

ORDINANCE NO. \_\_\_\_ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF BERT KOUNS INDUSTRIAL LOOP, APPROXIMATELY ONE THOUSAND AND SEVEN HUNDRED FEET EAST OF KINGSTON ROAD, SHREVEPORT, CADDO PARISH, LA., **FROM C-2 CORRIDOR COMMERCIAL ZONING TO C-3 GENERAL COMMERCIAL 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-2 Corridor Commercial Zoning To C-3 General Commercial Zoning District**

LOT 2, SOUTH RIDGE BUSINESS PARK - UNIT 2, SECTION 2, T16N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-141-C  
EM BEAUX, LLC

## STAFF REPORT – CITY OF SHREVEPORT

AUGUST 3, 2022

**AGENDA ITEM NUMBER: 6**  
**MPC Staff Member:** Lauren Witt  
**City Council District:** E/Alan Jackson  
**Parish Commission District:** 10/Mario Chavez

**CASE NUMBER 22-141-C: ZONING REQUEST**

**APPLICANT:** EMBEAUX LLC  
**OWNER:** PARSONS CARPET SERVICE, INC.  
**LOCATION:** 668 Bert Kouns Industrial Lp. (N. side of Bert Kouns Industrial Lp., approx. 1,660' east of Kingston Rd.)  
**EXISTING ZONING:** C-2  
**REQUEST:** C-2 to C-3  
**PROPOSED USE:** Contractor Office

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**DESCRIPTION:** The applicant is requesting approval to change the zoning of a 0.63-acre lot from Corridor Commercial (C-2) to General Commercial (C-3) to operate a contractor office at this location. The property to the north and east is zoned R-1-7, to the west is zoned C-2, and on the south side of Bert Kouns Industrial Loop, the zoning is C-3. The zoning of this parcel prior to the UDC was B-2-E, which allowed for a skate park (C-24-98). The applicant is also requesting a Special Use Permit as a part of this development, which will be submitted and reviewed at a future date.

Prior cases for this site include rezoning from R-1D to B-2 for a medical office building, rezoning from B-2 to B-2-E for a skate park, and rezoning from B-2-E to B-2-E for a lawn and pool business with outdoor display (C-2-88; C-24-98; C-13-01). Nearby relevant cases include the following approved zoning requests: R-3 to B-2-E for building supply/warehouse facility, B-2 to B-3 for carwash and boat, RV and trailer parking, B-2-E to B-2-E for truck rental storage, mini warehouse, outside storage of RVs and boats, B-2 to B-3 for automotive repair, R-3 and B-2 to B-2-E for indoor storage, mini warehouses, residence and outdoor storage of RVs and boats, R-3 to B-2-E for auto paint and bodywork shop, B-2-E to B-3 for retail, office, showroom and warehouse, C-2 to C-4 for wholesale establishment (C-66-97; C-5-99; C-84-06; C-19-06; C-99-03; C-20-95; C-11-15; 19-444-C).

Nearby neighborhoods include: Brookwood, Hyde Park, Southern Hills, Suburban Acres, and Wallace Lake Heights.

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**REMARKS:** The applicant is requesting for the property to be rezoned from C-2 to C-3 to utilize the existing 6,000 sq. ft. office and warehouse to operate a contractor office that specifically assists with water, fire, mold and storm damage to residential dwellings. This use requires a Special Use Permit in the C-3 zoning district.

As stated in Article 4.3 of the Unified Development Code (UDC), C-3 is defined as *"The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also*

## STAFF REPORT – CITY OF SHREVEPORT

*allowed to facilitate mixed-use development where appropriate..” The permitted by right uses in C-3 zoning district include Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary , Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Industrial Services, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential, Care Facility, Restaurant , Retail Sales of Alcohol-Beer/Wine, Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Vehicle Dealership – Enclosed, Vehicle, Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed , Vehicle Repair/Service – Minor , Wireless, Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers’ Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.*

The subject parcel is adjacent to property zoned R-1-7 to the north and east, however this parcel is undeveloped and appears to be utilized for overhead utility lines which run northwest directly through the entire property. Directly to the west is C-2 zoning, which includes a chiropractor’s office, and the property on the south side of Bert Kouns, which is zoned C-3 is currently undeveloped. It is important to note that there are currently four other properties with frontage on Bert Kouns between the subject parcel and Kingston Road which are already zoned C-3 or C-4. Additionally, the land from Brush Bayou to Stevens and Box Roads (just before I-49), is consistently zoned C-3. As such, this area is primarily commercial, and the applicant’s request of C-3 zoning is consistent with the surrounding zoning.

Based on aerial imagery of the surround area, the uses currently established on the north and south sides of Bert Kouns Industrial Loop west of the site to Kingston Road generally include offices, self storage, collision repair, commercial warehouses, and auto parts stores. While the land directly north, east and south of the property are undeveloped, the uses to the east (south of Bert Kouns) include a sewing center, animal hospital, and multi-tenant commercial building. The proposed use appears to be consistent with the surrounding uses, however it is important to note that the use and development proposal itself will be reviewed in further detail through the Special Use Permit.

The proposed zoning designation is consistent with the Future Land Use Map of the 2030 Great Expectations Master Plan, as the future land use of this parcel is designated as General Commercial, and the proposed zoning district is General Commercial.

A neighborhood participation meeting was not required for this zoning request.

## STAFF REPORT – CITY OF SHREVEPORT

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### 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 Corridor Commercial (C-2) to General Commercial (C-3) 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.
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**PUBLIC ASSESSMENT:** One person spoke in support. There was no opposition.

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### MPC BOARD

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

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**MSC**  
Industrial Supply Co.

668

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



AVAILA  
**CARMU**  
REALTY, L  
CONTACT  
THOMAS CARM  
318-470-54



NO TRUCKS  
**WRECK?**  
SecurCare  
HELP & SUPPORT

Specialty Home  
Services

TOTAL CHANGES

07/26/22 10:12 AM



**22-141-C**

R-3

C-2

R-1-7

C-4

C-2 to  
C-3

C-2

OR

C-3

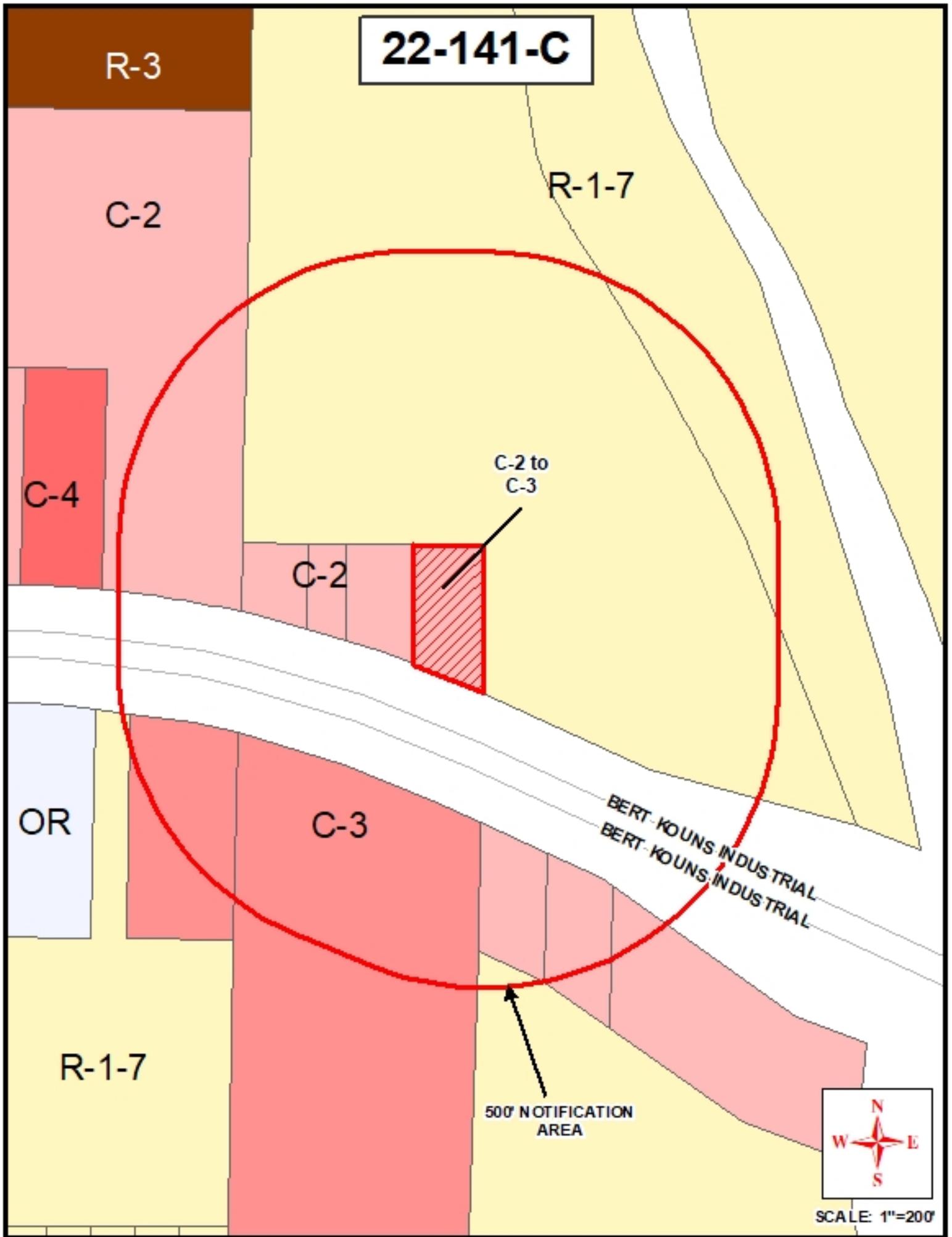
BERT KOUNS INDUSTRIAL  
BERT KOUNS INDUSTRIAL

R-1-7

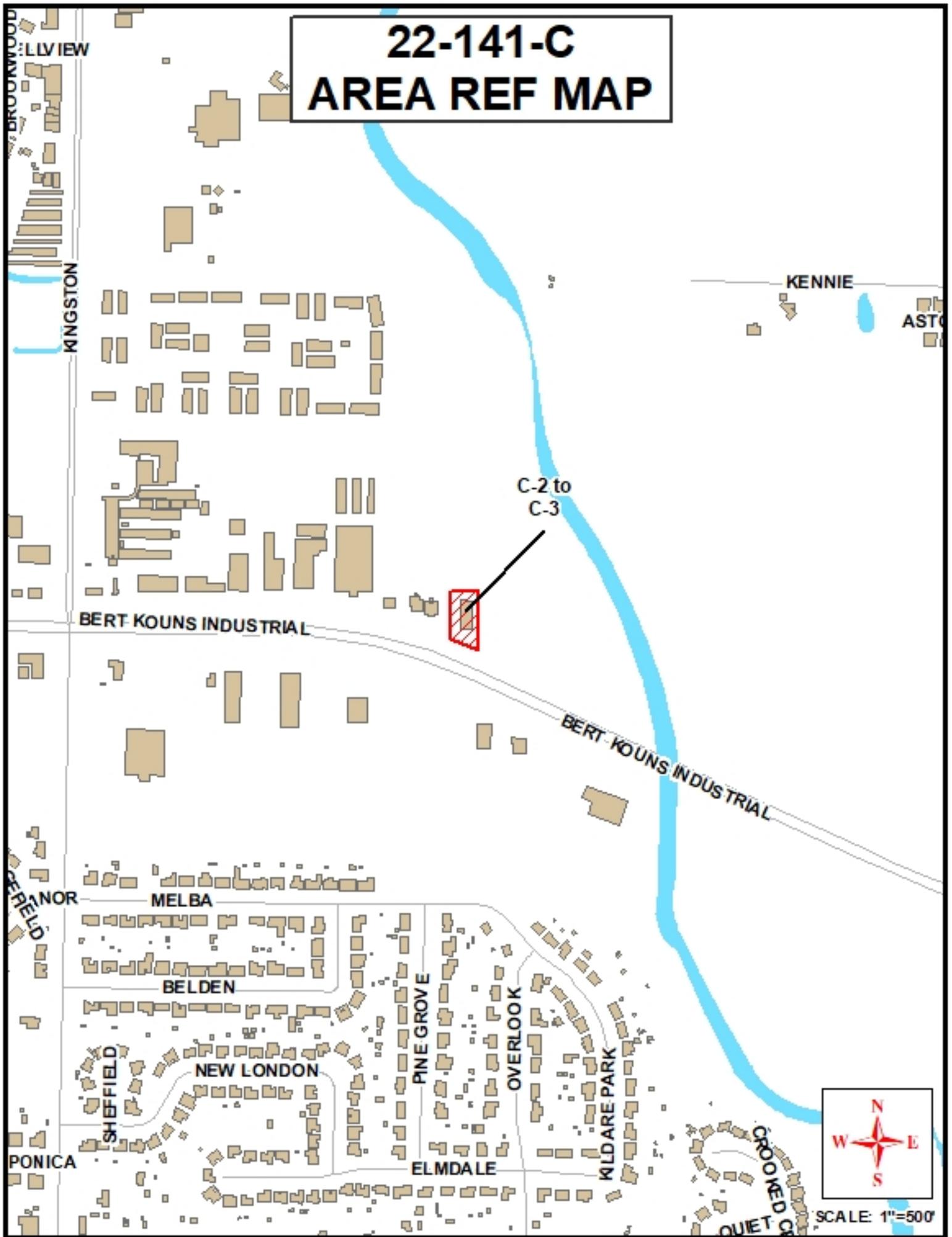
500' NOTIFICATION  
AREA



SCALE: 1"=200'



# 22-141-C AREA REF MAP



C-2 to  
C-3



SCALE: 1"=500'



**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**

<b>Project Name:</b> MSC Supply		<b>Associated Case:</b>
<b>Project Address/Location:</b> 668 Bert Kouns Industrial Loop Shreveport, LA 71118		
<b>Current Zoning District:</b> C-2	<b>Proposed Zoning District (if applicable):</b> C-3	<b>Parcel Number(s):</b>

**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 checked="" 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)

On West Bert Kouns approaching the intersection of Kingston rd. and W. Bert Kouns.

**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

We will be operating a contracting office out of this space. We are a contracting company that deals with homeowners that have suffered water, fire, mold, and storm damage to thier homes.



**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): C-2      Proposed Zoning District(s): C-3		Proposed Building Use(s): Office/ Warehouse	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: 6000	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres:		Total sq. ft. gross (existing & proposed): 6000	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories: 1
Off-Street Parking Provided: Yes		Ceiling height of First Floor: 10 ft	
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**

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 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: Brad Brossette Company: EmBeaux llc  
 E-mail: bbrossette@puroclean.com Phone: 318-286-1495 Fax: \_\_\_\_\_  
 Address: 9710 Paxton Rd Ste E 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: Johanna Parsons & Robert Parsons Company: \_\_\_\_\_  
 E-mail: jkoppp7@gmail.com Phone: 318-751-2515 Fax: \_\_\_\_\_  
 Address: 7419 Otis St. #3A City: Little Rock State: AR Zip: 72207

\* Designee Contact Name: Thomas Carmody Email Address: tcarmodyjr@comcast.net Phone Number: 318-470-5471

**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.

Johanna O. Parsons  
 Property Owner Signature

5/27/22  
 Date

Brad Brossette  
 Applicant Signature

5/26/22  
 Date



[← List](#)

Real Estate Parcels  
**161402016000200**

[Show Detailed Report](#)

Parcel ID  
161402016000200

RPID  
15727

Owner  
PARSONS CARPET SERVICE, INC.

Selection

**Calculated GIS Area**  
0.6225 acres  
27,117.0654 sq feet  
0.001 sq miles  
2,519.2603 sq meters  
0.0025 sq kilometers



*draft*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 3, 2022**

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

**Members Present**

Winzer Andrews, Chair  
Gabriel Balderas  
Chris Elberson  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Bill Robertson

**Staff Present**

Alan Clarke, Executive Director  
Adam Bailey, Community Planning & Design Manager  
Shari Culbert, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Ben Koby

**Members Absent**

Rachel Jackson  
Toni Thibeaux

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

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 MRS. WILSON MCCULLOCH, to approve the minutes of the July 6, 2022 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, Nays: NONE. Absent: JACKSON & THIBEAUX**

**CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. 22-141-C ZONING REQUEST**

Applicant: EmBeaux, LLC  
Owner: Parsons Carpet Service, Inc.  
Location: 668 Bert Kouns Industrial  
Existing Zoning: C-2  
Request: C-3  
Proposed Use: Contractor Office

*draft*

**Representative &/or support:**

Charles Bradford Brossette 810 Linwood Ave. Stonewall, La. 71078

Mr. Brossette spoke of the proposed use of the property.

**Opposition: None**

A motion was made by MR. MOSS, seconded by MR. ROBERTSON to recommend the application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH Nays: NONE. Absent: JACKSON & THIBEAUX

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

A motion was made by MRS. MCCULLOCH, seconded by MR. ROBERTSON to draw lots.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH Nays: NONE. Absent: JACKSON & THIBEAUX

Board member lots were drawn as follows: Balderas - 5 years, Elberson – 5 years, & Moss - 4 years; all effective as of today.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:13 p.m.**

\_\_\_\_\_  
**Winzer Andrews, Chair**

\_\_\_\_\_  
**Secretary**

**CC3825**

**NOTICE TO THE PUBLIC**

**Control # 22173**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, August 3, 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 Code & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 22-141-C ZONING REQUEST:** 668 Bert Kouns Industrial Loop. Application by EMBEAUX, LLC for approval to rezone property located on the north side of Bert Kouns Industrial Loop, approx. 1,700' east of Kingston Rd., from C-2, Corridor Commercial Zoning District to C-3, General Commercial Zoning District, being more particularly described as LOT 2, SOUTH RIDGE BUSINESS PARK - UNIT 2, SECTION 2, T16N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times