-2803
Zoe Home 825 Cardin Shreveport La	71105-2209
Cole, Done Po Box 144 Monroe La	71207
Noren Proj 2520 Deas Bossier Cit La	71111-5941
White Oak 3814 Whit Alexandria Va	22304
Vandiver E 616 W 73r Shreveport La	71106-2906
Woodard, 300 Bental Bossier Cit La	71111-4704
Ab Glen Pr 7631 Whit Shreveport La	71129
Marcus, Jo 718 W 71s Shreveport La	71106-3502
United Tax 8620 Dow Shreveport La	71106-5518
Cash, Floy 1129 Boon Bossier Cit	y La 71112
Rivera, Chr 1008 Profe Shreveport La	71105
J L Homes, 509 W 74tl Shreveport La	71106-3603
Black, Hen 518 W 74tl Shreveport La	71106-3604
Stringer, L 615 West 7 Shreveport La	71106
Mendoza, 330 Marsh Shreveport La	71101
Auer Famil 621 W 72n Shreveport La	71106
Dubon, Sh 602 W 71s Shreveport La	71106-2902
Amar Shre 7111 Unio Shreveport La	71106
Samuels, R Po Box 325 Justin Tx	76247
1st Pharm P O Box 29 Shreveport La	71149
Eiland, Vict 2081 Nortl Shreveport La	71107
Bayou Clas 607 W 71s Shreveport La	71106-2901
Skye Of Sh 6610 Cana Shreveport La	71108

Williams, C 652 W 71s Shreveport La	71108
Naeem, M 1432 Brool Carrollton Tx	75007-6032
Potter, Lec 525 W 74tl Shreveport La	71106
Mims, Har 318 Oneor Shreveport La	71106
Crager Pro 6192 Pebb Shreveport La	71129
Dunn, Davi 1815 Bent Bossier Cit La	71111
Missionary Po Box 281 Atlanta Ga	30384-1856
Vf Tax Llc 9 7132 Bran Shreveport La	71108-4904
Ali, Liaqat 2081 N Crc Shreveport La	71107
Bayou Clas 5720 S Lak Shreveport La	71119
Vaughn, Jir 617 West 7 Shreveport La	71106
Hamilton, . 725 West 7 Shreveport La	71106
Chism, She 725 W 73r Shreveport La	71106-3505
Brown, Jus Po Box 697 Shreveport La	71136
Giles, Roxi 7593 Beeb Greenwoo La	71033-3318
Caplinger, 21371 Trel Montgome Tx	77339
Horn, And 3698 Shan Shreveport La	71129-9135
Noble, Dol 500 Volvo Chesapeak Va	23320
Family Dol 142 Wend Stonewall La	71078-4438
Baskin, Fra 142 Wend Stonewall La	71078-4438
Walter F Jc 505 Travis Shreveport La	71101
Steffon Jor 7931 Thor Shreveport La	71106

Dear Neighbor:

My company, Undda Dog Company, owns vacant land at 7206 Wallace Avenue. We'd like to build a new 8-unit apartment building. It would be a new living space for Shreveport residents. The building plan features 2 bedrooms and one bath with 953 sqft in each unit. All have a great kitchen with a large island, open to the dining and living room.

The site is located in an R-1-7 Residential Zoning District, where a multi-family structure is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to a R-2 Multi-Family Residential District in order to build a multi-family apartment building. The site will be a four-story residential structure with a combined square footage of 7,624 square feet. On-sight parking will be provided for residence of this building 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:

Monday, April 18th, 2022 at 5:30 pm
Shreveport Public Assembly & Recreation, at 505 Travis Street, Suite 550. 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 info 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 April 18th.

Sincerely,

Santana Thrasybule

SantanaThrasybule@gmail.com

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





Lynwood Homes
1111 10th St
St. Louis, MO 63104
Phone: (314) 433-1111

4
08 18

FIRE LANE NO PARKING



22-66-C - Zoning Map Amendment (Rezoning)

Project Address Information:

Address: 7206 WALLACE AVE
City: SHREVEPORT
State: LA
Zip: 71115

Project Details:

Designation: City of Shreveport
Status: Open
Project Name: Pearl Residence
Project Number: 22-66-C
Project Description:
Application Category: Planning Case - City
Parcel Legal Description: LOT 68, BLK D, OAKMONT SUB., Section 26, R17W, T14N, Caddo Parish Louisiana.

LOT 69, BLK D, OAKMONT SUB

LOTS 70 & 71, BLK. D. OAKMONT SUBN. Section 26, R17W, T14N, Caddo Parish Louisiana.

General Location of Property: SW corner of Wallace Ave and W 72nd St
Council: F - Green
Caddo Parish Commissioner District: 6 - Cawthorne
Request: R-1-7 to R-2
Proposed Use: Dwelling - Multi-Family
Subdivision:

GEO Number: 171426028006800
Township:
Section: 26
Range: 17-14
Existing Zone: R-2

Project Fees:

Rezoning
Neighborhood Participation Plan

Contact information:

Applicant:			
	Undda Dog Apparel Company	Santana Thrasybule	235 W Van Buren Street APT. 3815 Chicago, IL 60607
	Mobile: (469) 835-5176	Home:	Office:
Architect:			
			,
	Mobile:	Home:	Office:
Business Owner:			
	Undda Dog Apparel Company	Santana Thrasybule	235 W Van Buren Street APT. 3815 Chicago, IL 60607

Business Owner:	Mobile: (469) 835-5176	Home:	Office:
Engineer:			
			,
	Mobile:	Home:	Office:
Property Owner:			
		SANTANA F. THRASYBULE	235 W Van Buren Street APT. 3815 Chicago, IL 60607
	Mobile: (469) 835-5176	Home:	Office:

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. 22-66-C: 7206 WALLACE AVE. Application by Undda Dog Apparel Company for approval to rezone property located on the SW corner of Wallace Ave and W 72nd St, from R-1-7 Single Family Residential to R-2 Multi-Family Residential, being more particularly described as LOT 68, BLK D, OAKMONT SUB., Section 26, R17W, T14N, Caddo Parish Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times