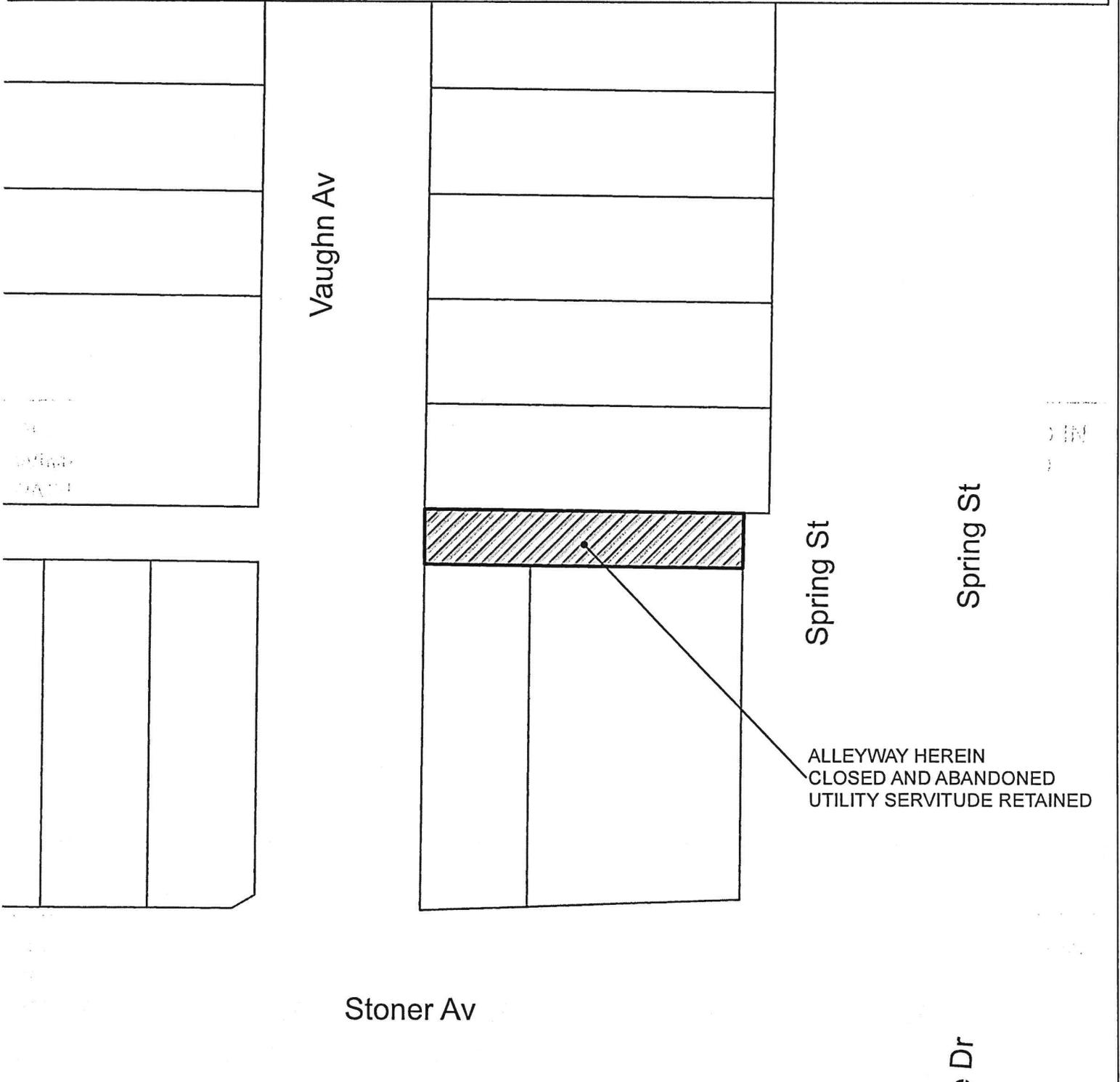


PLAT SHOWING THE CLOSURE AND ABANDONMENT OF THE ALLEYWAY, LOCATED IN WIMBISH SUBDIVISION, CITY OF SHREVEPORT, SECTION 31 (T18N-R13W), CADDO PARISH, LOUISIANA.



APPROVED:

METROPOLITAN PLANNING COMMISSION

PROPERTY MANAGEMENT SECTION

ALLEYWAY DEDICATED IN  
WIMBISH SUBDIVISION,  
RECORDED MAY 1, 1904  
IN BOOK 33, PAGE 770



SCALE: 1" = 50'  
SEPTEMBER, 2023

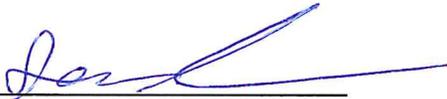
**PETITION FOR CLOSURE  
AND ABANDONMENT**  
Of  
**ALLEYWAY**  
(Between Vaughn Avenue and Spring Street Service Road)

NOW COMES, **S & O CAPITAL, LLC**, the sponsor of this petition, requesting the closure and abandonment of the alleyway between Vaughn Street and Spring Street Service Road, in the Wimbish Subdivision in Section 32, Township 18 North, Range 15 West, Caddo Parish, Louisiana.

**S & O Capital, LLC**, as petitioner represents the adjacent properties identified by Caddo Parish Tax Assessor's Geographic Numbers: 181332-006-0005-00, 181332-006-0007-00.

BY:   
\_\_\_\_\_  
**S & O CAPITAL, LLC**  
By: **Samih Ali, Owner/Manager**

**SAMIH ALI**, as petitioner represents the adjacent property identified by Caddo Parish Tax Assessor's Geographic Number: 181332-006-0071-00.

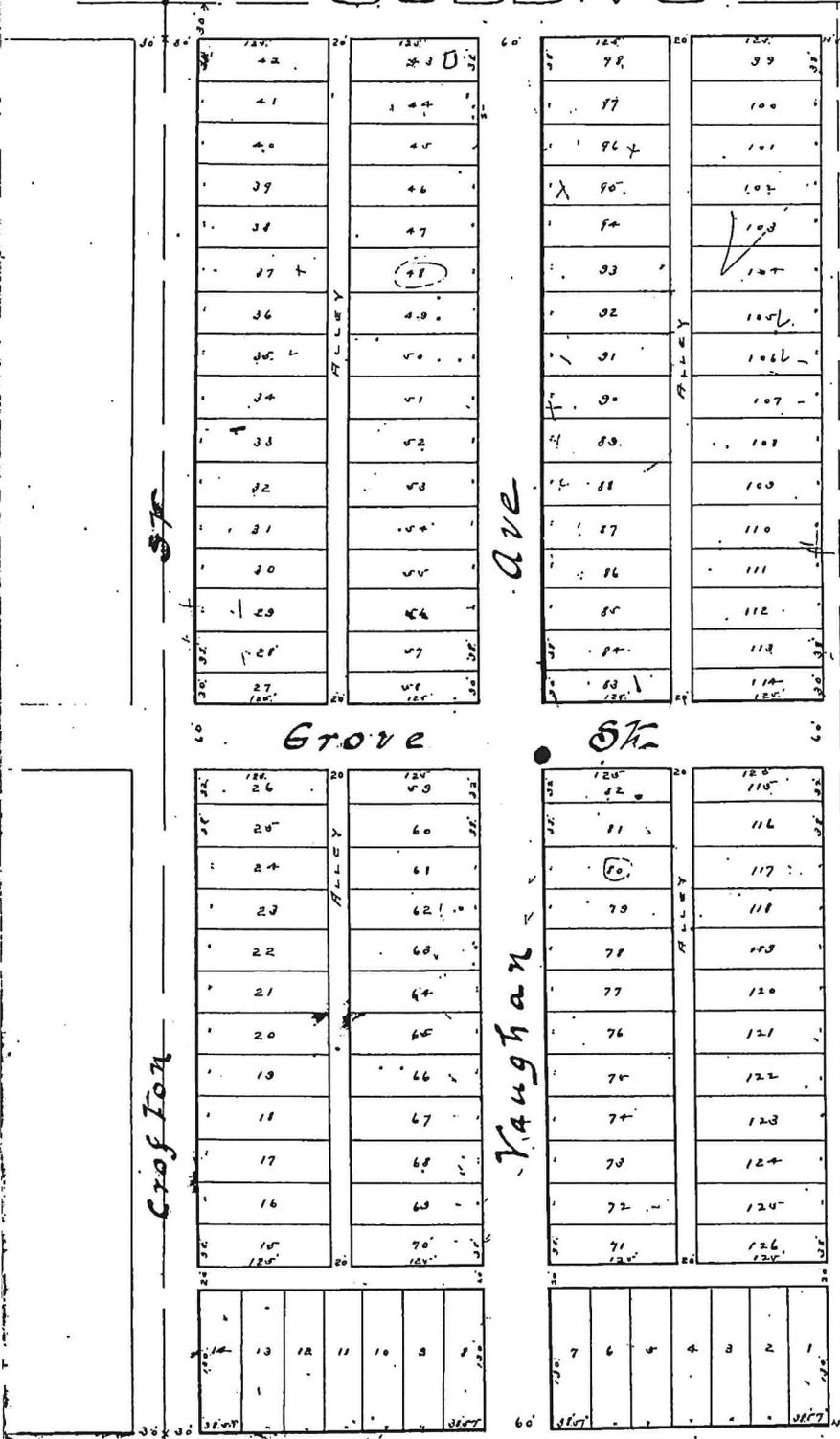
BY:   
\_\_\_\_\_  
**Samih Ali**

# WIMBISH

## SUBDIV'S

Rock ME

Scale 100' = 1 INCH



APPROVED

W. M. Wardlaw CITY ATTY

W. M. Wardlaw CITY ENGR

May 1904 Approved by

We hereby dedicate for Public Use  
The Streets and Alleys as shown on above Map

Allen Dale Knight Co Sth  
Per J. M. Vaughan Presdth

S.E. COR. OF ST. W. & S.W. 1/4  
T. 22. N. R. 12. E.

## STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 1, 2023

AGENDA ITEM NUMBER: 9

MPC Staff Member: Kamrin Hooks

City Council District: B/ Gary Brooks

Parish Commission District: 3/Steven Jackson

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**CASE NUMBER** 23-6-CAC: **CLOSURE & ABANDONMENT**  
**APPLICANT:** S & O CAPITAL, LLC AND SAMIH ALI  
**OWNER:** CITY OF SHREVEPORT  
**LOCATION:** N/A (East side of Vaughn Street approx. 155f north of E Stoner Ave)  
**EXISTING ZONING:** N/A  
**REQUEST:** Closure and Abandonment

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**DESCRIPTION:** S & O Capital, LLC and Samih Ali are requesting approval to close and abandon the undeveloped 20' wide right-of-way alley on the East side of Vaughn Street on behalf of S & O Capital, LLC and Samih Ali. The subject dedication is located within an area zoned C-2, Corridor Commercial Zoning District and R-3, Multi-Family Residential Zoning District.

The nearby relevant case is listed.

- BAC-77-08- approved with stipulations special exception use in a B-2 district of a convenience store expansion.
- C-60-94- approved rezoning of R-3 to B-2 district for a beauty shop/gift shop.
- C-79-04- approved rezoning of R-3 to B-2 district for a beauty salon or any other permitted use.

Nearby neighborhoods include Anderson Island, Highland and Stoner Hill.

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**REMARKS:** The applicant is requesting the closure and abandonment of the alley on behalf of the operating business in the area. Once these lots are combined it will serve to provide space for the existing gas station to expand. Historic land use maps indicate that the existing building may pre-date the zoning code; meaning it could have been brought into the planning limits as constructed.

There are water and sewer lines located in the alley. The City will be retaining a permanent utility servitude over the area of the proposed closure unless the applicants relocate the water and sewer main

Once the alley way is closed it will be absorbed by the abutting properties and combine the existing lots. The applicant owns 100% of the adjacent linear footage of the alley of the proposed closure and abandonment. This dedication is not used to access other properties in the vicinity; therefore, closure

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## STAFF REPORT – CITY OF SHREVEPORT

and abandonment of this dedication will not deny access to any property owners in the vicinity or disrupt the flow of traffic.

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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 to close and abandon this dedication of land between Vaughn and Spring Street is warranted due to no significant or negative impact to property owners or the City of Shreveport.

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

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### MPC BOARD

**RECOMMENDATION:** The Board voted 7-0 to recommend this application for approval.

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