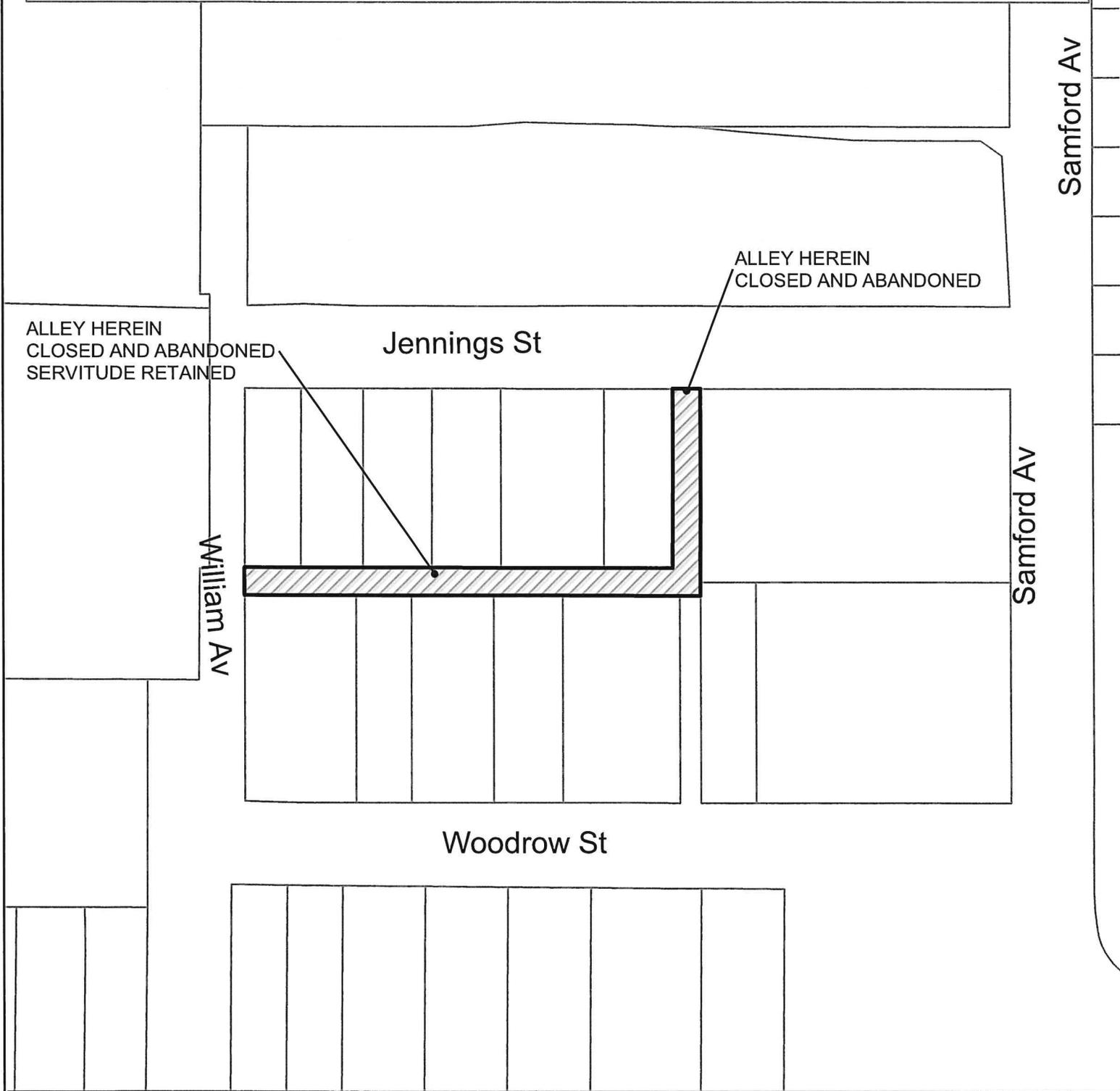


PLAT SHOWING CLOSURE AND ABANDONMENT OF THE ALLEYWAYS, LOCATED IN THE SAMFORD PLACE ADDITION SUBDIVISION, CITY OF SHREVEPORT, SECTION 12 (T17N-R14W), CADDO PARISH, LOUISIANA.



APPROVED:

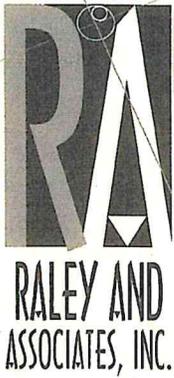
METROPOLITAN PLANNING COMMISSION

PROPERTY MANAGEMENT SECTION

ALLEYWAY DEDICATED IN  
SAMFORD PLACE ADDITION,  
RECORDED MAY 31, 1913  
IN BOOK 50, PAGE 667



SCALE: 1" = 100'  
JUNE, 2022



Civil & Structural Engineering, Surveying, Planning & Consulting  
4913 Shed Road, Bossier City, LA 71111 · Phone 318-752-9023 · Fax 318-752-9025

June 9, 2022

Mr. William Talton  
City of Shreveport  
505 Travis St.  
Shreveport, LA 71101

Re: Samford Place Addition Subdivision  
COB 50/667

Dear Mr. Talton,

Our client, LSU Health Science Foundation of Shreveport, owns the entire block bounded on the north by Jennings St., east by Samford St., south by Woodrow St., and west by William St. All residential structures have been removed.

Their intent is to construct a parking lot to be utilized by the students and faculty of the medical school. As such, we herein request that the City of Shreveport abandon any and all remaining portion of the alley, as highlighted on the attached map.

If you have any questions, or need additional information, please contact our office.

Sincerely,

Reggie D. Lewis  
Professional Engineer  
Professional Land Surveyor

Attachment

Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Virginia, Washington, West Virginia, Wisconsin

**STAFF REPORT – CITY OF SHREVEPORT**

**AUGUST 4, 2021**

**AGENDA ITEM NUMBER:**

**MPC Staff Member:** Ben Koby  
**City Council District:** A/Tabatha Taylor  
**Parish Commission District:** 5/Burrell

**CASE NUMBER 22-1-CAC: CLOSURE & ABANDONMENT**

**APPLICANT:** CITY OF SHREVEPORT PROPERTY MANAGEMENT SECTION  
**OWNER:** LSU Health Science Foundation of Shreveport  
**LOCATION:** Unnamed Alley (alley lying between Samford Street and William Avenue and lying between Jennings Street and Woodrow Street)  
**EXISTING ZONING:** N/A  
**REQUEST:** Closure and Abandonment  
**SUBDIVISION:** Samford Place Addition Subdivision

**DESCRIPTION:** The applicant is requesting the closure and abandonment of a twenty-foot-wide public dedication for an alley located in Samford Place Addition Subdivision, specifically the “L” shaped alley lying between Samford Street and William Avenue and lying between Jennings Street and Woodrow Street. The application was submitted by the City of Shreveport Office of Property Management per the request of the representative of LSU Health Science Foundation of Shreveport.

The UDC map and the Tax Assessor map currently show a “T” shaped alley. However, the southern part of the north-south stretch of the alley was closed on July 2, 1981 and has not been reflected in the maps. The proposed closure on this block will fully close the alley.

The dedication is surrounded on the north and south, by properties that are zoned I-C, Institutional Campus District and R-2 Multi-Family Residential Zoning District, and to the East and West by I-C, Institutional Campus District.

There is a currently ongoing case that is proposing to rezone some properties that border the alley from R-2 to I-C (22-144-C) to use the block as a parking lot. Nearby relevant cases include an approved rezoning from R-2 to IC for an existing parking lot (19-386-C), rezoning approval from R-2 to B-1, Buffer Business District, for the LSU Medical Center (C-48-87); rezoning approval from R-1-D, Urban One Family Residence District, to B-1 for the Shrine Hospital for Crippled Children parking lot (C-85-87); and the rezoning approval for various residential lots to B-1 (C-14-09).

Nearby neighborhoods include: Caddo Heights, Fairfield, Highland, Ingleside, Queensborough, South Highland and St. Vincent.

**REMARKS:** The petitioner owns all the adjacent liner footage of the subject alley. This request was submitted to better utilize the grounds for future development. The City of Shreveport Property Management section has stated they have polled the City departments and the utility companies and have received

### **STAFF REPORT – CITY OF SHREVEPORT**

no objections to this proposed closure and abandonment. According to Article 20.5.C, the closure and abandonment ordinance package will be forwarded to the city attorney, department of public works, engineering department, fire, police, water and sewer, and any other city department or public utility company that would be affected by the approval of the request. The following will be considered; the present use or nonuse of the public right-of-way or easement, or portion thereof, sought to be closed; traffic and drainage patterns in the area; proximity of other public right-of-way or easements, or portions thereof; major and minor thoroughfares in the area; the city's master plans: the effect of the proposed abandonment on access by fire and other emergency vehicles, and other city service vehicles, to adjacent properties; and the location of existing city water and sewer lines and storm water facilities and future extensions thereto which may be impacted by the abandonment, vacating or closing of such public right-of-way or easement. The City of Shreveport Engineering Department has not expressed objection to the closure and abandonment as proposed.

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#### **STAFF**

**RECOMMENDATION:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the request to close and abandon portions of the Samford Place Addition alley will not bring a negative impact to the surrounding area and approval is warranted.

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**PUBLIC ASSESSMENT:** There was no support or opposition.

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#### **MPC BOARD**

**RECOMMENDATION:** The board voted 7/0 to recommend the application for approval.

DUDLEY - SEAY

ALLEY												
70	70	70	70	70	70	70	70	70	70	70	70	73
13	12	11	10	9	8	7	6	5	4	3	2	1
70	70	70	70	70	70	70	70	70	70	70	70	73

3887

JENNINGS ST

ALLEY												
70	70	70	70	70	70	70	70	70	70	70	70	73
14	15	16	17	18	19	20	21	22	23	24	25	26
T.A.L. 9.												
T.A.L. 12.												
70	70	70	70	70	70	70	70	70	70	70	70	73

ALLEY												
70	70	70	70	70	70	70	70	70	70	70	70	73
39	38	37	36	35	34	33	32	31	30	29	28	27
70	70	70	70	70	70	70	70	70	70	70	70	73

WOODROW ST

70	70	70	70	70	70	70	70	70	70	70	70	73
40	41	42	43	44	45	46	47	48	49	50	51	52
70	70	70	70	70	70	70	70	70	70	70	70	73

ALLEY

53.

**SAMFORD - PLACE**

**ADDITION**

PART OF LOTS 9 & 12 FAIRFIELD

Feb 1913

Shreveport La

scale 60' = 1" inch

WILLIAM

U. M. POSTER ESTATE

ROD

NORRIS FERRY

#40530

Filed

Recorded

May 31, 1913

J. M. Williams

of Shreveport

T.A.L. Line.

Adopted by Council

May 27, 1913

sd J.T. Tanner

Auditor City of Shreveport

Approved

sd G.M. Jack

City Mgr

We hereby dedicate

for public service

All streets & ways

as shown on above map

sd T.L. Hammett

lawyer

sd S.A. Gayle

S.G. Sample

Notary

This point is

660 ft West

of the E. Corner

of the NW 1/4

Sec 12 T11 R.14

PLAT SHOWING DEDICATION FOR ALLEY BETWEEN  
 LOTS 21, 22 & 31, 32 OF THE SAMFORD PLACE  
 ADDITION AS SHOWN HEREON IN RED.

City Engineering Dept.  
 Dept. Public Works  
 April, 1962

298278

FILED & RECORDED  
 CADDO PARISH, LA.  
 MAY 24 2 05 PM '62  
*Pauline Lowell*  
 DEPUTY CLERK OF COURSE

87

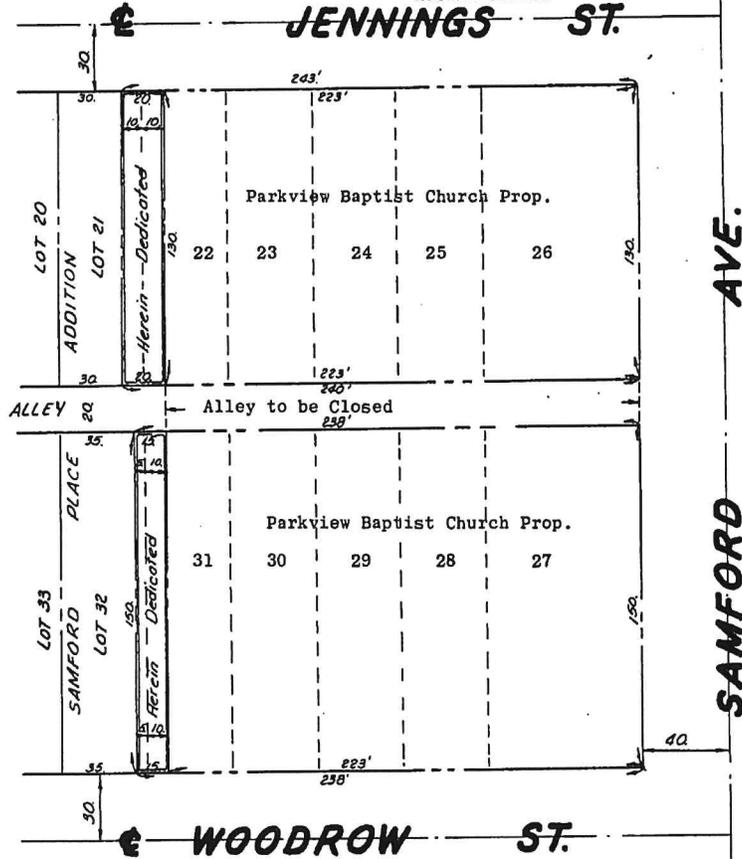
DEDICATION

We the undersigned hereby dedicate to  
 the PUBLIC for PUBLIC USE the strip of land  
 as shown hereon in RED.  
 We also agree to hold the City of Shreveport  
 harmless from any damage due to changing the  
 existing ground elevations to elevations deemed  
 necessary by the City Engineer.  
 These stipulations to apply to all heirs and  
 assigns.

s/ A. T. Pilgreen, Pastor

s/ Lewis L. Watkins  
 Ch. Bd. of Deacons

s/ Oscar Alexander, Ch.Bd. of Trustees  
 Record Owners



APPROVED:  
 s/ R. L. HORTON  
 City Engineer  
 s/ P. Dan Martin  
 Metro. Plann. Comm.

ADOPTED BY THE CITY COUNCIL  
 RES. NO. 85 of 5-8-1962.  
 s/ Clyde E. Fant  
 Mayor  
 s/ J. T. Tanner  
 Secty. Treas.

C 4523

63

*J. J. Mitchell*  
DEPUTY CLERK

ORDINANCE NO. 63 OF 1962

AN ORDINANCE CLOSING AN ALLEY IN SAMFORD PLACE ADDITION.

By Mr. Mitchell:

WHEREAS, all of the owners of property abutting the Alley running from a line 10 ft. Easterly from the West line of Lots 31 and 22 of Samford Place Addition to the West line of Samford Avenue, have petitioned the City Council to close this Alley.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, in regular and legal session convened, that the Alley running from a line 10 ft. Easterly from the West line of Lots 31 and 22 of Samford Place Addition to the West line of Samford Avenue, be and is hereby closed and abandoned.

BE IT FURTHER ORDAINED, etc., that this Ordinance be recorded in the office of the Clerk and Recorder of Caddo Parish, Louisiana.

June 26, 1962 - Read by title, and as read, adopted by the following vote: Ayes: Mayor Fant, Commissioners Ford, Downs, Phelps and Mitchell 5. Nays: None.

June 26, 1962 - Having passed first reading on June 12, 1962 - was read by title, and on motion, ordered passed to third reading. Read the third time in full, and as read, adopted by the following vote: Ayes: Mayor Fant, Commissioners Ford and Mitchell 3. Nays: None.

*Gary Loftin*  
Clerk of Council

*Mayor Fant*  
Mayor

*L. J. Downs*  
Auditor & Ex-Officio Ass't. Sec'y.

Gary Loftin  
Caddo Parish Clerk of Court  
2375556  
10/31/2011 04:15 PM

I Certify that this is a TRUE AND CORRECT copy of Ordinance No. 63 of 1962, an Ordinance Closing an Alley in Samford Place Addition, from the Records of the Shreveport City Council. Shreveport, Louisiana, this 31<sup>st</sup> day of Oct 2011

*Arthur G. Thompson*  
Arthur G. Thompson, Clerk of Council

889474

CONV. X



ORDINANCE NO. 261 OF 1981

ORDINANCE CLOSING AND ABANDONING A FIFTEEN (15') FOOTED WIDE ALLEY DEDICATION IN SAMFORD PLACE ADDITION AND OTHERWISE PROVIDING WITH RESPECT THERETO

BY: Mr. Huckaby

FILED & RECORDED  
CADDOPARISH, LOUISIANA  
SEP 9 10 53 AM '81  
*[Signature]*

889474

WHEREAS, the City Council of the City of Shreveport has received a petition requesting the closure and abandonment of that part of the North/South public alley dedication in Samford Place Addition and which lies South of the East/West alley in this subdivision; and

WHEREAS, this section of the North/South alley dedication is shown on the plat attached hereto as "Herein Closed and Abandoned"; and

WHEREAS, this alley dedication was originally granted to the public by the Parkview Baptist Church in 1962 and was approved by City Council Resolution 85 of 1962 and filed and recorded in Book 1000, Page 87, conveyance records of Caddo Parish, Louisiana; and

WHEREAS, this alley is no longer needed to serve vehicular circulation in this area; and

WHEREAS, the Metropolitan Planning Commission and other City departments have been contacted and have agreed to this closure and abandonment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport in due, legal and regular session convened that that part of the fifteen (15') foot wide North/South alley dedication out of Samford Place Addition which lies South of the East/West alley of the said subdivision and North of Woodrow Street be and it is hereby closed and abandoned.

BE IT FURTHER ORDAINED that this ordinance be filed in the conveyance records of 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 resolutions or parts thereof in conflict herewith are hereby repealed.

APPROVED AS TO LEGAL FORM:

George D. ...  
City Attorney's Office

Introduced: August 25, 1981

Second & Final Reading: September 8, 1981

August 25, 1981

Read by title and as read motion for introduction by Mr. Huckaby, seconded by Mr. Scotto.

September 8, 1981

Having passed first reading on August 25, 1981, was read by title and on motion ordered passed to third reading. Read the third time in full and as read on motion by Mr. Tarver, seconded by Mr. Scotto, adopted by the following vote: Ayes: Messrs. Huckaby, Gardner, Peatross, Hussey, Scotto, Farr and Tarver. 7. Nays: None.

John B. Hussey  
JOHN B. HUSSEY, CHAIRMAN

APPROVED:  
W.T. Hanna, Jr.  
W.T. HANNA, JR., MAYOR

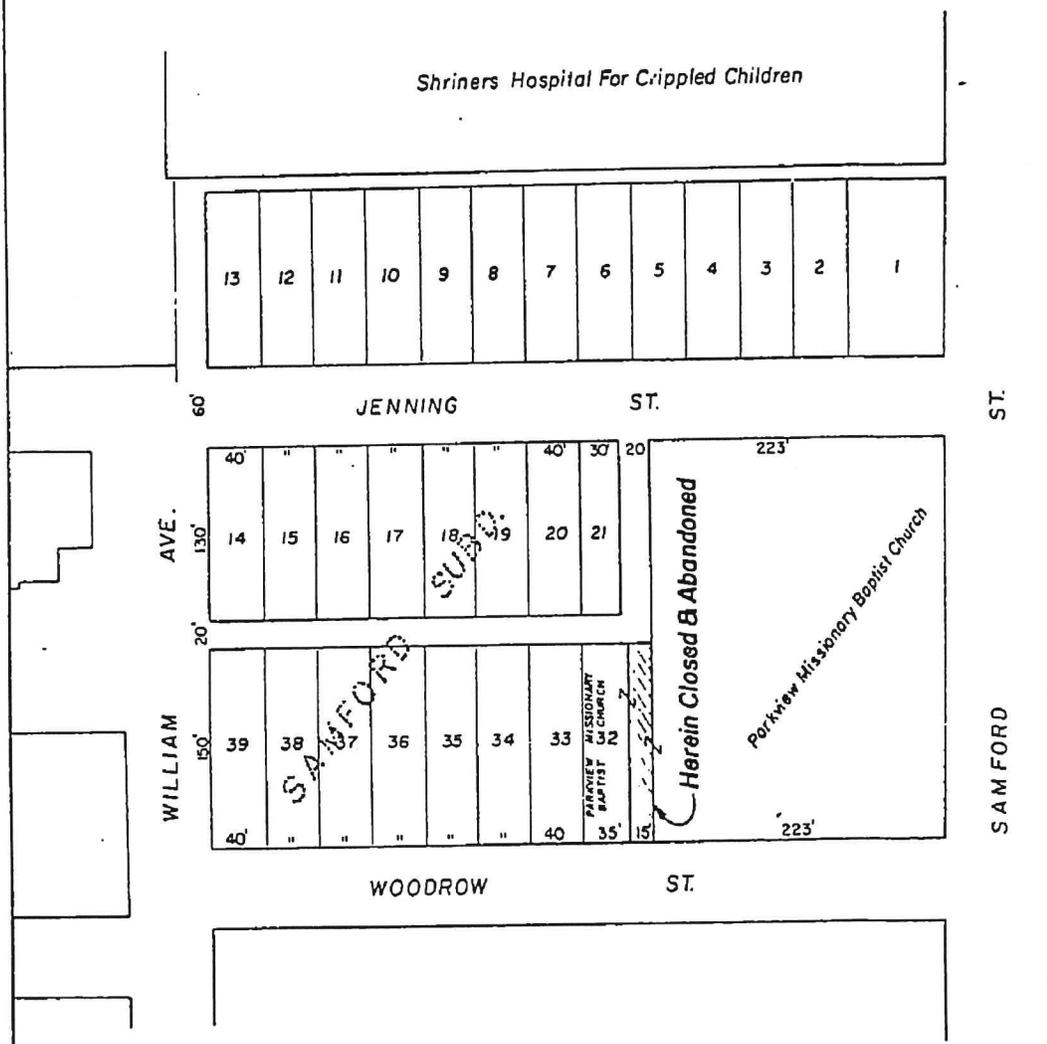
Dianne Lee  
DIANNE LEE, DEPUTY CLERK

ORDINANCES OR RESOLUTIONS ADOPTED  
AT ABOVE MEETING OF CITY COUNCIL  
10:00 O'CLOCK Am  
SIGNED THE MAYOR Sept 14, 1981  
Dianne Lee  
DEPUTY CLERK OF COUNCIL

I, Cynthia D. ..., DEPUTY CLERK OF COUNCIL OF THE CITY OF SHREVEPORT, HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF ORDINANCE RESOLUTION NO. 261 OF Sept 1981 ADOPTED Sept 8 1981 SHREVEPORT, LA.  
Cynthia D. ...  
DEPUTY CLERK OF COUNCIL  
DATE Oct 21, 1981

CITY OF SHREVEPORT  
DEPT. OF PUBLIC WORKS - ENGINEERING DIVISION  
JULY 2, 1981

SCALE: 1" = 100'



APPROVED :

*[Signature]*  
City Engineer

*[Signature]*  
Metropolitan Planning Commission