

STAFF REPORT – CITY OF SHREVEPORT

MARCH 5, 2025

AGENDA ITEM NUMBER: 7

MPC Staff Member: Jomari Smith

City Council District: E/Alan Jackson

Parish Commission District: 10/Ron Cothran

CASE NUMBER 24-5-CAC: **CLOSURE & ABANDONMENT**
APPLICANT: ELLERBE POINT PROPERTIES, LLC
OWNER: City of Shreveport
LOCATION: 8900 blk Hood St (north 745' of Hood St)
EXISTING ZONING: R-1-7
REQUEST: Closure and Abandonment

SUMMARY OF REPORT: The applicant is requesting approval to close and abandon a 65-foot-wide public street dedication, "Joel St," in the Solo Hood Partition, the Joel Randolph Addition, the Sally Carter Partition, and the Savannah Thomas Etal Partition. The applicant seeks to close and abandon the public dedications for development purposes. In the departmental review with multiple reviewing departments, no objections to this request were raised. Due to the attendance of the applicant the case was deferred until the March 5th public hearing. MPC Staff concludes that approval is warranted.

DESCRIPTION: The City of Shreveport, on behalf of Ellerbe Point Properties, LLC, is making a formal request for approval to close and abandon two portions of 65-foot-wide public street dedications in the Solo Hood Partition, the Joel Randolph Addition, the Sally Carter Partition, and the Savannah Thomas Etal Partition. The dedications have been constructed; however, they are somewhat underdeveloped in certain areas. The applicant aims to develop or sell the property, and the closure is necessary to facilitate the development or process the sale. The subject dedication is located within an area zoned R-1-7 (Single-Family Residential).

The nearby relevant cases are listed:

- C-10-08: Zoning for a Cemetery Mausoleum Chapel and Sales Office, no action or decision was made regarding the case.

Nearby neighborhoods include: Agurs, Allendale, Central Business District, Cherokee Park, Hearne Extension, Ledbetter Heights.

REMARKS: The applicant is requesting the closure and abandonment of two portions of 65-foot-wide public street dedications for development purposes. Specifically, this involves a portion of Hood Street and a smaller, segmented portion of Carter Street. The applicant owns 100% of the adjacent footage along these public dedications. Once closed, these areas would be absorbed into a single parcel owned by Ellerbe Point Properties. This closure and abandonment will not create any nonconformities under the UDC. Major utilities were polled and currently have no objections to this proposed closure and abandonment. The city will be retaining a permanent utility servitude over the areas proposed for

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closure and abandonment.

In review of the NLCOG Regional Active Transportation Plan, planning consultants were provided with locations of all open alleyways along with unimproved rights of ways so that they could study the potential of using them for bike/pad trails. In the consultation of the plan for the closure and abandonment, it was determined that the proposed closure is not in conflict with the proposed network.

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ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted as the closure does not cause a conflict with the city or adjacent property owners.

Alternatively, based on information provided at the public hearing the MPC Board may deny this application.

PUBLIC ASSESSMENT: February 5, 2025: No one spoke in support or opposition.

MPC BOARD

RECOMMENDATION: February 5, 2025: The Board voted unanimously to defer and continue on March 5, 2025.
