

PLAT SHOWING THE CLOSURE AND ABANDONMENT OF THE ALLEYWAY, LOCATED IN SCHUMPERT SUBDIVISION OF TAL 23, CITY OF SHREVEPORT, SECTION 37 (T18N-R14W), CADDO PARISH, LOUISIANA.



APPROVED:

METROPOLITAN PLANNING COMMISSION

PROPERTY MANAGEMENT SECTION

ALLEYWAY DEDICATED IN
SCHUMPERT SUBDIVISION,
RECORDED DECEMBER 13, 1900
IN BOOK 26, PAGE 359



SCALE: 1" = 50'
NOVEMBER, 2023

SCHUMPERT

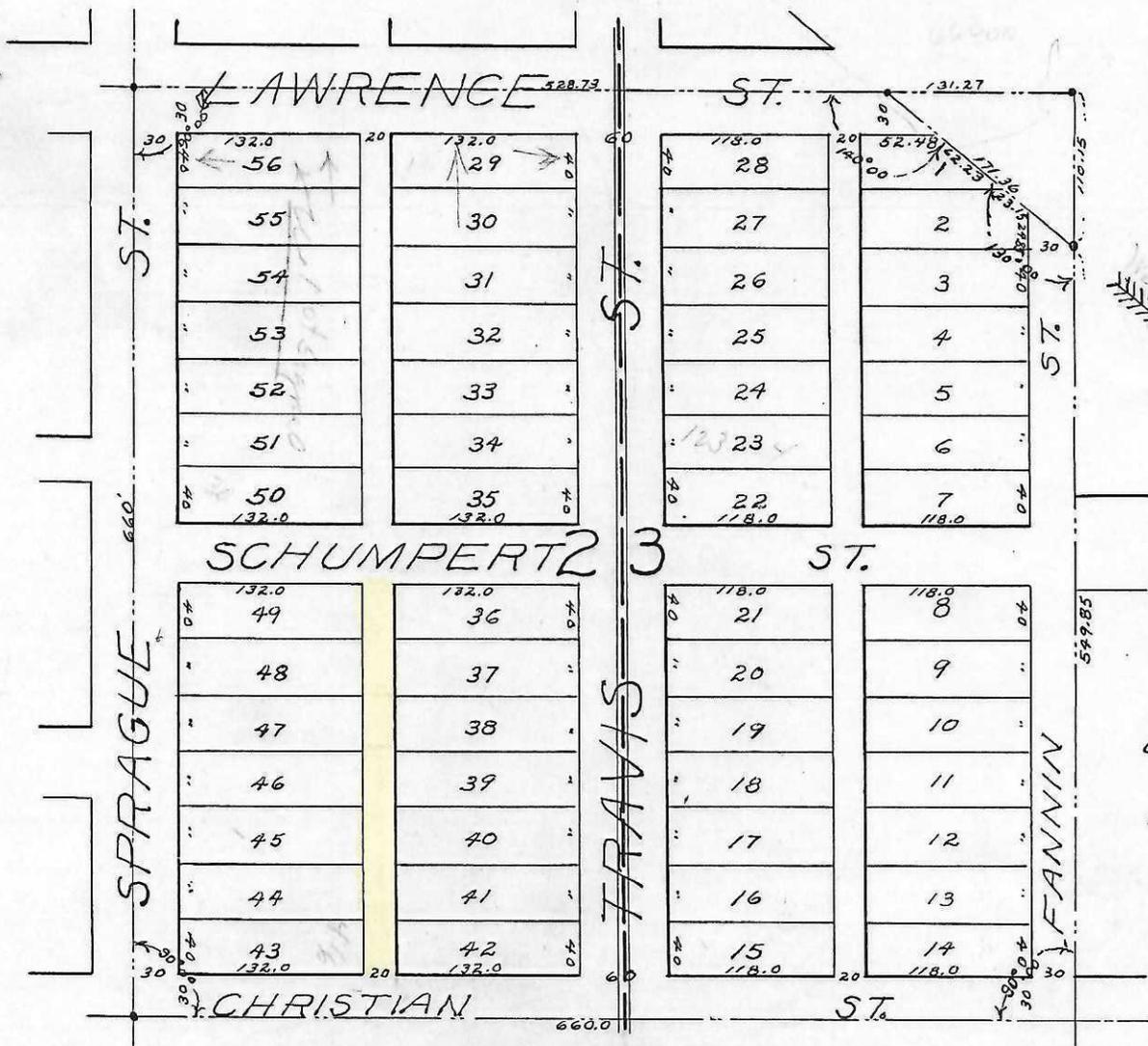
SUBDIVISION

OF

TEN ACRE LOT N^o 23

TO THE

CITY OF SHREVEPORT LA.



COPY 1
Book 26
359
Surveyed
F.W. Kane
City Engi
Scale 100

Recorded
Dec. 13, 1900

I hereby dedicate to the public use the streets & alleys as shown above in Plot.

T. E. Schumpert

surveyed by
F.W. Kane
City Engine

Approved - F.W. Kane
City Engineer
Dec. 22, 1900

Approved - L. I. Crawford
Parish Surveyor
April 5, 1901

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 1, 2023

AGENDA ITEM NUMBER:
MPC Staff Member: Chris Terrell
City Council District: A – Tabatha Taylor
Parish Commission District: 3 – Jackson

CASE NUMBER 23-7-CAC: CLOSURE & ABANDONMENT

APPLICANT: DEPARTMENT OF COMMUNITY DEVELOPMENT
OWNER: City of Shreveport – Property Management
LOCATION: NW side of Christian St. Approx. 180' SE of Fannin St.
EXISTING ZONING: N/A
REQUEST: Closure & Abandonment
SUBDIVISION: Schumpert

DESCRIPTION: The Property Management Section of the City of Shreveport is requesting approval for Closure & Abandonment, utility servitude retained, along a 20' wide undeveloped section of Right of Way on the alleyway between Christian Street and Schumpert Street and between Travis Street and Fannin Street (Schumpert Subdivision in Section 37, T18N – R14W) on behalf of the Department of Community Development. This is a subdivision in TAL 23 Shreveport, as recorded in Book 26, Page 359, of the Conveyance Records of Caddo Parish, Louisiana. The Right of Way was initially used as an alley for dwellings fronting Travis Street and Fannin Street. The Right of Way is being proposed for Closure & Abandonment as Community Development is planning to construct apartments in this area and needs the closure and abandonment as a prerequisite to development.

Previous cases include closure and abandonment approval of an alley that was bound by Travis, Mary, Sprague, and Douglas AND the alleys between blocks that are bound by Caddo, Christian, Douglas, and Fannin. (Cases CA-2-02, CA-6-13, CA-10-18, and 19-301-CAC).

Nearby neighborhoods include Ledbetter Heights, Central Business District, Agurs, Allendale, Ingleside, St. Vincent, Highland, and Stoner Hill.

REMARKS: The Closure & Abandonment has been requested by Community Development. The attached plat shows the ROW will be divided among the surrounding parcel lots. Community Development is planning to construct apartments in this area and needs this Closure and Abandonment in order to subdivide the parcel lots within this city block into a singular lot of record. The proposed apartments are Phase III of Bayou Grande.

The City of Shreveport has an 8" gravity sewer main located in this alleyway and will therefore retain a permanent utility servitude over the entire area of the proposed closure. If the sewer main is re-located during construction, the City will release the servitude.

The block is vacant land owned by the City. The dedication is not used to access any surrounding

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properties and traffic flow will not be negatively impacted by the removal of the ROW. All lots have street facing access, if needed.

STAFF

RECOMMENDATION: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the request to Close and Abandon the subject Right of Way is warranted due to no negative impact and to accommodate for future development on the site.

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

MPC BOARD

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