

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF WEST 70TH STREET, APPROXIMATELY SEVEN HUNDRED SIXTY FEET EAST OF DINKINS DRIVE, SHREVEPORT, CADDO PARISH, LA., **FROM C-4 HEAVY COMMERCIAL ZONING DISTRICT TO I-1 LIGHT INDUSTRIAL 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 C-4 Heavy Commercial Zoning District To I-1 Light Industrial Zoning District**

4 ACS. M/L - FROM THE SE COR. OF SEC. 20 (17-15) RUN N. 24.52 FT., THENCE N. 89 DEG. 38 MIN. 41 SEC. W. 660.52 FT., THENCE N. 89 DEG. 43 MIN. 54 SEC. W. ALONG N. R/W OF W. 70TH ST. 677.18 FT., THENCE N. 73 DEG. 45 MIN. 52 SEC. W. 103.3 FT., THENCE S. 77 DEG. 15 MIN. 36 SEC. W. 103.3 FT. TO P.O.B., THENCE S. 89 DEG. 49 MIN. 23 SEC. W. 188.48 FT., THENCE N. 00 DEG. 05 MIN. 39 SEC. E. 748.43 FT. TO S'LY R/W OF I-20, THENCE N. 82 DEG. 54 MIN. 22 SEC. E. 272.68 FT., THENCE S. 08 DEG. 22 MIN. 10 SEC. E. 142.14 FT., THENCE S. 10 DEG. 01 MIN. 00 SEC. W. 213.65 FT., THENCE N. 88 DEG. 17 MIN. 42 SEC. W. 61.17 FT., THENCE S. 00 DEG. 38 MIN. 11 SEC. W. 432.56 FT. TO P.O.B., SECTION 20, T17N, R15W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-67-C
ALLIANCE TANK LINES, LLC

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. 22-67-C Zoning Request

Applicant: Alliance Tank Lines, LLC
Owner: WINNER'S CIRCLE INTERNATIONAL INC.
Location: 50610 NONE (North side of W 70th St., approx. 760' east of Dinkins Dr)
Existing Zoning: C-4
Request: C-4 to I-1
Proposed Use: Truck Repair

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

Representative &/or support:

Chad Moran 150 Industrial Ave. Natchitoches, La. 71457

draft

Mr. Moran stated that he has an existing truck repair shop in Natchitoches. He has a growing cliental in Shreveport and is proposing to open a second location here.

Opposition:

There was no opposition present.

A motion was made by MR. ELBERSON, 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: 11

MPC Staff Member: Lauren Witt

City Council District: G/Jerry Bowman, Jr

Parish Commission District: 12/Epperson

CASE NUMBER 22-67-C: ZONING REQUEST

APPLICANT: ALLIANCE TANK LINES LLC
OWNER: Winner's Circle International, Inc.
LOCATION: 7600 blk West 70th Street (north side of W. 70th St., approx. 800' east of Dunkins Dr.)
EXISTING ZONING: C-4
REQUEST: C-4 to I-1
PROPOSED USE: Truck Repair and Office

DESCRIPTION: The applicant is requesting approval to change the zoning of a 4.0 acre tract of land from Heavy Commercial (C-4) to Light Industrial (I-1) in order to construct a truck repair shop and office on this site. The zoning of this parcel prior to the adoption of the UDC was B-3(SPI-2), which included an Industrial Park Overlay. The adjacent properties are zoned C-4 to the east and west, C-3 south of W. 70th Street, and is bordered by I-20 to the north.

Previous cases for this site include approved rezonings from R-A to I-1, I-2 to B-3 (P-6-79; C-22-83), denied zoning request to be removed from the SPI-2 Overlay (C-17-95), and approval of on-site beer consumption (BAC-21-95). It's important to note that this specific parcel was a part of the applications for the adjacent water park, however the parcel remains undeveloped. The current zoning designation of C-4 was changed from the previously approved B-3 designation with the adoption of the UDC in 2017. Relevant cases in the surrounding area include the following approved rezonings: R-A(SPI-2) to B-3-E, R-A to I-1, I-2 to B-3, R-A (SPI-2) to I-1(SPI-2), R-A (SPI-2) to I-2(SPI-2), and R-A to I-1 (C-4-16; C-57-13; C-2-85; C-92-84; P-08-09; P-11-02; P-28-79)

Greenwood Acres is the only nearby neighborhood in the vicinity of the site.

REMARKS: The subject parcel was part of the approved rezoning request for the adjacent water park, from I-2 to B-3 (C-22-83), however was never part of the subsequent development. Therefore, the applicant is requesting to partially restore the previous industrial zoning of the property.

As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as " *The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.* The permitted by right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar, Brewery,

STAFF REPORT – CITY OF SHREVEPORT

Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Distillery, Financial Institution, Food Truck and Trailer Vendor, Freight Terminal, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan , Industrial - Light, Industrial Design, Industrial Services, Lodge/Meeting Hall, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and Development, Restaurant , Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm , Retail Sales of Alcohol-Beer/Wine, Soup Kitchen, Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor , Warehouse, Wholesale Establishment , Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

The subject property is adjacent to parcels zoned C-4 on the east and west. To the east, the property is developed as an amusement park, however the property to the west is currently undeveloped. Additionally, it is important to note that while the properties directly south of W. 70th Street are zoned C-3, adjacent to that zoning is I-1 and I-2 zoning, which spans midblock between Dunkins Dr. and Atkinson Dr. south to General Motors Blvd and east just past Bert Kouns Industrial Loop Expy. This area has been developed historically as industrial, and the applicant's request for I-1 zoning is consistent with the surrounding zoning.

Based on aerial imagery of the surrounding area, the subject parcel is adjacent to the Splash Kingdom Oasis Water Park to the east, and to the west of the undeveloped adjacent parcel is a truck dealer and recreational vehicle dealer. To the south of W. 70th Street, uses include a contractor office, restaurant, and several types of industrial plants and warehouses. The applicant's proposed use of a truck repair shop and office is consistent with the existing uses surrounding the site.

The proposed zoning designation does vary slightly from the Future Land Use Map of the 2030 Great Expectations Master Plan, as the future land use of this parcel is designated General Commercial. However, it is important to note that the future land use of the area just southeast of W 70th Street is Industrial, and developed as such. Furthermore, as described in the Master Plan, the General Commercial future land use should be designed to accommodate pedestrians and bicyclists. This specific area of the City is between a state highway (511/W. 70th St.) and federal interstate (I-20), where pedestrian and bicyclist transportation is discouraged due to unsafe conditions. Finally, the majority of uses established in the area, even those in the adjacent commercial zoning, are heavier commercial or industrial uses, which are compatible with industrial zoning, and indicates a continued trend of industrial uses. Therefore it is unlikely that this area will ever develop into commercial, multimodal sector of the City, as indicated in the Future Land Use Map.

STAFF REPORT – CITY OF SHREVEPORT

Per UDC requirements, the applicant hosted a neighborhood participation meeting on April 5, 2022 at 6:00 PM. Notification was sent to the neighboring areas in accordance with MPC policy, and there were no attendees present at the meeting.

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 Heavy Commercial (C-4) to Light Industrial (I-1) is warranted.

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

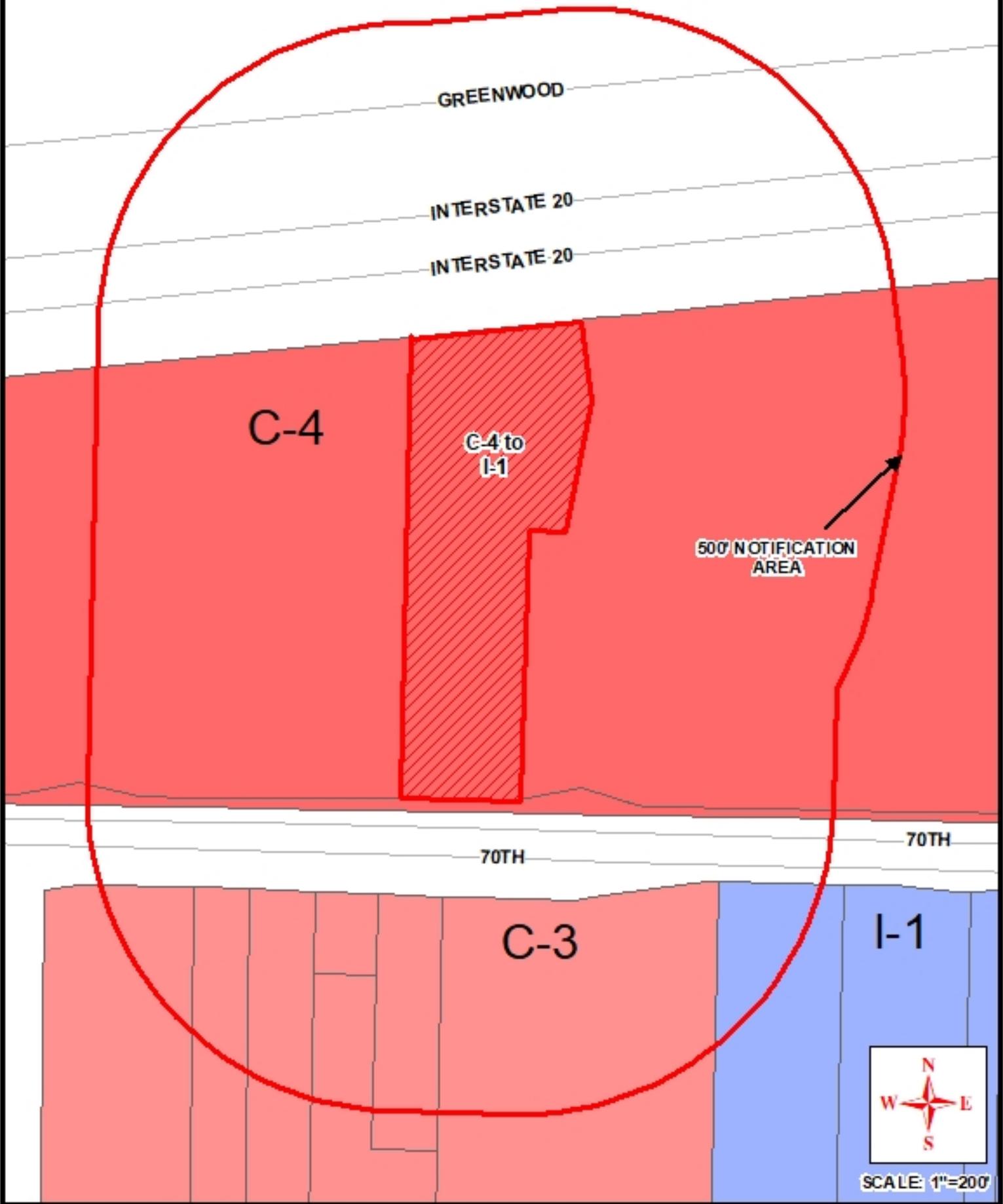
- a. Deny the requested zoning,
- b. Approve a zoning district other than what is requested.

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.

22-67-C



GREENWOOD

INTERSTATE 20

INTERSTATE 20

C-4

C-4 to
I-1

500' NOTIFICATION
AREA

70TH

70TH

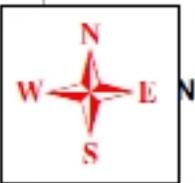
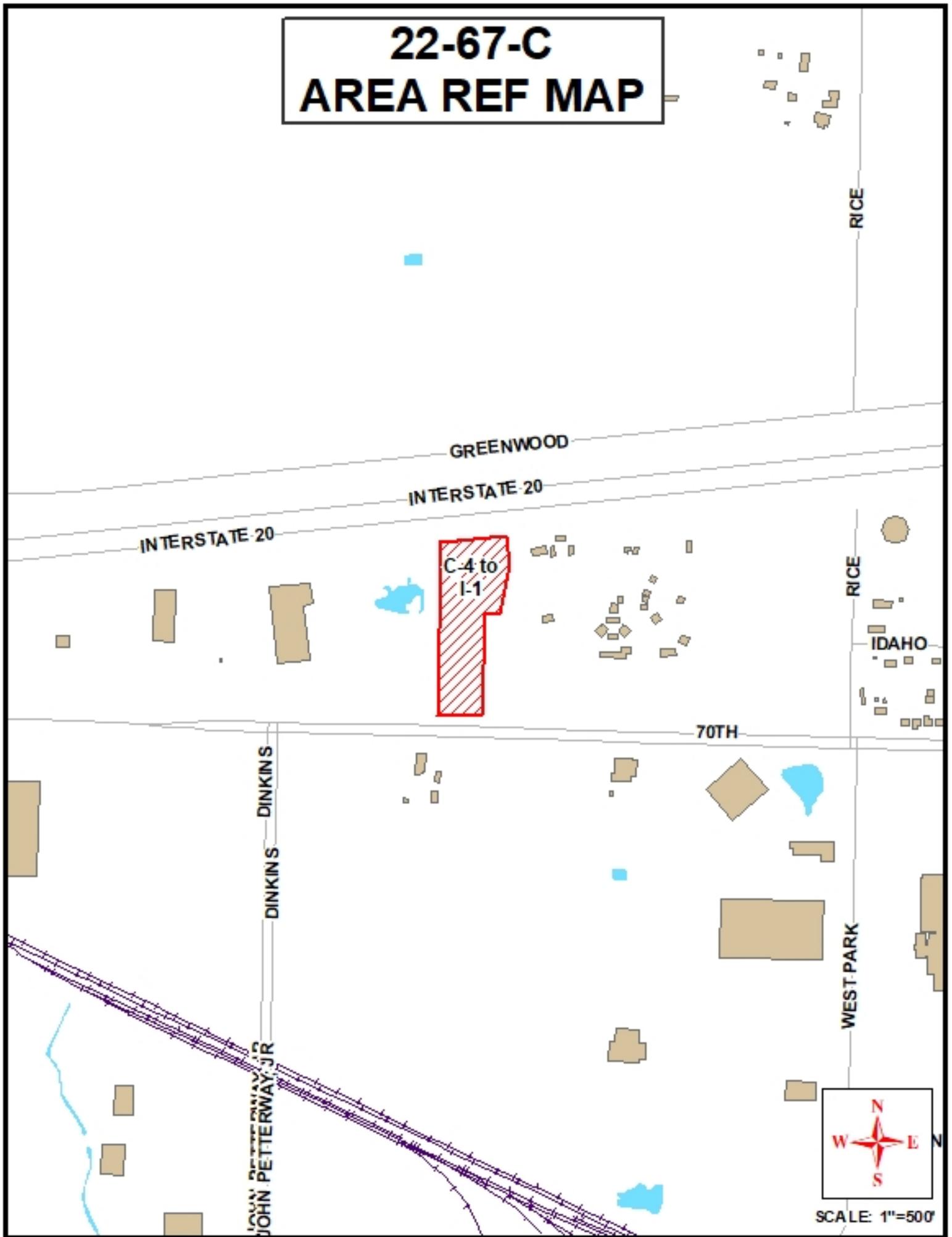
C-3

I-1



SCALE: 1"=200'

22-67-C AREA REF MAP



SCALE: 1"=500'

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







COLDWELL BANKER
GOSSLEE

(318) 841-5918

ColdwellBankerGosslee.com

Each Office is Independently Owned and Operated

4 Acres For Sale
Call Denny Reedy
318-286-7319

OWNER	STREET AD	CITY	STATE	ZIP
Piler Prop	7690 West	Shreveport	La	71129
Barnes, Cly	Po Box 294	Shreveport	La	71149-9456
Bicknell Fa	421 Drexel	Shreveport	La	71106
Shepard, D	1070 Avan	West Mon	La	71291-9774
Rolland, Fr	12545 Prov	Keithville	La	71047-9798
Barnes, Ca	7695 W 70	Shreveport	La	71129-2203
Adesa Ark-	13085 Han	Carmel	In	46032-1481
Winner's C	P.O. Box 1	Shreveport	La	71138
North Ame	3600 Picke	Tallahasse	Fl	32311
Kingdom P	Po Box 876	Canton	Tx	75103-0876
Sale, Willia	C/O Sale C	Shreveport	La	71106
Barnes, Ca	Po Box 294	Shreveport	La	71149-9456
Jerry Bowr	P.O. Box 3	Shreveport	La	71130
Kenneth E	P.O. Box 2	Shreveport	La	71149
Walter F. J	505 Travis	Shreveport	La	71101

Alliance Tank Lines, LLC

7717 Oak St. Robeline, LA • 318-238-9647

NPP Neighborhood Meeting Invitation

March 21, 2022

Dear Neighbor:

My Company, Alliance Tank Lines, LLC, owns a vacant land between 7670 and 7690 70th Street. We would like to construct a small office and mechanic shop.

The site is located in a C-4 Zoning District, where a shop is not allowed. We are applying for a zoning change to a I-1 in order to operate a standard office and shop.

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 Planning Commission and the City Council and we are required to do this before we submit our application to the Planning Commission.

The meeting will take place :

Tuesday April 5, 2022 at 6pm
Parking Lot of 7670 70th Street
Shreveport, LA

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 is how to reach me. I hope to see you at the meeting on April 5th.

Sincerely,

Chad Moran 
Chad@morantruck.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: _____ Planner: _____ Case No: _____ Application Fee: _____

1. PROPERTY INFORMATION

Project Name: Alliance Associated Case: _____

Project Address/Location: _____

Current Zoning District: <u>C-4</u>	Proposed Zoning District (if applicable): <u>I-1</u>	Parcel Number(s):
--	---	-------------------

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)

4. GENERAL LOCATION OF PROPERTY

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

Between 7670 AND 7690 The VACANT LAND

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

TRUCKING OFFICE AND SMALL SHOP

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):	60 X 100
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	- 0 -
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	6,000
Total Site Acres:	4 Acres	Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:	NO	Proposed height of building(s):	16 Number of stories: 1
Off-Street Parking Provided:	NO	Ceiling height of First Floor:	16
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:	4 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

**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: Chad Moran Company: Alliance Tank Line LLC Check if Primary Contact
E-mail: chad@morantank.com Phone: 318-521-5624 Fax: 710-238-6880
Address: PO Box 228 City: Polkville State: LA Zip: 71469

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: JUNE BARNHILL Company: WOMEN'S CIRCLE INTERNATIONAL Check if Primary Contact
E-mail: JuneB@ccpeople.com Phone: 318-218-4183 Fax: _____
Address: PO Box 17000 City: SHREVEPORT State: LA Zip: 71138
Designee Contact Name: DENNY REEDY Email Address: denny.reedy@caddo.com Phone Number: 318-286-7319

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR I hereby designate DENNY REEDY (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] 3-21-2022 [Signature] 3/21/2022
Property Owner Signature Date Applicant Signature Date

See next page
for correct info

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: Chad Meran Company: Alliance Tank Line LLC
 E-mail: chad@merantruck.com Phone: 318-521-5624 Fax: 718-238-6880
 Address: P.O. Box 228 City: Robeline State: LA Zip: 71469

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: Denny Duran Company: Winner's Creek International, Inc.
 E-mail: Dennyduran@icloud.com Phone: 318-286-7311 Fax: _____
 Address: PO Box 19000 City: Shreveport State: LA Zip: 71138
 Designee Contact Name: Denny Reedy Email Address: denny.reedy@coldwellbanker.com Phone Number: 318-286-7319

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR I hereby designate Denny Reedy (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] Property Owner Signature 3-21-2022 Date _____ Applicant Signature _____ Date

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. 22-67-C: 50610 NONE. Application by WINNER'S CIRCLE INTERNATIONAL INC. for approval to rezone property located on the North side of W 70th St., approx. 760' east of Dinkins Dr, from C-4 Heavy Commercial to I-1 Light Industrial, being more particularly described as 4 ACS. M/L - FROM THE SE COR. OF SEC. 20 (17-15) RUN N. 24.52 FT., THENCE N. 89 DEG. 38 MIN. 41 SEC. W. 660.52 FT., THENCE N. 89 DEG. 43 MIN. 54 SEC. W. ALONG N. R/W OF W. 70TH ST. 677.18 FT., THENCE N. 73 DEG. 45 MIN. 52 SEC. W. 103.3 FT., THENCE S. 77 DEG. 15 MIN. 36 SEC. W. 103.3 FT. TO P.O.B., THENCE S. 89 DEG. 49 MIN. 23 SEC. W. 188.48 FT., THENCE N. 00 DEG. 05 MIN. 39 SEC. E. 748.43 FT. TO S'LY R/W OF I-20, THENCE N. 82 DEG. 54 MIN. 22 SEC. E. 272.68 FT., THENCE S. 08 DEG. 22 MIN. 10 SEC. E. 142.14 FT., THENCE S. 10 DEG. 01 MIN. 00 SEC. W. 213.65 FT., THENCE N. 88 DEG. 17 MIN. 42 SEC. W. 61.17 FT., THENCE S. 00 DEG. 38 MIN. 11 SEC. W. 432.56 FT. TO P.O.B., SECTION 20, T17N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times