

ORDINANCE NO. ____ OF 2025

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF FORTSON STREET, APPROXIMATELY 300 FEET EAST OF HIGHWAY 1, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM I-2 HEAVY INDUSTRIAL ZONING DISTRICT TO I-MU INDUSTRIAL MIXED-USE 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 north side of Fortson Street, approximately 300 feet east of Highway 1 Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from I-2 Heavy Industrial Zoning District to I-MU Industrial Mixed-Use Zoning District.**

S. 175 Ft. Of Lots 67,68,69 & 70 And A Portion of Lots 71 & 72, Per Assr's Plat, Henderson- davis Subn., Section 25, T18N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

CASE NO. 24-210-C
Blue Tide Exteriors

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 5, 2025**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 5, 2025 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
Rachel Jackson, Vice Chair
Toni Thibeaux, Secretary
Gabriel Balderas
Fred Moss, IV
Bill Robertson
Harold Sater
Chris Elbertson
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant/Planner 1
ZiXuan Xu, Community Planner
Walter Johnson, Community Planner
Christian Terrell, Planner 1

Members Absent

None

The hearing was opened with prayer by Winzer Andrews, Chair The Pledge of Allegiance was led by Chris Elbertson

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly in 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 Rachel Jackson, Vice Chair, seconded by Fred Moss, IV, to approve the minutes of the December 4, 2024 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 24-210-C ZONING REQUEST

Applicant: Blue Tide Exteriors
Owner: Harkey Properties LLC
Location: 436 Fortson St (north side of Fortson St, approx. 300' east of Hwy 1)
Existing Zoning: I-2
Request: I-2 to I-MU

Representative &/or support:

Jordan Strader 1781 E. Bert Kouns Industrial Loop, Shreveport, LA 71105

Strader had no comments for the Board. No discussion ensued.

draft

Opposition: None

A motion was made by Gabriel Balderas, seconded by Toni Thibeaux, Secretary, to recommend approval of this application.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

JORDAN gave a detailed zoning report to the Board as requested.

JEAN stated that staff have been working with the consultants on the future land use map and a fourth workshop will be had but the date has yet to be determined. ELBERSON asked if there would be another time that they could interact with the consultants. JEAN answered yes there would be.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:52 p.m.

Winzer Andrews, Chair

Toni Thibeaux, Secretary

STAFF REPORT – CITY OF SHREVEPORT

FEBRUARY 5, 2025

AGENDA ITEM NUMBER: 10

MPC Staff Member: Kamrin Hooks

City Council District: A/Tabatha Taylor

Parish Commission District: 3/Victor L. Thomas

CASE NUMBER	24-210-C:	ZONING REQUEST
APPLICANT:	BLUE TIDE EXTERIORS	
OWNER:	Harkey Properties LLC	
LOCATION:	438 FORTSON ST (north side of Fortson St., approx./ 300 ft east of Hwy 1)	
EXISTING ZONING:	I-2	
REQUEST:	I-2 to I-MU	
PROPOSED USE:	Industrial Mixed-Use	

SUMMARY OF REPORT: This request is to rezone approximately 1.9 acres of land from I-2 Heavy Industrial to I-MU Industrial Mixed Use to repurpose and revitalize the two existing buildings on the property. Approval is warranted for the request.

DESCRIPTION: The applicant is requesting to rezone their property from I-2 Heavy Industrial Zoning District to I-MU Industrial Mixed-Use Zoning District to repurpose the existing buildings on the properties into a community/event center and clearinghouse for animal rescue. The property is surrounded by I-2 Heavy Industrial, with a small section of I-MU Industrial Mixed-Use and C-3 General Commercial to the North of the property.

There are no prior cases associated with the subject property. Nearby prior cases include C-398, I-2 to B-3 and L-1 for a liquor store; approved, and C-79-00, B-2 and I-2 to B-3 for a dollar general; approved.

Nearby neighborhoods include: Agurs, Cherokee Park, Central Business District, Allendale, and Hearne Extension

REMARKS: The applicant is requesting approval to rezone approximately 1.9 acres of land from I-2 Heavy Industrial to I-MU Industrial Mixed-Use. The property was donated to the Lions Club and the intent of the rezoning is to repurpose the existing empty buildings for the community.

As stated in Article 4.5 of the Unified Development Code (UDC), I-MU is defined as *"The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, compatible commercial uses, such as recreation, entertainment, and retail establishments, and higher density residential"*. The permitted by right uses in I-MU zoning district include *Agriculture, Amusement Facility - Indoor, Amusement Facility - Outdoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine - Standalone,*

STAFF REPORT – CITY OF SHREVEPORT

Bar, Body Modification Establishment, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Center, Community Garden, Contractor Office, Cultural Facility, Day Care Center, Distillery, Dwelling – Above the Ground Floor, Financial Institution, Food Truck and Trailer Vendor, Furniture, Furnishings and Equipment Sales, Retail Sales of Alcohol-Beer/Wine, Gas Station, Government Office, Greenhouse/Nursery - Retail, Industrial - Artisan , Industrial - Light, Industrial Design, Industrial Services, Live Entertainment - Ancillary Use, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Movie Studio, Office, Parking Structure (Principal Use), Passenger Terminal, Personal Service Establishment, Place of Worship, Public Park, 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 , Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed , Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor , Warehouse, Wholesale Establishment , Winery, 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.

Referring to article 16, there are several approval standards to be considered, when applicable, to balance and assess a rezoning case. the proposed uses while not entirely compatible with the existing heavy industrial uses in the area. Are not invasive and will not negatively impact surrounding properties. The heavy industrial area where the property resides has had no indication that the development will move away from the current I-2 zoning. However, the repurposing of the existing buildings on the property will help with the vacant and blighted property issue that the City of Shreveport, as well as encourage development in a stagnant area.

The Future Land Use Map designated this area for Light Industrial/Business Park. According to the 2030 Great Expectations Masterplan, this can be characterized as office and light industrial uses, often in business park settings, located away from the inner core, and adjacent to major transportation routes including interstates, state highways, railroad rights-of-way, and airport facilities with no residential uses. The I-MU zoning district is not entirely compatible with this recommendation as it allows for higher density residential and commercial uses. The Light Industrial portion of the requested zoning is compatible with the future land use map recommendation. While the proposed uses would not be detrimental to the area, however, the staff's main concern is the ability to have permitted by right residential uses allowed in the area. Observing trends in the area, the marketability and/or current development in the area may significantly deter residential development. Approval of this application would not be to the detriment of the public health, safety, and welfare of the area.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on January 22, 2025, at 6:00pm. Five people were present at the meeting, all but one are associated with the case. The president of North Shreveport's business association, who was in attendance stated that the association and himself are all in support of this idea and he has received no negative phone calls about the case.

STAFF REPORT – CITY OF SHREVEPORT

STAFF

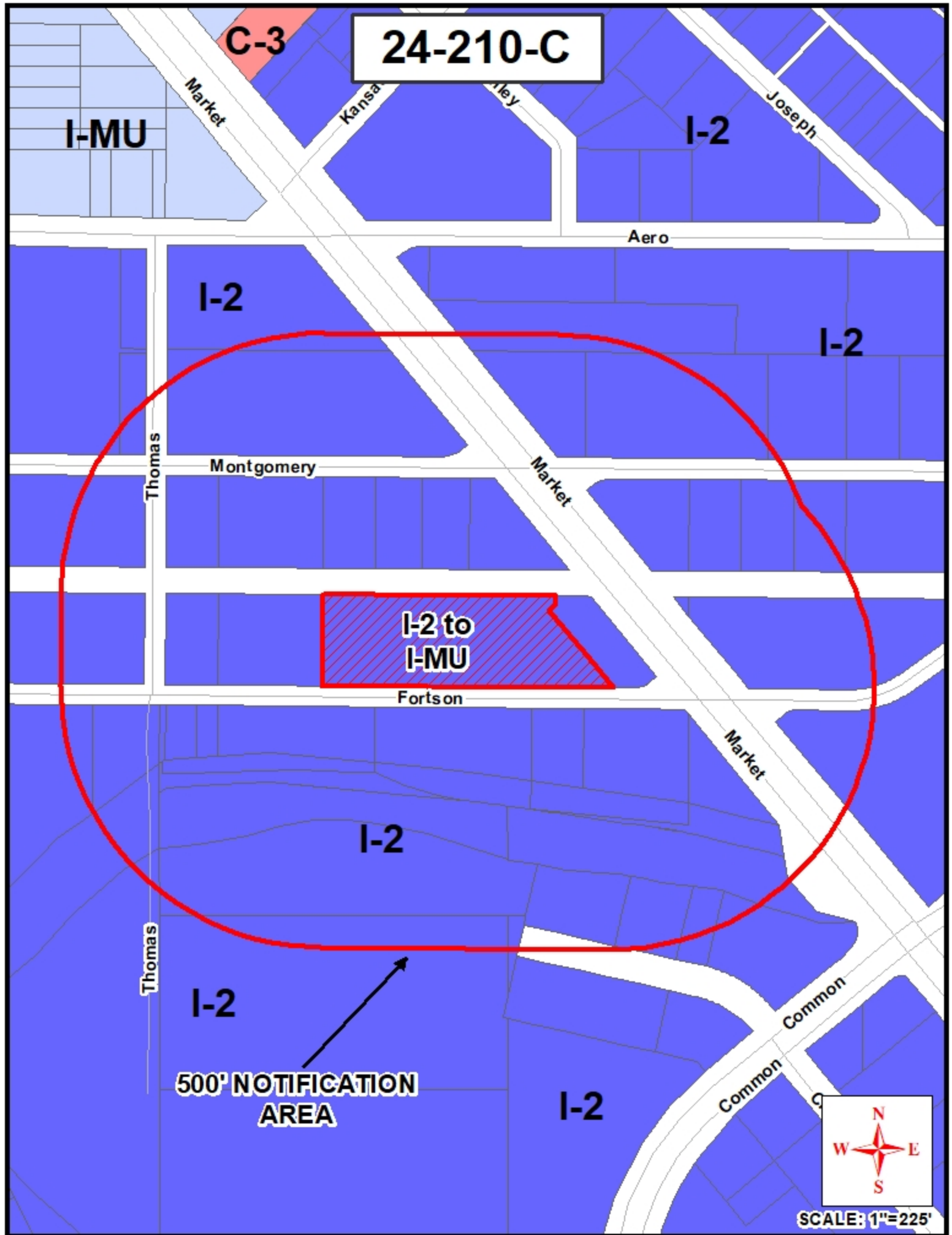
ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted.

Alternately, based on information provided at the public hearing the MPC Board may: recommend denial due to the area and future land use map.

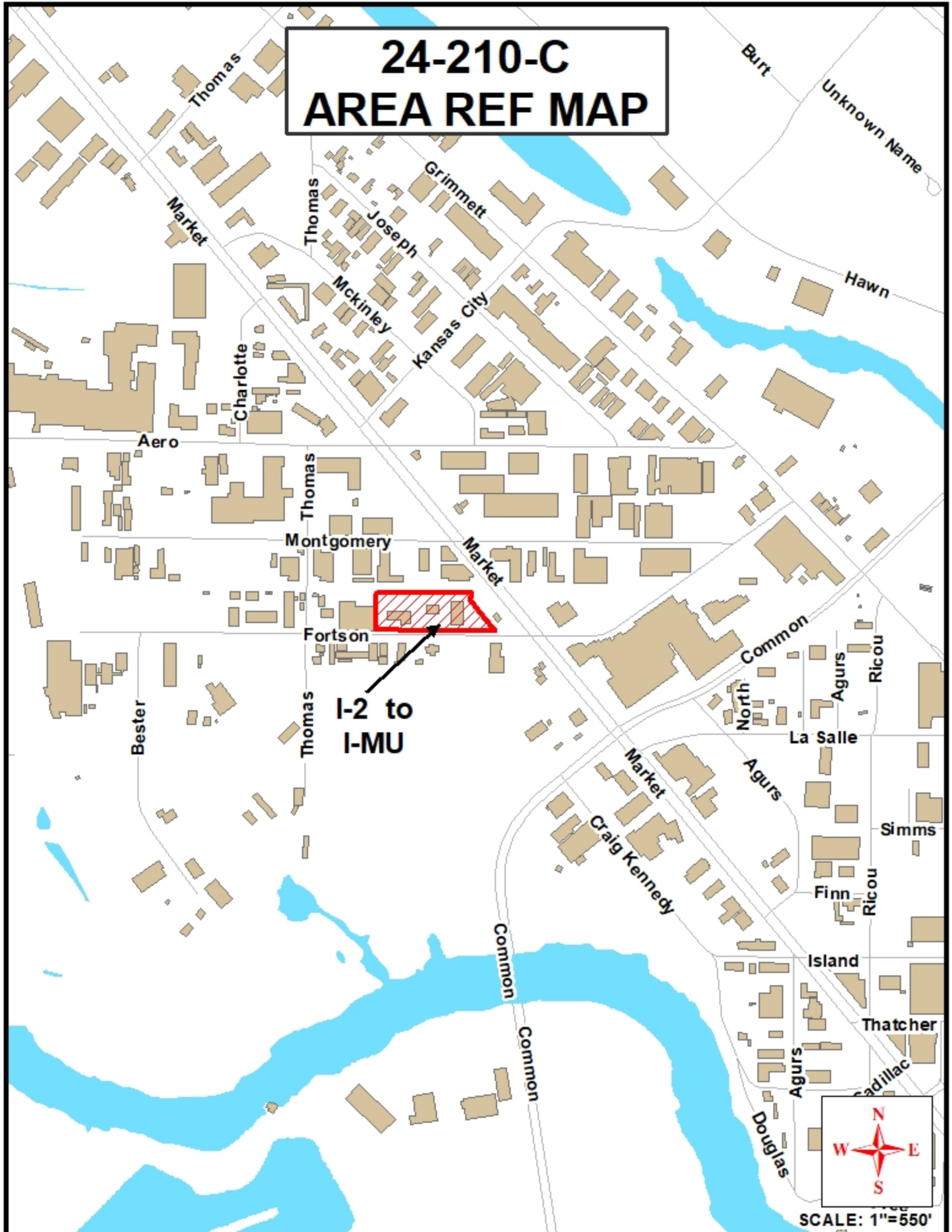
PUBLIC ASSESSMENT: 1 person spoke in support. No one spoke in opposition.

MPC BOARD

RECOMMENDATION: The Board voted unanimously to recommend this application for approval.



24-210-C AREA REF MAP





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

January 22, 2025 9:57 AM



January 22, 2025 9:57 AM



January 22, 2025 9:57 AM



January 22, 2025 9:57 AM

Dear Neighbor,

I am writing to inform you about an exciting development vision for 438 Fortson St. Shreveport, LA 71107, currently owned by Harkey Properties LLC. This property is being generously donated to the Lions Club, which intends to repurpose it to serve our community in meaningful ways and we'd love your involvement and support.

The Lions Club vision for this property includes transforming the main building into a community/event center that will include a meeting and event space. Additionally, the smaller building on the property will be intended to serve as a clearinghouse for food and supplies to support animal rescue efforts. By partnering with local rescue organizations, this facility will provide essential resources to care for animals in need.

Currently, the property is located in an (I-2) Heavy Industrial Zoning District, where a community/event center is not currently permitted. To bring this vision to life, we are applying for a zoning change to (I-MU) Mixed-Use Zoning, to align with the intended use.

As a valued member of this neighborhood, your input is incredibly important to us. We are hosting a meeting to share more about this project and answer any questions you may have. This meeting is a required step before submitting our application to the Metropolitan Planning Commission (MPC).

Meeting Details:

- **Date:** Wednesday, January 22, 2025
- **Time:** 6:00 PM
- **Location:** 438 Fortson St. Shreveport, LA 71107 (on-site)

During the meeting, we will provide a sign-in sheet to collect email addresses for those who wish to stay updated on the project. If you are unable to attend but would like more information or have questions, please do not hesitate to contact me.

Thank you for being an integral part of this neighborhood—we look forward to connecting with you on January 22nd.

Warm regards,
Scott Harkey
jscottharkey@gmail.com





CC3825

NOTICE TO THE PUBLIC

Control #24220

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, February 5, 2025 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. 24-210-C: 438 Fortson Street. Application by Blue Tide Exteriors for approval to rezone property located on the north side of Fortson Street, approximately 300 feet east of Highway 1, from I-2 Heavy Industrial Zoning District to I-MU Industrial Mixed-Use Zoning District, being more particularly described as S. 175 Ft. Of Lots 67,68,69 & 70 And A Portion of Lots 71 & 72, Per Assr's Plat, Henderson-davis Subn., Section 25, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times