

ORDINANCE NO. \_\_\_\_ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED INTERSECTION OF RUSSELL ROAD AND BONNIE STREET, SHREVEPORT, CADDO PARISH, LOUISIANA., **FROM R-1-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-5 (SPUD) SINGLE FAMILY RESIDENTIAL SMALL PLANNED UNIT DEVELOPMENT 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 ENTER GENERAL LOCATION Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **From R-1-5 Single Family Residential Zoning District to R-1-5 (SPUD) Single Family Residential Small Planned Unit Development District:**

Lots B & C, Nelson Park Subn, And S. 40 Ft. Of Lot 188, Jones - Mabry Subn., Unit #2, Less R/W Section 21, T18N, R14W, Caddo Parish, Louisiana.

SECTION II: BE IT FURTHER ORDAINED THAT the rezoning of the property described herein is approved subject to compliance with the following stipulations:

The applicant requests the following ordinance relief:

- Accessory structure without a principal structure.

Proposed site amenities in exchange for the requested uses and ordinance relief include the following:

- Enhanced design to maintain a more residential appearance by incorporating siding on the front façade.
- Orienting the structure so that the garage doors are located at the rear of the property and not visible from the public right of way.
- Four hedges located in the front of the structure.

Stipulations include the following:

- Submittal of a revised site plan that shows the existing portable shed in a permitted location on the lot.
- Revised elevations that include shutters on either side of the windows.
- Vehicles parked outdoor are limited to the rear of the building.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

23-73-C  
MOHR & ASSOCIATES, INC.

## STAFF REPORT – CITY OF SHREVEPORT

FEBRUARY 7, 2024

**AGENDA ITEM NUMBER:8**

**MPC Staff Member:** Emily Trant

**City Council District:** A/Tabatha Taylor

**Parish Commission District:** 2/Gregory Young

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**CASE NUMBER 23-73-C: SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN APPROVAL**

**APPLICANT:** Marvin Baxter  
**OWNER:** Marvin Baxter  
**LOCATION:** 0 Russell Road (Intersection of Russell Road and Bonnie Street)  
**EXISTING ZONING:** R-1-5  
**REQUEST:** R-1-5 to R-1-5 (SPUD)  
**PROPOSED USE:** Personal Storage

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**SUMMARY OF REPORT:** This is a request to place a personal storage garage on a lot that does not have a principal structure. The request is being processed as a Planned Unit Development where amenities are provided in exchange for ordinance relief. No commercial activity will be permitted on this property. **The case was recommended for denial by the MPC Board in December 2023; the Council remanded the case to the MPC for reconsideration.** MPC staff believes the approval is warranted with the stipulations that are outlined in this report.

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**DESCRIPTION:** The applicant is requesting approval to construct an accessory structure without a principal structure. The site is bound by the single-family zoning districts to the north, south, and west. The properties on the east side of Russel Road and zoned C-1, Neighborhood Commercial. Uses in the vicinity include single-family detached houses, a fellowship center, and other commercial structures that appear to be vacant.

The applicant intends to place the garage on the property in order to store personal items such as vehicles. A garage is considered an accessory use when placed on residential property; however, there must be a principal structure onsite, such as a dwelling. The garage was not permitted because the lot does not have a principal structure. A garage as a principal use would be considered a warehouse; therefore, the original application that was presented to the MPC board in June 2023 was a request to rezone the property to the C-4 Heavy Commercial District to permit the warehouse use. A variance was not a solution as the code prohibits this application type to allow specific uses in a zoning district; additionally, there was no hardship that warranted a variance. The C-4 district is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, it was not recommended to rezone the property to the C-4 district. Understanding the true intention of the applicants requested use, the MPC Board deferred the request to allow the applicant to pursue a Small Planned Unit Development. The Small Planned Unit Development application allows the applicant to request ordinance relief to permit the garage without a principal use; further, it allows staff to analyze the case without classifying the structure as a warehouse.

## STAFF REPORT – CITY OF SHREVEPORT

There are no prior cases associated with this site. Nearby relevant cases include: Approval to rezone from R-A, Residence Agriculture and R-4, Multi-Family to B-3, Community Business District (P-143); Approval to rezone from R-4 to B-2 (P-293); Approval to rezone from R-A to B-3 (P-424); Approval to rezone from R-4 to B-3 (C-78-81); Approval to rezone from R-A to B-2, Neighborhood Business (C-31-83); Denial to rezone from R-A and R-1D, Urban One Family to I-2, Heavy Industrial (C-70-94).

Nearby neighborhoods include: Agurs, Hearne Extension, Lakeview, Martin Luther King.

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**REMARKS:** PUD approval is subject to a 3-year expiration as described in Section 16.9.F of the UDC.

Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area. Through this application type, the applicant can request approval for the accessory structure without the principal structure. This eliminates the need for heavy commercial zoning.

The proposed amenities are a result of the Neighborhood Participation Plan meeting that was held on September 11<sup>th</sup> at 6:00 PM; a total of 5 people were in attendance. Concerns about increased traffic, building orientation, property values, and theft were raised. The applicant explained that it is not for a commercial purposes and is personal use only, and would essentially operate and appear like a residential structure from the road.

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**MASTER PLAN  
CONSIDERATIONS:**

The Future Land Use Map of the 2030 Great Expectations Master Plan shows the subject property located within an area intended for Residential Low uses. Maintaining the R-1-5 zoning district aligns with the future land use map. The use will strictly be for the storage of personal items; therefore, it is compatible with the Master Plan recommendations for this area.

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**REQUESTED USES &  
ORDINANCE RELIEF:**

The applicant requests the following ordinance relief:

- Accessory structure without a principal structure.

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**PROPOSED SITE**

**AMENITIES:** Proposed site amenities in exchange for the requested uses and ordinance relief include the

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

**following:**

- Enhanced design to maintain a more residential appearance by incorporating siding on the front façade.
- Orienting the structure so that the garage doors are located at the rear of the property and not visible from the public right of way.
- Four hedges located in the front of the structure.

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### **PRELIMINARY**

#### **SITE PLAN**

#### **CONSIDERATION:**

The site plan shows that the structure will be 990 sf and located towards the back half of the property. The proposed structure meets all minimum setback requirements. A concrete pad and driveway will be poured. There is an existing portable shed located towards the rear of the lot that is currently in the rear setback. The shed will need to be moved out of the rear setback; however, it will need to remain behind the proposed garage. A revised site plan addressing the relocation of the existing shed will need to be submitted.

The elevations depict a structure that incorporates siding on the front façade, which is more commonly found on residential structures. From Russell Road, the structure will not look like a garage, as the roll-up doors will be facing the rear of the structure. The façade that faces Russell Road will have a door and four windows. Staff recommends adding shutters to the windows to further insinuate that this residential dwelling, rather than an accessory garage.

One concern that was raised at the NPP meeting was whether vehicles would be parked outdoors. The applicant indicated that vehicles could be parked outside as is permitted on other residential lots. Because this is a Planned Unit Development, the MPC board has the ability to stipulate additional provisions. MPC staff recommends that vehicles parked outside are limited to the rear of the building and on the approved concert surface. Outdoor storage is prohibited unless enclosed in an approved fenced that meets MPC code requirements.

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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 the zoning request from R-1-5, Single-Family Residential to R-1-5, SPUD, Small Planned Unit Development is warranted, as it will have minimal impact on the surrounding residential uses. The following stipulations are warranted:

1. Submittal of a revised site plan that shows the existing portable shed in a permitted location on the lot.
2. Revised elevations that include shutters on either side of the widows.
3. Vehicles parked outdoor are limited to the rear of the building.

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

- a. Deny the request.

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

### **b. Approve the request with additional stipulations.**

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**PUBLIC ASSESSMENT:** 4 people spoke in support. 3 people spoke in opposition.

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**MPC BOARD**  
**RECOMMENDATION:** The Board voted 6-2 to recommend this application for approval on February 7, 2024 after the application was remanded back from City Council.

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**23-73-C**

**R-1-5**

RUSSELL

HALL

NASH

NOAH

**R-1-5**

R-1-5 to  
R-1-5 (SPUD)

**C-1**

BONNIE

**C-1**

GAIN

**C-1**

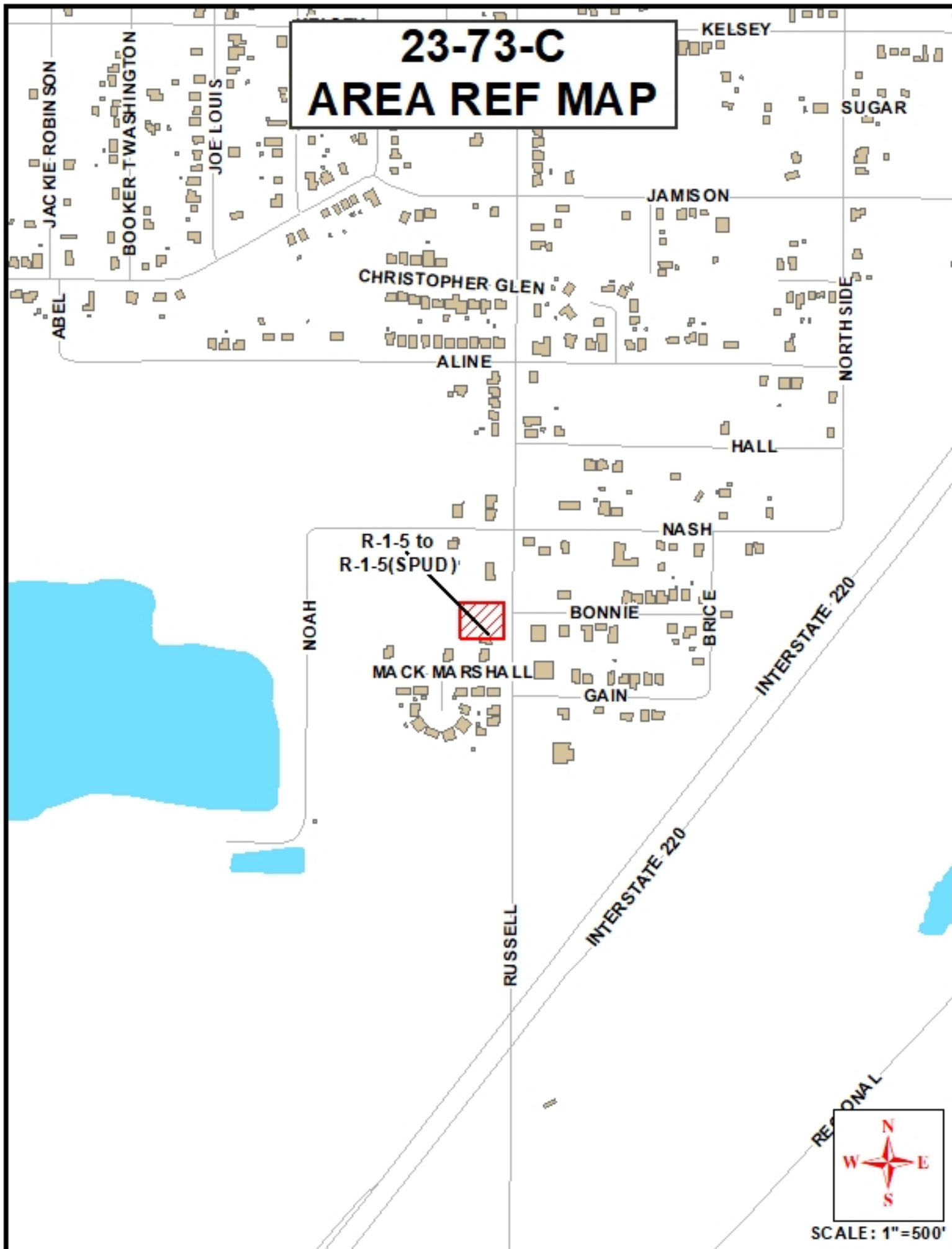
**R-1-7**

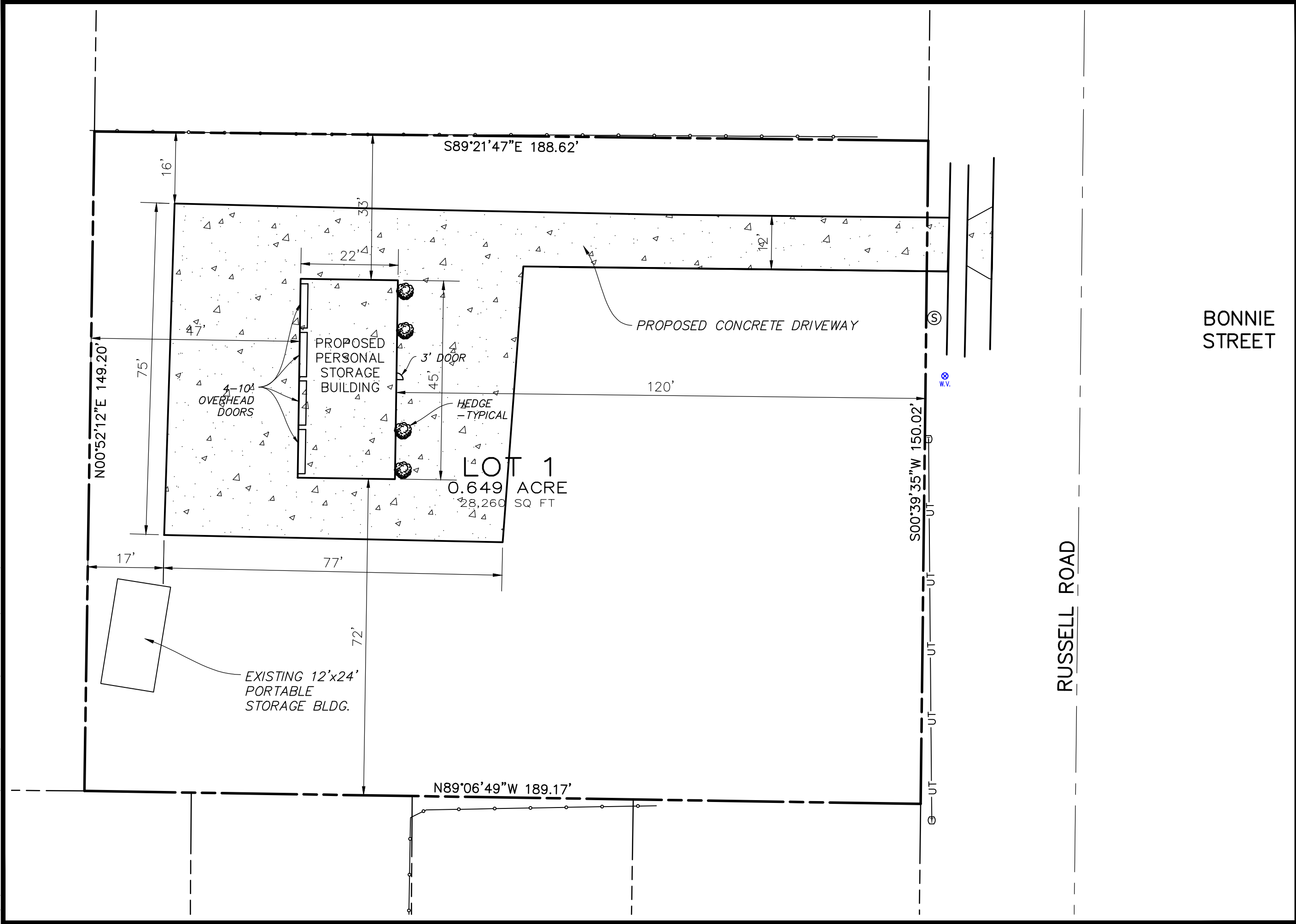
500' NOTIFICATION  
AREA



SCALE: 1"=200'

# 23-73-C AREA REF MAP



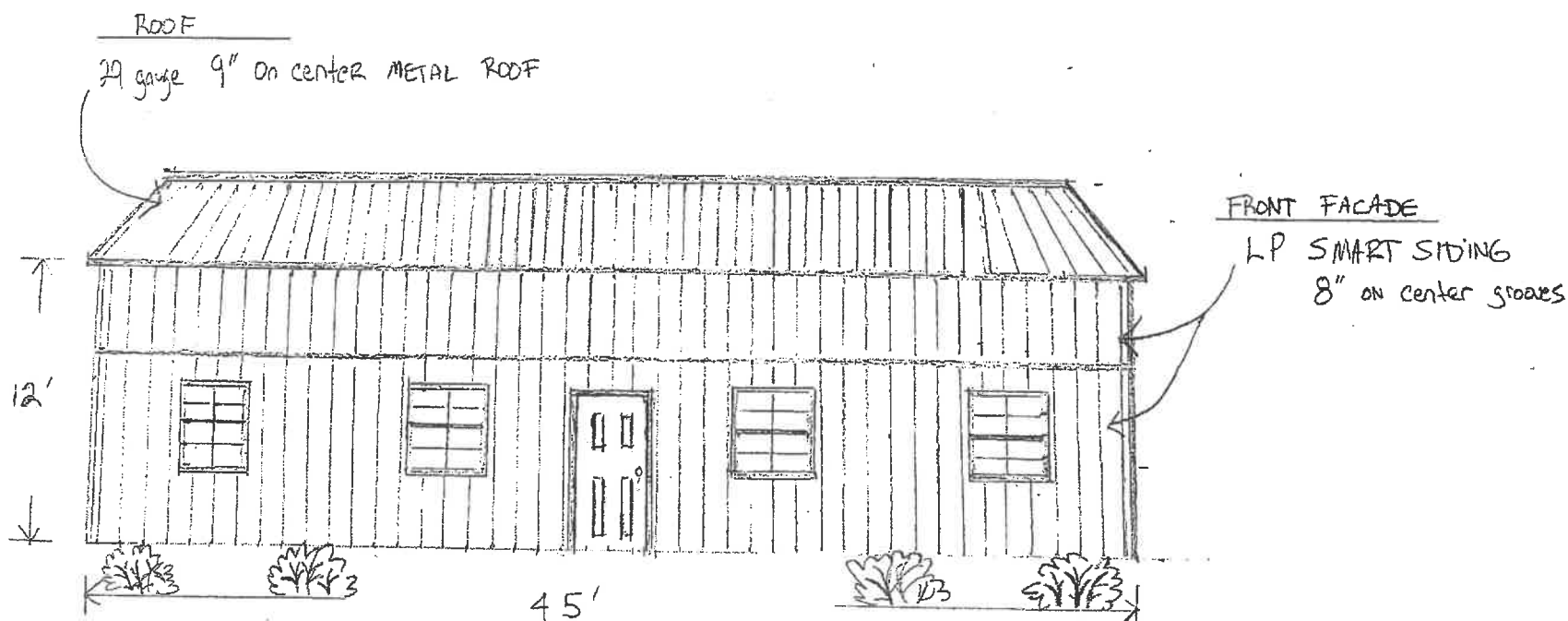


	<b>Mohr and Associates, Inc.</b>		Date	Nov. 16, 2023
	<i>Consulting Civil Engineers &amp; Land Surveyors</i>		Scale	1"=20'
	1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190		Drawn	DBA
	Shreveport, Louisiana 71107 Fax : (318) 402-4400		Job	38944
FOR: RUSSELL ROAD PERSONAL STORAGE				
MARVIN BAXTER				



# Isenco CONTRACTOR

## FRONT view







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









SPEED  
LIMIT  
35







ALL PROPERTY  
OWNERS WITHIN  
500 FT OF PROJECT

# COMMUNITY SUPPORT

Please Add to  
REC-1 Property  
PAPERWORK.

## DESCRIPTION

Support for Marvin & Andrea Baxter

## LOCATION

Russell Road Project

My Signature below shows my support for the use of the property located on Russell Road for a 4-car garage. I am NOT opposed to Marvin and Andrea Baxter using their property for this project.

DATE	NAME	PHONE	ADDRESS	SIGNATURE
	DeShawn Lewis	314-519-6261	1319 Denise Circle	DeShawn Lewis
	Eugene Brooks	318-565-5232	1727 DAWN ST	Eugene Brooks
	John Wiley	318-6727-70	1712 CROWN ST	John Wiley
	Low Caldwell	318-779-2376	1736 Main Street	Low Caldwell
	Emily Williams	318-936-5016	1729 Bonnie St	Emily Williams
	Marques Wilson		1731 Bonnie Street	Marques Wilson
	Demarrus Hawthorne	314-485-7652	1737 Bonnie Street	Demarrus Hawthorne
	Charles Dickey		1737 Bonnie St	Charles Dickey
	Alfred Emery	318-560-6626	1455 Russell Rd	Alfred Emery
	Clotese Rhodes		1756 NASH	Clotese Rhodes
	Earline Thomas	282-3908	1454 Russell Rd	Earline Thomas
	Jeff Buckner		1322 Denise Cir	Jeff Buckner
	Rosevelt Hicks	318-344-6455	1704 Bonnie St	Rosevelt Hicks
	Mary Short	318-834-7823	1746 DAWN ST	Mary Short
	Ivan Kelly	318-990-5555	1803 Mack Marshall	Ivan Kelly

# COMMUNITY SUPPORT

DESCRIPTION	LOCATION
Support for Marvin & Andrea Baxter	Russell Road Project

My Signature below shows my support for the use of the property located on Rusell Road for a 4-car garage. I am NOT opposed to Marvin and Andrea Baxter using their property for this project.

[illegible]



9/13/23

Re: Russell Road Project

A meeting was held on 9/11/23 to discuss the Russell Road project with the community. The following concerns were raised and addressed. To our knowledge, the below concerns were satisfactorily addressed.

- Which way will the back door be facing?
  - Will be at the back
- Why is it being placed there?
  - Limited space and rodent problems.
- Will there be heavy traffic in and out?
  - No. Normal residential traffic
- Will it affect their property values?
  - Project will have no impact on neighbor's property value.
- Theft Concerns
  - No new theft concerns.
- Rodent concerns
  - No new rodent concerns
- Are cars going to be parked outside?
  - On occasion and no different from normal residential outdoor parking
- Will there be a fence?
  - A fence may be placed in the future

Respectfully submitted,

Marvin & Andrea Baxter

1323 Denise Circle

Shreveport, LA 71107



## The Russell Road Project

Project	MPC Zoning Community Input Meeting	Meeting Date:	09/11/2023
Road Project		Place/Room	The Venue
Facilitator:	Marvin Baxter		2954 Dr Martin Luther King Jr. D

[illegible]

OWNER	STREET ADDRESS	CITY	STATE	ZIP
Russell, Art	1806 Mack	Shreveport	La	71107-6227
Nicholson, 1838	Mack	Shreveport	La	71107-6227
Lindsey, W	333 Wilder	Shreveport	La	71104-4527
Brookins, A	1322 Denis	Shreveport	La	71107-6215
Moon, Rus	5984 Vance	Shreveport	La	71107
Faison, Jarr	1314 Denis	Shreveport	La	71107-6215
Lewis, Shar	1319 Denis	Shreveport	La	71107-6215
Smith, W. I	3025 Aline	Shreveport	La	71107
Harris, Mar	1827 Mack	Shreveport	La	71107-6247
Nicholson, 1838	Mack	Shreveport	La	71107-6227
Brown, Wil	1769 Nash	Shreveport	La	71107-6230
Missionary	3037 Nash	Shreveport	La	71107
Martin Lutl	1341 Russe	Shreveport	La	71107
Robinson, C	1746 Gain	Shreveport	La	71107-6219
Gardner, D	5536 West Los Angeles	CA		90056-2011
Ruben, Clo	1756 Nash	Shreveport	La	71107-6231
Gleen, Shar	1811 Nash	Shreveport	La	71107
Red River C	Po Box 179	Shreveport	La	71166-1795
Williams, G	PO Box 618	Bossier City	LA	71171-6183
Hughes, De	7810 Pines	Shreveport	La	71129
Woodley R	3661 Darie	Shreveport	La	71109
Dudley, Iss	1812 Nash	Shreveport	La	71107-6233
Bogan, Jack	PO Box 569	Bossier City	LA	71171-5690
Smith, Larr	1629 Helm	Virginia Beach	VA	23464-8409
Pickson, W	1730 Gain	Shreveport	La	71107-6219
Sullivan, De	4219 Made	Shreveport	La	71119
Thomas, E	1454 Russe	Shreveport	La	71107-6207
Dls Rentals	6346 Gard	Shreveport	La	71129
Robinson, I	2151 Airlin	Bossier City	LA	71111
Blow, Shar	1811 Nash	Shreveport	La	71107-6232
Gipson, Sor	1350 Russe	Shreveport	La	71107-6237
Godfrey, M	1029 Wood	Shreveport	La	71107
Washington	1729 Bonni	Shreveport	La	71107-6210
Dance, Jan	13900 Fiji	Vallejo	CA	90202
Russell, Art	1806 Mack	Shreveport	La	71107
Lars, Velma	1771 Wafe	Haughton	LA	71037
Brown, Alfr	1835 Mack	Shreveport	La	71107
Nobles, He	3012 King	Shreveport	La	71107
Edwards, V	206 Oregor	Shreveport	La	71101-2116
Baxter, Ma	1323 Denis	Shreveport	La	71107-6215
Moore, Ma	334 Phoeni	Shreveport	La	71103-2053
Emery, Alfr	3032 Skelly	Shreveport	La	71107-5886
Spears, Joe	1813 Mack	Shreveport	La	71107-6226
Dickey, For	1737 Bonni	Shreveport	La	71107-6210
Greenhead	8389 Wass	Shreveport	La	71107-9606
Batts, Edit	1317 Denis	Shreveport	La	71107-6215

Martin, Wē 245 N Wya Shreveport La	71101-2145
Washingto 1731 Bonni Shreveport La	71107
Powell, Bar 1318 Denis Shreveport La	71107
Milton, De 1734 Bonni Shreveport La	71107
Dotie, Ben 748 Booth Shreveport La	71107
Barbo, Rita 6312 West Shreveport La	71129-3306
Baxter, Anc 1323 Denn Shreveport La	71107
Rasco, Dan 3931 Balco Shreveport La	71109
Kelly, Haze 1803 Mack Shreveport La	71107
Hughes, De 4140 Rockf Shreveport La	71107
Caldwell, Jē 2849 5th St Shreveport La	71107
Marshall, T 2524 Jones Shreveport La	71107
Jelks, Robe 6203 Yarbr Shreveport La	71119-3505
Payne, Valr 1818 Mack Shreveport La	71107
Burnom, Eē 5294 Mill V Grand Blan MI	48439-4252
Gant, John 1733 Bonni Shreveport La	71107-6210
King, Rache 332 Shado Decatur AL	35601
Walker, Sh 17138 Gair Shreveport La	71107-6219
Milton, Cyr 1734 Bonni Shreveport La	71107-6246
Forest, Aar 6635 Willo Baton Roug LA	70811
Penningtor 1766 Nash Shreveport La	71107-6231



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: Russell Rd ProjectAssociated Case: 23-73-C

Project Address/Location: \_\_\_\_\_

Current Zoning District: R15Proposed Zoning District (if applicable): R15SPDParcel Number(s): #181421016000400**2. CASE TYPE**

- |                                                                    |                                                                           |                                                                      |
|--------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Zoning Map Amendment (Rezoning)           | <input checked="" type="checkbox"/> Planned Unit Development (PUD)        | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input 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 checked="" 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)

WEST side of Russell Rd. across from Bonnie St.**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

PERSONAL STORAGE



City of Shreveport | Caddo Parish

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**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <del>                    </del> Proposed Zoning District(s): <del>                    </del>		Proposed Building Use(s): <b>PERSON STORAGE</b>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: <b>12x20</b>	
Special Purpose Overlay District (if applicable): <del>                    </del>		Proposed Building(s) sq. ft. gross: <b>22x45</b>	
Total Site Acres: <b>0.649</b>		Total sq. ft. gross (existing & proposed): <b>1230 SQ FT</b>	
<del>Off-Street Parking Required:</del>		Proposed height of building(s):      Number of stories:	
<del>Off-Street Parking Provided:</del>		Ceiling height of First Floor: <b>12 FT</b>	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
<del>Existing Impervious Surface:</del> acres/square feet		<del>Hazard Flood Area</del> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<del>Proposed Impervious Surface:</del> acres/square feet		<del>Red River</del> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<del>Cross Lake Watershed</del> <input type="checkbox"/> Yes <input type="checkbox"/> No		<del>Wetlands</del> <input type="checkbox"/> Yes <input type="checkbox"/> No	



City of Shreveport | Caddo Parish  
Metropolitan **Planning** Commission

UDC City of Shreveport

Revised August 21, 2020

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**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: Marvin Baxter Company: \_\_\_\_\_  
E-mail: marvinbaxter@comcast.net Phone: 218-9480 Fax: \_\_\_\_\_  
Address: 1323 Denise Cr. City: Spport State: LA Zip: 71107

**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: Josh Craig Company: Mohr & Assoc. Com  
E-mail: jcraig@mohrandassoc.com Phone: 686-7190 Fax: 402-4400  
Address: 1324 N. Hearne Ave #301 City: Spport State: LA Zip: 71107

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Check if Primary Contact ☐

Name: Marvin Baxter Company: \_\_\_\_\_  
E-mail: marvinbaxter@comcast.net Phone: 218-9480 Fax: \_\_\_\_\_  
Address: Same as shown above City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

\_\_\_\_ I will represent the application myself; OR X I hereby designate Mohr + Associates, Inc. (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.

Mami Baxter 9-27-2023 Mami Baxter 9-27-23  
Property Owner Signature Date Applicant Signature Date

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #24006**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, February 7, 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. 23-73-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN : 0 Russell Road.**

Application by Mohr & Associates, Inc. for approval to rezone property located on the Intersection of Russell Road and Bonnie Street, from R-1-5 Single-Family Residential Zoning District to R-1-5 (SPUD) Single-Family Residential Small Planned Unit Development Zoning District for a personal storage garage, being more particularly described as Lots B & C, Nelson Park Subn, And S. 40 Ft. Of Lot 188, Jones - Mabry Subn., Unit #2, Less R/W 181421-16-4 Section 21, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times