

STAFF REPORT – CITY OF SHREVEPORT

MARCH 5, 2025

AGENDA ITEM NUMBER: 8

MPC Staff Member: Jomari Smith

City Council District: E/Alan Jackson

Parish Commission District: 10/Ron Cothran

CASE NUMBER 24-6-CAC: **CLOSURE & ABANDONMENT**
APPLICANT: ELLERBE POINT PROPERTIES, LLC
OWNER: City of Shreveport
LOCATION: 500 blk E Mt Zion (east end of E Mt Zion Rd)
EXISTING ZONING: R-1-7
REQUEST: Closure and Abandonment

SUMMARY OF REPORT: The applicant is requesting approval to close and abandon a portion of an 85-foot-wide public street dedication, "E Mt Zion Rd," in the Solo Hood Partition and the Carrie Hood Allen 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 conclude 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 a portion of an 85-foot-wide public street dedication located towards the western end of "E Mt Zion Rd" in the Solo Hood Partition and the Carrie Hood Allen Partition. The dedication has been constructed; however, it is currently underdeveloped and is no longer functional for high traffic. The applicant aims to develop the property, and the closure is necessary to facilitate the development process. The subject dedication is located within an area zoned R-1-7 (Single-Family Residential).

The nearby relevant case 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 a portion of an 85-foot-wide public street dedication for the purpose of securing the surrounding properties for development. Specifically, the portion requested for closure is located at the west end of "E Mt Zion Rd." 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. No nonconformities under the UDC will be created by this closure and abandonment. Major utilities were polled and have no objections to this proposed closure and abandonment. The city will retain a permanent utility servitude over the areas

STAFF REPORT – CITY OF SHREVEPORT

proposed for closure and abandonment.

STAFF

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.
