

ORDINANCE NO. ____ OF 2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED WEST SIDE OF BUNCOMBE ROAD, APPROXIMATELY 1,600 FEET SOUTH OF BERT KOUNS INDUSTRIAL LOOP, SHREVEPORT, CADDO PARISH, LOUISIANA., **FROM R-A RURAL AGRICULTURAL ZONING DISTRICT TO C-4 HEAVY 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 R-A Rural Agricultural Zoning District to C-4 Heavy Commercial Zoning District**:

Commence at the northwest corner of Section 3, Township 16 North, Range 15 West, Shreveport, Caddo Parish, Louisiana; thence South 00°41'46" West a distance of 1301.45'; thence South 88°45'39" East a distance of 766.19'; thence South 00°38'52" West a distance of 164.42'; thence South 88°50'03" East a distance of 341.33' to the Point of Beginning of the tract herein described; Thence South 88°48'44" East a distance of 905.56 feet to the westerly right-of-way line of Buncombe Road; Thence South 47°03'06" West a distance of 434.81 feet along said line; Thence North 88°54'08" West a distance of 393.89 feet; Thence North 88°55'14" West a distance of 196.88 feet; Thence North 00°35'47" East a distance of 303.80 feet to the Point of Beginning. Said tract herein containing 5.208 acres, more or less, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

CASE NO. 23-184-C
MOHR AND ASSOCIATES, INC.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 6, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 6, 2023 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

Bill Robertson, Chair
Winzer Andrews
Toni Thibaux
Chris Elberson
Rachel Jackson
Fred Moss, IV
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Emily Trant, Planner II
Tanner Yeldell, City Attorney's Office
PeiYao Lin, Community Planner 1
Christian Terrell, Planner 1
Adam Bailey, Community Planning & Design Manager

Members Absent

Rose Wilson McCulloch
Gabriel Balderas

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

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, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MS. JACKSON, seconded by MR. SATER, to amend the agenda to elect officers under New Business.

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

A motion was made by MR. ANDREWS, seconded by MR. MOSS, to approve the minutes of the November 1, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-184-C ZONING REQUEST

Applicant:	Mohr and Associates, Inc.
Owner	CHAD LAMAR LOWERY
Location:	6912 BUNCOMBE RD (west side of Buncombe Rd, approx. 1,600 ft south of Bert Kouns Industrial Loop)
Existing Zoning:	R-A
Request	R-A to I-1
Proposed Use:	Vehicle Repair - Major

Representative &/or support:

Andy Craig 1324 N. Hearne Ste.301, Shreveport, LA, 71107

Craig stated he was representing the owner. He stated that the owner owns the whole tract of land and only a portion of the land is being requested to be rezoned. He stated because of this a buffer will be left between the tracts of land.

ROBERTSON asked Craig what the buffer between the manufactured homes and the I-2 (Heavy Industrial Zoning District) would be to which Craig answered the lot in between them is vacant but with the site plan will include fencing and landscaping. No further discussion ensued.

Bob Thames 9867 County Lake Lane, Bethany, LA, 71007

Thames spoke in support representing the business owner. He stated that with this new facility they are hoping for a nicer and cleaner place to do more business in the City of Shreveport.

ROBERTSON questioned the noise level and possible complaints. Thames stated that the noise will be no more than the trucks that drive up and down the street everyday as there are other diesel repair places in the area. He also stated they have never had any complaints about noise or trash.

ROBERTSON asked Thames how many trucks could be on the property at one time. Thames stated that it could be around 20-30 trucks at a time with storage at the back of the building away from the line of sight. No further discussion ensued.

Opposition: NONE

CLARKE stated that if the Board would like to use a different zoning classification, then C-4 would allow for the uses presented by the applicant.

STEPHEN stated that with C-4(Heavy Commercial Zoning District), heavy commercial uses such as the vehicle repair and outdoor uses are applicable but not the industrial uses.

MOSS asked Thames if the C-4 zoning would work for him and his business, to which he answered yes, it is fine with him.

CLARKE then restated that the applicant would be able to have Vehicle Repair with this zoning.

A motion was made by MR. MOSS, seconded by MS. JACKSON to recommend this application for approval to C-4.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

JACKSON informed the Board that ANDREWS was nominated for Chairman, ELBERSON for Vice-Chairman and JACKSON as the secretary.

A motion was made by MS. JACKSON, seconded by MR. MOSS to approve the slate of officers.

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

CLARKE informed the Board that from November 1,2023 to December 6,2023, there have been 23 certificates of occupancies. From January 1,2023 to December 6,2023 there have been 454 certificates of occupancies. Home-based business certificate of occupancies from November 1,2023 to December 6,2023 has been 9 and from January 1,2023 to December 6,2023 there has been 302. Complaints about Zoning Violation complaints from November 1, 2023, to December 6,2023 has been 68 and from January 1,2023 to December 6,2023 there has been 461 complaints.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

draft

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:30 p.m.

Bill Robertson, Chair

Rose Wilson, McCulloch, Secretary

STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 6, 2023

AGENDA ITEM NUMBER: 10

MPC Staff Member: Staci Matz

City Council District: G/Ursula Bowman

Parish Commission District: 11/Ed Lazarus

CASE NUMBER 23-184-C: ZONING REQUEST

APPLICANT: MOHR AND ASSOCIATES
OWNER: Chad Lamar Lowery
LOCATION: 6912 Buncombe Road approximately ½ mile south of W Bert Kouns Industrial Loop
EXISTING ZONING: R-A (Rural Agricultural)
REQUEST: Rezoning to I-1 (Light Industrial)
PROPOSED USE: Major Vehicle/Diesel Truck Repair

DESCRIPTION: The applicant is requesting approval to rezone the approximately 7.59 acres parcel from R-A, Rural Agricultural District, to I-1, Light Industrial. The intention of this rezoning is to allow for the construction of a large vehicle/diesel truck repair. There are two (2) single-family residential buildings on the site. The parcels to the north of the site include a mix of R-A, Rural Agricultural, R-MHP, Residential Manufactured Home Park and I-1, Light Industrial zoning. The parcels to the east of the site are zoned I-1, Light Industrial. The parcels to the south side of the site include R-A, Rural Agricultural zoning. The parcels to the west of the property are zoned R-A, Rural Agricultural and I-1, Light Industrial.

Prior cases include C-18-07 a rezoning of R-A to R-MHS proposed to add single-family detached homes to the parcel was approved in 2007, and BAC-48-14 a request to add a mobile home and two accessory structures to the parcel was approved 2014.

Nearby relevant cases include: BAC-77-90, BAP-20-86 a special exception request to add a church to an R-A zoning was approved July 1986, C-103-85 a rezoning request to add 58-unit townhouse and clubhouse to an R-A zoned parcel was approved June 1985, P-15-78 a rezoning request from R-A to I-1 to add a steel fabrication manufacturing facility and industrial park was approved April 1978.

Nearby neighborhoods include: Westpark, Fox Crossing and Idlewood.

REMARKS: The applicant is requesting approval to rezone the approximately 7.59 acres parcel from R-A, Rural Agricultural District, to I-1, Light Industrial. The intention of this rezoning is to allow for the construction of a large vehicle/diesel truck repair. There are two (2) single-family residential buildings on the site.

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*

STAFF REPORT – CITY OF SHREVEPORT

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, 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 Future Land Use Map's designation of the property is Low-Density Residential which is an indication of the intended character of the area. The proposed I-1, Light Industrial zoning classification uses are a higher intensity of zoning districts than Low-Density Residential.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on October 10th at 5:00pm. There were five (5) people in attendance, one was a neighbor. There were no questions or concerns at the time of the meeting.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial of the rezoning request from R-A, rural agricultural to I-1, Industrial is warranted.

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

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

PUBLIC ASSESSMENT: Two people spoke in support. No opposition was present.

STAFF REPORT – CITY OF SHREVEPORT

MPC BOARD

RECOMMENDATION: The Board voted unanimously to recommend this application for approval to C-4(Heavy Commercial Zoning District).

23-184-C

I-2

BERT KOUNS INDUSTRIAL

ASH

R-1-5

BASILWOOD

PEPPERWOOD

SAGEWOOD

SUMMIT

BLUE RIDGE

R-MHP

BUN COMBE

R-3

PATRICK

I-1

R-A to
I-1

R-A

I-1

C-2

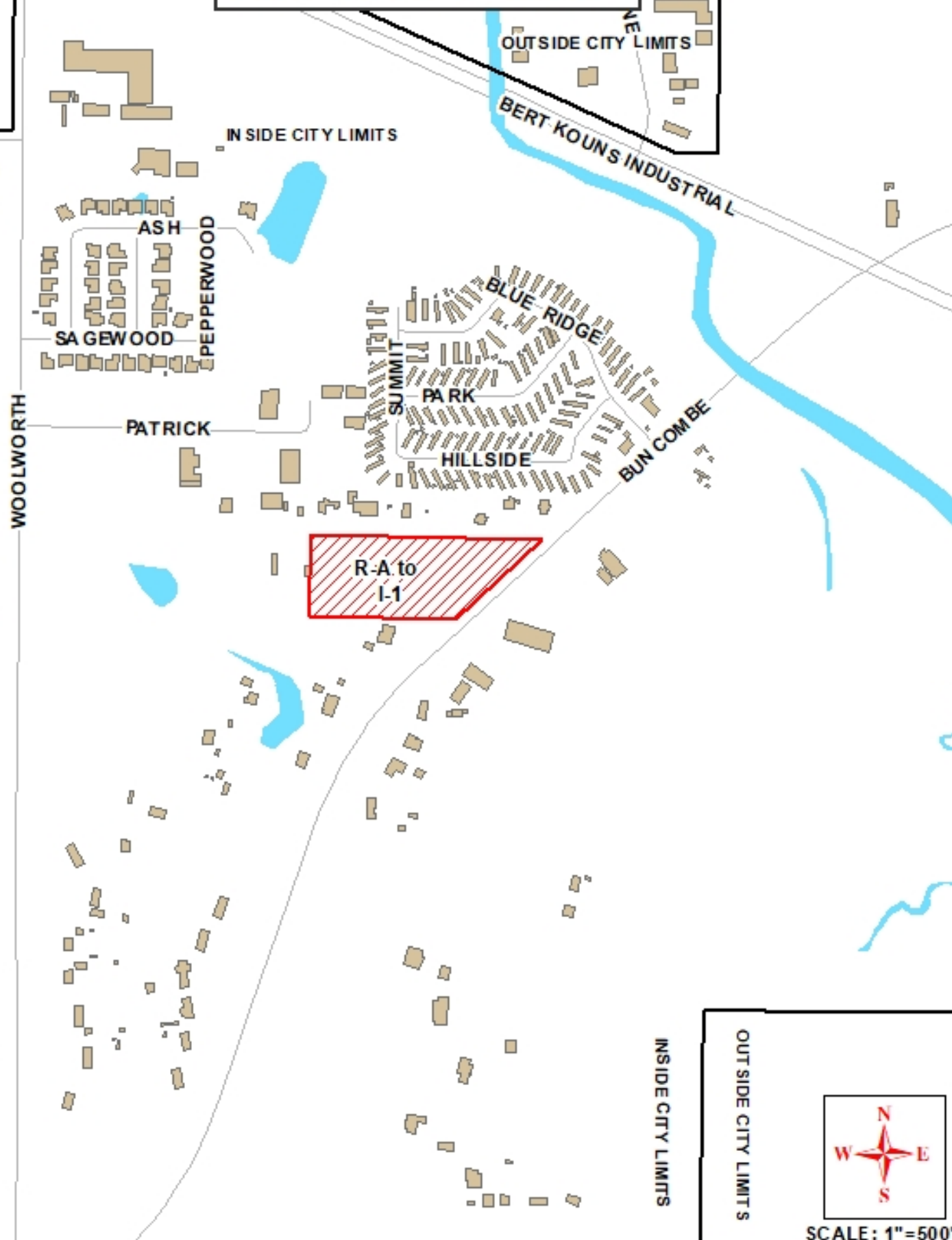
500' NOTIFICATION
AREA

R-1-7



SCALE: 1"=333'

23-184-C AREA REF MAP



SCALE: 1"=500'

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







Neighborhood Participation Plan Report

i This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.

1. **Project Name:** One Source Diesel
2. **Contact Name:** J. Andrew Craig, PE, PLS
3. **Meeting Date:** October 10, 2023
4. **Meeting Location:** On Cloud Wine (6936 Buncombe Road)
5. **Meeting Start Time:** 5:00 pm
6. **Meeting End Time:** 5:20 pm
7. **Number of People in Attendance:** 5 (one neighbor)
8. **Date of Filing of Land Use Application:** September 21, 2023
9. **General Introduction:**

Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

10. **Summary of Concerns and Issues Raised at the Meeting:** None
Please list and respond to each one individually; include as many items that were discussed.

a) **List question/concern/comment/request for changes to the proposed plans.**
Applicant Response: None

b) **List question/concern/comment/request for changes to the proposed plans.**
Applicant Response: None

11. Additional Items Required for Report Submittal:

- Copy of address list for mailing - not provided to us
- Meeting sign-in sheet attached
- Meeting minutes None; no questions or comments received
- Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting None

12. Deadline:

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.



Signature of Applicant or Authorized Representative

10/11/2023

Date

J. Andrew Craig, PE, PLS

Type or Print Name of Applicant (or Authorized Representative)

NPP Sign In Sheet

Project Name/Location: ONE SOURCE DIESEL 6912 Burns Date: 10/10/23

Meeting Location: ON CLOUD NINE 6936 Bancroft RD. **Time:** 5 PM

[illegible]



City of Shreveport | Caddo Parish
Metropolitan Planning Commission

UDC City of Shreveport
 Revised August 21, 2020

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: Chad Lamar Lowery		Associated Case: Subdivision Plat Application in progress
Project Address/Location: 6912 Buncombe Road		
Current Zoning District: R-A	Proposed Zoning District (if applicable): I-1	Parcel Number(s): 161503-000-0076-00
2. CASE TYPE		
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat </div> <div style="width: 33%;"> <input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan </div> <div style="width: 33%;"> <input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____ </div> </div>		
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> 5.208 acres in NW/4 of Section 3, T16N-R15W, Shreveport, Caddo Parish, Louisiana. See attached for metes and bounds description.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> 6912 Buncombe Road; 525 feet +/- to Blue Ridge Drive		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial		
<i>Provide a brief explanation, attach additional sheets, if necessary</i> Diesel Repair		

LEGAL DESCRIPTION FOR A 5.208 ACRE TRACT:

A tract of land lying westerly of and adjacent to Buncombe Road, being located in Section 3, Township 16 North, Range 15 West, Shreveport, Caddo Parish, Louisiana, and being more particularly described as follows:

Commence at the northwest corner of Section 3, Township 16 North, Range 15 West, Shreveport, Caddo Parish, Louisiana; thence South $00^{\circ}41'46''$ West a distance of 1301.45'; thence South $88^{\circ}45'39''$ East a distance of 766.19'; thence South $00^{\circ}38'52''$ West a distance of 164.42'; thence South $88^{\circ}50'03''$ East a distance of 341.33' to the Point of Beginning of the tract herein described;

Thence South $88^{\circ}48'44''$ East a distance of 905.56 feet to the westerly right-of-way line of Buncombe Road;

Thence South $47^{\circ}03'06''$ West a distance of 434.81 feet along said line;

Thence North $88^{\circ}54'08''$ West a distance of 393.89 feet;

Thence North $88^{\circ}55'14''$ West a distance of 196.88 feet;

Thence North $00^{\circ}35'47''$ East a distance of 303.80 feet to the Point of Beginning.

Said tract herein containing 5.208 acres, more or less.

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): R-A	Proposed Zoning District(s): - 1	Proposed Building Use(s): Diesel Repair	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: N/A	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: 10,100	
Total Site Acres: 5.208		Total sq. ft. gross (existing & proposed): 10,100	
Off-Street Parking Required: TBD		Proposed height of building(s): TBD Number of stories: 1	
Off-Street Parking Provided: 11		Ceiling height of First Floor: TBD	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 226,878		Lot Coverage (Total Area in square feet): 226,878	
Lot Coverage Percentage of Total Lot Area: 100			
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 checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

THIS PAGE NOT REQUIRED FOR SUBDIVISION PLAT SUBMITTAL

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	<p>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.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All <u>property owners</u> 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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></p>
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>Same as Engineer Contact listed below</u> Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>J. Andrew Craig, PE, PLS</u> Company: <u>Mohr and Associates, Inc.</u></p> <p>E-mail: <u>acraig@mohrandassoc.com</u> Phone: <u>318.686.7190</u> Fax: <u>318.402.4400</u></p> <p>Address: <u>1324 North Hearne Avenue - Suite 301</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107-6529</u></p>	
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>Chad Lamar Lowery</u> Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: <u>6912 Buncombe Rod</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71129</u></p> <p>Designee Contact Name: _____ Email Address: _____ Phone Number: _____</p>	
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p><input type="checkbox"/> I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>Mohr and Associates, Inc.</u> (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.</p>	
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>	
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  _____ Property Owner Signature </div> <div style="text-align: center;"> <u>09/21/2023</u> _____ Date </div> <div style="text-align: center;">  _____ Applicant Signature </div> <div style="text-align: center;"> _____ _____ Date </div> </div>	

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 6, 2023 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 and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 23-184-C: 6912 Buncombe Road. Application by Mohr and Associates, Inc. for approval to rezone property located on the (west side of Buncombe Rd, approximately 1,600 ft south of Bert Kouns Industrial Loop) from (R-A Rural-Agricultural Zoning District to I-1 Light Industrial Zoning District), being more particularly described as (Commence at the northwest corner of Section 3, Township 16 North, Range 15 West, Shreveport, Caddo Parish, Louisiana; thence South 00°41'46" West a distance of 1301.45'; thence South 88°45'39" East a distance of 766.19'; thence South 00°38'52" West a distance of 164.42'; thence South 88°50'03" East a distance of 341.33' to the Point of Beginning of the tract herein described;

Thence South 88°48'44" East a distance of 905.56 feet to the westerly right-of-way line of Buncombe Road; Thence South 47°03'06" West a distance of 434.81 feet along said line; Thence North 88°54'08" West a distance of 393.89 feet; Thence North 88°55'14" West a distance of 196.88 feet; Thence North 00°35'47" East a distance of 303.80 feet to the Point of Beginning. Said tract herein containing 5.208 acres, more or less), Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times