

ORDINANCE NO. ____ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF BROADACRES ROAD APPROXIMATELY 1,480 FEET WEST OF BUNCOMBE ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM R-1-7 SINGLE FAMILY ZONING DISTRICT TO R-A RURAL- AGRICULTURAL 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 on the South Side of Broadacres Road approximately 1,480 feet West of Buncombe Road, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7 Single Family Zoning District to R-A Rural- Agricultural Zoning District.**

5.036 ACS. M/L- LOT 1, BROADACRES SOUTH SUBDIVISION UNIT NO. 1, SEC 35 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

CASE NO. 24-175-C
JONES FAMILY TRUST

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 4, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 4, 2024 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
Rachel Jackson
Harold Sater
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner
Jennifer Horton, Office Associate
Zixuan Zu, Planner I, Community Development
Tanner Yeldell, City Attorney's Office

Members Absent

Chris Elbertson
Fred Moss, IV
Bill Robertson

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, 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 MR. SATER, seconded by MS. JACKSON, to approve the minutes of the November 6, 2024 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

PUBLIC HEARING

CASE NO. 24-175-C ZONING REQUEST

Applicant: Jones Family Trust
Owner: JONES FAMILY TRUST
Location: 8100 BROADACRES RD (South Side of Broadacres Rd., approx., 1,480' West Buncombe Rd.)
Existing Zoning: R-1-7
Request: R-1-7 to R-A

Representative &/or support:

Michael Jones 6394 Buncombe Road, Shreveport, LA 71129

Jones stated that he wants to rezone his property so he can have horses and cows. He stated his neighbors have no problem with the request.

Opposition: NONE

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON, to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

END OF PUBLIC HEARING

OLD BUSINESS

SATER informed the Board that the nominating committee comprised of SATER, MOSS, BALDERAS and MCCULLOCH met on November 2, 2024, and put together a list of the following nominees: ELBERSON – Chairman, ANDREWS – Vice-Chairman, MCCULLOCH – Secretary.

MCCULLOCH explained the committee process to the Board. THIBEAUX expressed concern about a nomination on the floor for chairman based on a lack of attendance.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. BALDERAS, to approve the committee's report.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

JACKSON nominated ANDREWS for Chairman.

ELBERSON received 2 votes.
ANDREWS received 6 votes. – CHAIRMAN

THIBEAUX nominated JACKSON for Vice-chairman.

JACKSON received 6 votes. – VICE-CHAIRMAN

MCCULLOCH nominated THIBEAUX for Secretary.

MCCULLOCH received 4 votes.
THIBEAUX received 5 votes. – SECRETARY

NEW BUSINESS

CLARKE recognized the new economic development director Bill Sabo. The Board welcomed him aboard.

JORDAN stated from last month to this month for commercial certificate of occupancies; 19 have been issued. Last year for the same time; 7 and for year to date 369. Home based equals 4 for the month; same time last year 1 and year to date is 157. For violations; 25 for the month; and 358 for the year.

CLARKE encouraged everyone to get involved with the masterplan update process and the MPC office is excited to work with the consultant team.

MCCULLOCH informed the Board that when she was appointed by Sam Jenkins to represent the City Council on the MPC Board, her first initiative was to update the code which had not been updated since 1958.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:27 p.m.

draft

Winzer Andrews, Chair

Rachel Jackson, Secretary

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 19, 2024

AGENDA ITEM NUMBER: 10

MPC Staff Member: Staci Matz

City Council District: G/Ursula Bowman

Parish Commission District: 12/Ken Epperson

CASE NUMBER 24-175-C: ZONING REQUEST

APPLICANT: JONES FAMILY TRUST

OWNER: Jones Family Trust

LOCATION: 8100 blk Broadacres Road - South Side of Broadacres Rd approx. 1,480' West of Buncombe Rd.

EXISTING ZONING: R-1-7 Single-Family Residential

REQUEST: R-A Rural Agricultural

PROPOSED USE: Residential

SUMMARY OF REPORT: The applicant is requesting approval to rezone the approximately 1.03-acre parcel from R-1-7 Single-Family Residential zoning to R-A Rural Agricultural zoning. The intention of this rezoning is to allow for its use as a residential parcel. Based on this information in the application and the intended characteristics in the Future Land Use Map a recommendation for approval is warranted.

DESCRIPTION: The applicant is requesting approval to rezone the approximately 1.03-acre parcel from R-1-7 Single-Family Residential zoning to R-A Rural Agricultural zoning. The intention of this rezoning is to allow for its use as a residential parcel and to combine the lot into their adjacent property. The parcels to the north of the property are R-1-7 Single-Family Residential and R-A Rural Agricultural. The parcels to the east are R-A Rural Agricultural. The parcels to the south are C-1 Commercial and R-A Rural Agricultural. The parcels to the west of the parcel are R-1-7 Single-family residential.

Prior cases include: No previous cases

Nearby cases include:

- MPC Case C-84-18 – approval to rezone from R-1-7 to R-A
- MPC Case C-58-03 – approval of Christmas tree sales.
- MPC Case C-589 – approval to rezone from R-A to B-2
- MPC Case 23-9-SC – approval of a 3 lot subdivision
- ZBA Case BAC-44-95 – approval to expand a home based business

Nearby neighborhoods include: Fox Crossing, Huntington Park, and Walnut Hills

REMARKS: The applicant is requesting approval to rezone the approximately 1.03-acre parcel from R-1-7 Single-Family Residential zoning to R-A Rural Agricultural zoning. The intention of this rezoning is to allow for its use as a residential parcel. The applicant owns the parcel to the right of the subject site. They want to combine the two parcels into a single lot of record. It is not best practice to create a parcel

STAFF REPORT – CITY OF SHREVEPORT

with split zoning, thus the request for rezoning would create a more uniform lot. If rezoning is approved, the applicant may proceed with replating the property.

As stated in Article 4.2 of the Unified Development Code (UDC), R-A is defined as *"The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district."* The permitted by right uses in R-A zoning district include Agriculture, Animal Shelter – Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling – Manufactured Home, Dwelling - Single-Family Detached, 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 Future Land Use Map's designation of the property is Low Residential which is an indication of the intended character of the area. The proposed R-A Rural Agricultural zoning which is classified as Low Residential use. Based on this information and the intended characteristics in the Future Land Use Map a recommendation for approval is warranted.

Since the request was to change the zoning to a lower intensity zoning district, an NPP was not required.

STAFF ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the rezoning request from R-1-7 Single-Family Residential to R-A Rural Agricultural is warranted.

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

- a. Denial of the requested rezoning.
- b. Approve a zoning district with stipulations of the future development.

PUBLIC ASSESSMENT: 1 spoke in support. No opposition was present.

MPC BOARD RECOMMENDATION: The Board voted unanimously to recommend approval of this application.

24-175-C

R-E

ARLENE

R-1-7

R-1-7 to
R-A

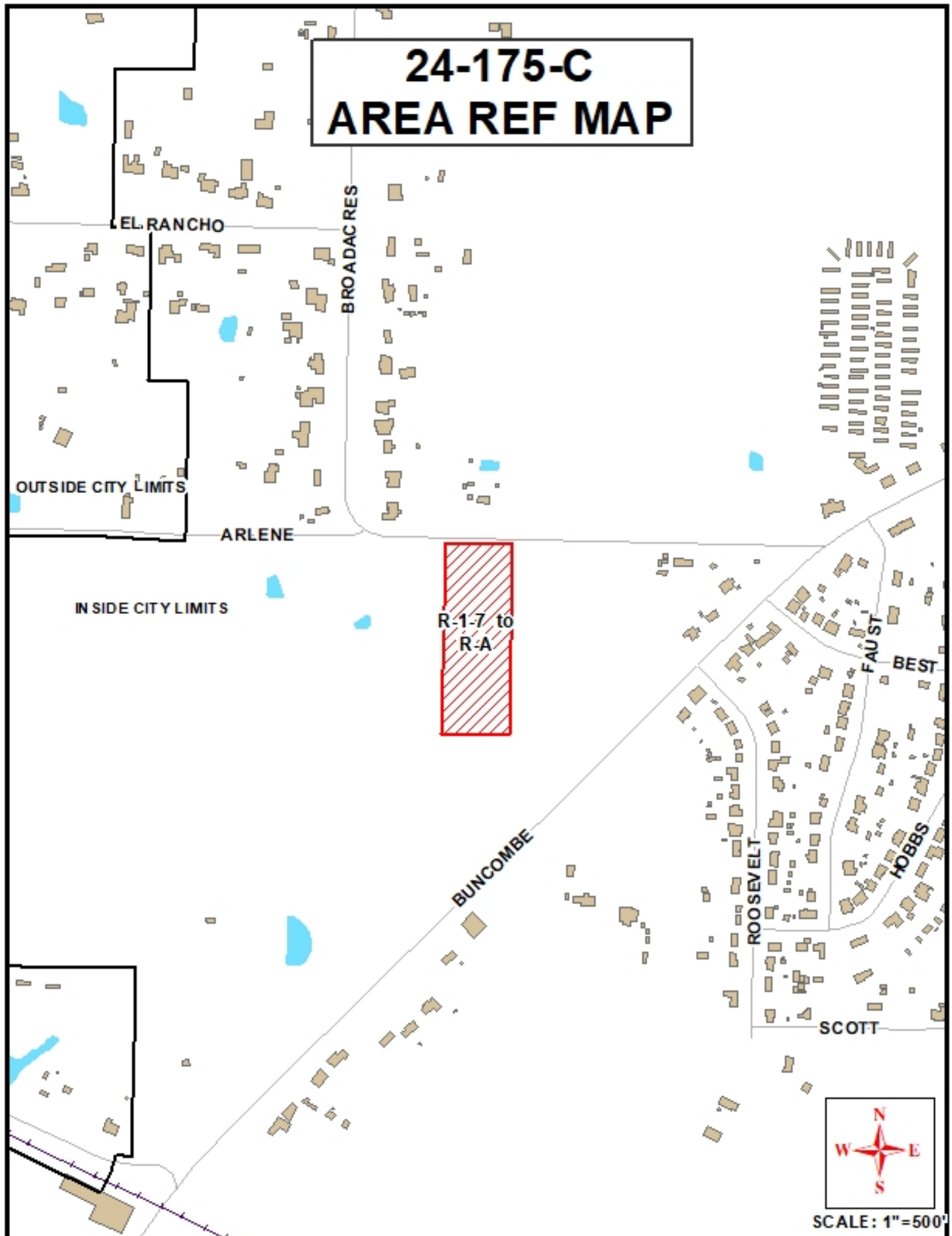
R-A

500' NOTIFICATION
AREA

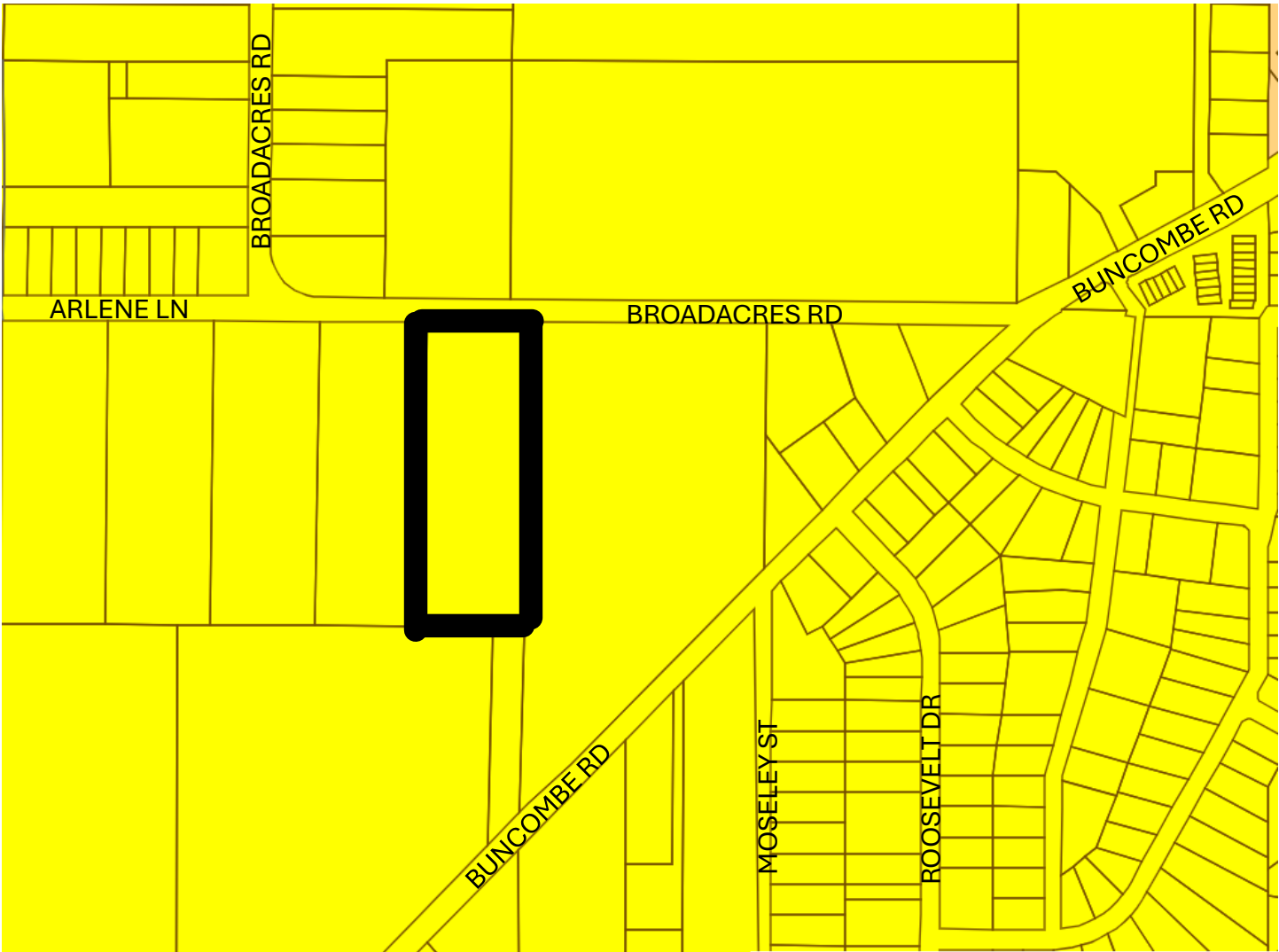


SCALE: 1"=200'

24-175-C AREA REF MAP



24-175-C_Future Land Use Map



- | | | | |
|--|---|---|--|
| Rural Enterprise | General Commercial | Parks and Open Space | Surface Water |
| Residential Low | Urban Village Mixed use | Parks and Open Space (Potential New) | Planning Area |
| Residential Medium | Major Mixed Use Center | Institutional | City of Shreveport |
| Residential High | Light Industrial/Business Park | Transportation | Streets |
| Neighborhood Commercial | Industrial | | Railroads |



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

November 22, 2024 11:20 AM



November 22, 2024 11:20 AM



November 22, 2024 11:20 AM



November 22, 2024 11:21 AM

24-175-C - Zoning Map Amendment (Rezoning)

Project Address Information:

Address: 0 Broadacres Rd

City: Shreveport

State: LA

Zip: 71129

Project Details:

Designation: City of Shreveport

Status: Open

Project Name: Michael J Family Ranch Rezoning

Project Number: 24-175-C

Project Description:

Application Category: Planning Case - City

Parcel Legal Description: 5.036 ACS. M/L- LOT 1, BROADACRES SOUTH SUBDIVISION UNIT NO. 1, SEC 35 T17N R15W, CADDO PARISH, LOUISIANA.

General Location of Property: South Side of Broadacres Rd approx. 1,480' West of Buncombe Rd.

Council: District G - Ursula Bowman

Caddo Parish Commissioner District: 12 - Kenneth Epperson, Sr.

Request: R-1-7 to R-A

Proposed Use: Residential

Subdivision: BROADACRES SOUTH SUBDIVISION

GEO Number: 171535053000100

Township: 17

Section: 35

Range: 15

Existing Zone: R-1-7

Project Fees:

Rezoning

Contact information:

Applicant:			
	Jones Family Trust	Michael Jones	PO Box 19081 Shreveport, LA 71129
	Mobile: (318) 840-8044	Home:	Office:
Architect:			
			, LA
	Mobile:	Home:	Office:
Business Owner:			
			, LA
	Mobile:	Home:	Office:
Engineer:			
			, LA
	Mobile:	Home:	Office:
Property Owner:			

Property Owner:	Jones Family Trust	Michael Jones	PO Box 19081 Shreveport, LA 71129
	Mobile: (318) 840-8044	Home:	Office:

CC3825

NOTICE TO THE PUBLIC

Control #24195

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 4, 2024 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. 24-175-C: 6300 Block Broadacres Road. Application by Jones Family Trust for approval to rezone property located on the South Side of Broadacres Road approximately 1,480 feet West of Buncombe Road, from R-1-7 Single Family Zoning District to R-A Rural- Agricultural Zoning District, being more particularly described as 5.036 ACS. M/L- LOT 1, BROADACRES SOUTH SUBDIVISION UNIT NO. 1, SEC 35 T17N R15W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times