

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF FORUM DRIVE, APPROXIMATELY 425 FEET WEST OF NORTH HEARNE AVENUE, SHREVEPORT, CADDO PARISH, LOUISIANA., **C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRIAL 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 enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **C-1 Neighborhood Commercial District To I-1 Light Industrial Zoning District**:

1.591 ACS. M/L- LOT 1, SHREVEPORT TRUCK CENTER UNIT NO. SEC23 T18N R14W, CADDOPARISH, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

24-92-C  
MOHR AND ASSOCIATES, INC.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 7, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 7, 2024 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  
Bill Robertson  
Rose Wilson McCulloch  
Toni Thibaux  
Gabriel Balderas

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Adam Bailey, Community Planning & Design Manager  
Reginald Jordan, Zoning Administrator  
Emily Trant, Planner II  
Tanner Yeldell, City Attorney's Office  
Kamrin Hooks, Executive Assistant/Planner 1  
Christian Terrell, Planner 1  
Peiyao Li, Community Planner 1

**Members Absent**

Fred Moss, IV  
Harold Sater  
Chris Elberson

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. ROBERTSON**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into 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 MRS. WILSON MCCULLOCH, seconded by MS. JACKSON, to approve the minutes of the July 10, 2024 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, and Meses. WILSON MCCULLOCH, JACKSON and THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, MOSS, and SATER**

**PUBLIC HEARING**

**CASE NO. 24-92-C ZONING REQUEST**

Applicant: Mohr and Associates, Inc.  
Owner: AttawayRV LLC  
Location: 1020 Forum Drive (North Side of Forum Dr., approx. 425' west of N. Hearne Ave.)  
Existing Zoning: C-1  
Request: C-1 to I-1  
Proposed Use: Contractor's Office  
**DEFERRED FROM JULY 10, 2024**

**Representative &/or support:**

**Rob Rollins 1324 N Hearne Ave Ste.301, Shreveport, LA, 71107**

Rollins stated that they had come before the Board last month wanting to rezone their property to C-4 but have decided that I-1 is better after communicating with MPC staff. ANDREWS asked if he agreed with the I-1 change, Rollins answered yes.

**Opposition: NONE**

BALDERAS asked if residential was adjacent to the applicant's property, JEAN stated yes there is multi-family adjacent to the property and BALDERAS expressed concern about I-1 uses being next to a residential area. JEAN stated that industrial zoning is currently immediately adjacent to them and down the street as well. Rollins stated it would be a contractor's office to be rented out for use.

**A motion was made by MR. ROBERTSON, seconded by MRS. THIBEAUX to recommend for approval to rezone from C-1 to I-1.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, and Mses. WILSON MCCULLOCH, JACKSON and THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, MOSS, and SATER**

#### **END OF PUBLIC HEARING**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

CLARKE informed the Board that MPC Staff will continue doing research on conditional zoning and make the determination if the MPC needs to maintain PUDs and SPUDs and add conditional zoning or eliminate PUDs and SPUDs and implement conditional zoning. He stated that by September the MPC office should have a recommendation for the Board.

#### **OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

JORDAN stated that for the past month they have received 34 complaints that inspectors have been sent out on, from year to date, there have been 277 complaints. There have been 28 issued commercial certificate of occupancies for the past month and 196 for year to date. There have been 21 issued home-based certificate of occupancies for the past month and 101 for year to date.

CLARKE stated that they are looking at ways of ensuring that once the Board approves something that it doesn't stay on the books for years and that they can encourage people to imitate development quickly.

#### **CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 3:41 p.m.**

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**Winzer Andrews, Chair**

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**Rachel Jackson, Secretary**

## STAFF REPORT – CITY OF SHREVEPORT

**AUGUST 7, 2024**

**AGENDA ITEM NUMBER: 07**

**MPC Staff Member: Jomari Smith**

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

**Parish Commission District: 3/Victor L. Thomas**

<b>CASE NUMBER</b>	<b>24-92-C:</b>	<b>ZONING REQUEST</b>
	<b>APPLICANT:</b>	MOHR AND ASSOCIATES, INC.
	<b>OWNER:</b>	AttawayRV LLC
	<b>LOCATION:</b>	1020 Forum Drive (North Side of Forum Dr., approx. 425' west of N. Hearne Ave.)
<b>EXISTING ZONING:</b>		C-1
	<b>REQUEST:</b>	C-1 to I-1
	<b>PROPOSED USE:</b>	Contractors Office

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**SUMMARY OF REPORT:** The applicant's original request was to rezone the property from C-1, Neighborhood Commercial to C-4, Heavy Commercial. Upon investigation, MPC staff found it was warranted to restore the zoning to the original I-1, Light Industrial, which would allow the applicant to operate a contractor's office. The MPC Board deferred the case from the July 10<sup>th</sup> hearing in order to allow staff to mail new notice letters advising of the proposed I-1, Light Industrial Zoning district.

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**DESCRIPTION:** The applicant was requesting approval of their application to rezone a 1.6-acre tract of land from the current C-1 (Neighborhood Commercial) zoned district to the C-4 (Heavy Commercial) zoning district for the purposes of using the site as a contractor's office. The property is currently adjacent to the C-1 zoning districts located to the east and the west and the R-3 (Multi-Family Residential) located to the north and across the public dedication Forum Dr.

The application was deferred from the July 10<sup>th</sup> public hearing to allow for MPC to advertise an alternative zoning district such as I-1 and restore the original zoning of the parcel which would allow for the applicant to pursue the requested use of a Contractors Office, as it is a permitted use within the I-1 zoning district by right.

**The parcel has the associated case history:**

- P-421: An approved rezoning from I-2 to R-1 & B-3 for a Residential subdivision w/ commercial developments.
- C-68-89: An approved rezoning from B-2 to I-1 for vehicle sales.

**Prior cases in the surrounding area listed:**

- C-8-81: An approved rezoning from R-1 & I-2 to I-2 & B-2 for a commercial and industrial development.
- C-21-90: An approved ordinance concerning the correctional facility.
- C-25-90: An approved rezoning from I-2 to B-3 for a correctional, detention, or penal institution.

## STAFF REPORT – CITY OF SHREVEPORT

- C-34-90: A request for MPC approval for a Correctional, detention, or penal institution within an I-2 zoning district.
- C-1-99: An approved rezoning from I-1 to R-3 for an 84-unit multi-family residential development.
- C-75-00: An approved rezoning from B-2 to R-3 for a 58-unit multi-family residential development.
- C-9-06: A request for MPC approval for a Correctional, detention, or penal institution within an I-2 zoning district.
- C-9-11: Special use Permit & site plan approval for an armored car facility.
- C-99-18: An approval for a Site plan modification, to add an additional 20 parking spaces.
- C-6-19: An approved rezoning from NA to I-2 for an existing armored car facility.
- C-11-19: An approved rezoning from I-2 to I-1 for various light industrial uses.
- C-19-19: An admin exception to reduce 15' landscaping requirement.
- 19-392-C: Site plan approval, for an auto repair facility.

Nearby neighborhoods include: Agurs, Cherokee Park, North Highland, Martin Luther King, Hearne Extension, Allendale, Central Business District.

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**REMARKS:** As mentioned in the above paragraph the applicant was requesting approval of their application to rezone the property from the current zoning district of C-1 to the zoning district C-4 for a contractor's office. MPC staff found that I-1 was appropriate, thus the deferral of the case to allow new notice letters to be mailed. In Article 5 of the Unified Development Code (UDC) the use of a contractor's office is available in the listed zoning district C-3 with a special use permit. It is, however, permitted by right within the (C-4,I-MU,I-1,1-2) zoning districts.

It should be noted that the property was previously zoned I-1 which permitted the proposed use by right and was rezoned whenever the master plan went into effect.

As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as " *The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts*". The permitted by right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Distillery, Financial Institution, Food Truck and Trailer Vendor, Freight Terminal, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan , Industrial - Light, Industrial Design, Industrial Services, Lodge/Meeting Hall, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and

## STAFF REPORT – CITY OF SHREVEPORT

*Development, Restaurant, Retail Goods Establishment, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm, Retail Sales of Alcohol-Beer/Wine, Soup Kitchen, Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor, Warehouse, Wholesale Establishment, Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.*

The future land use map makes a recommendation for this property to be rezoned for residential high, if the property was to be rezoned to (I-1) Light Industrial it would be in conflict with the master plans recommendation.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on June 6<sup>th</sup>, 2024 at 6PM. The applicant indicated that the meeting lasted for about an hour and only 4 people attended the meeting two of which was the engineer and applicant; no questions were asked and no objections were raised.

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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 it's warranted to approve the restoration zoning to I-1 (Light Industrial).

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

**A. Deny the application**

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**PUBLIC ASSESSMENT:** On July 10<sup>th</sup>, one spoke in support; there was no opposition present.  
**On August 7<sup>th</sup>, one spoke in support, no opposition was present.**

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### MPC BOARD

**RECOMMENDATION:** The Board voted unanimously to defer and continue this case on August 7, 2024  
**The Board voted unanimously to recommend approval of this application to I-1.**

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**24-92-C**

CORPORATE

FORUM

**I-1**

**R-3**

C-1 to  
I-1

**C-1**

**I-2**

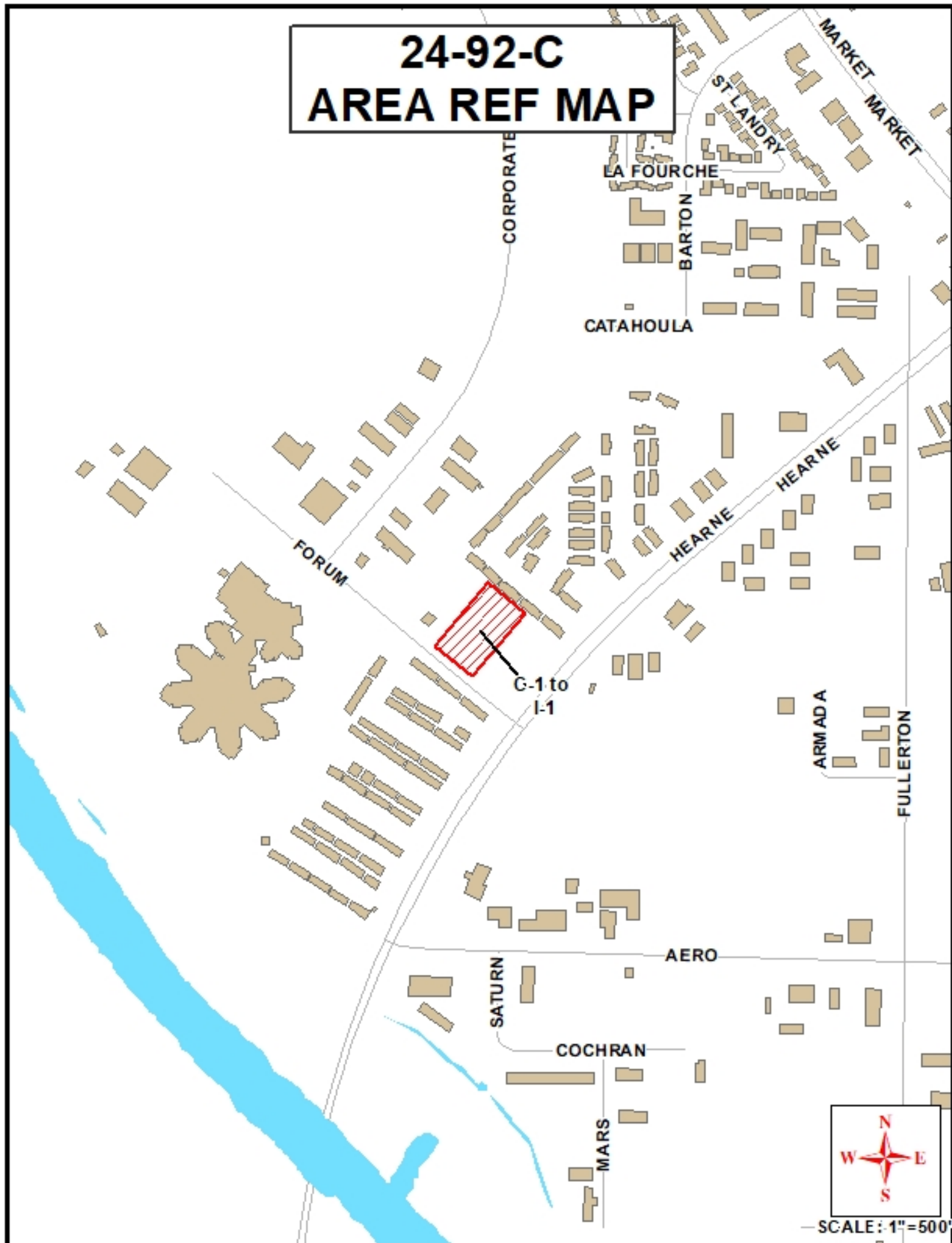
500' NOTIFICATION  
AREA

HEARNE  
HEARNE



SCALE: 1"=200'

# 24-92-C AREA REF MAP







**Mohr and Associates, Inc.** **FOR:** **ATTAWAYRV, LLC**  
*Consulting Civil Engineers & Land Surveyors*

1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190  
Shreveport, Louisiana 71107 Fax : (318) 402-4400

FOR:  
**ATTAWAYRV, LLC**

Date  
5-20-2024

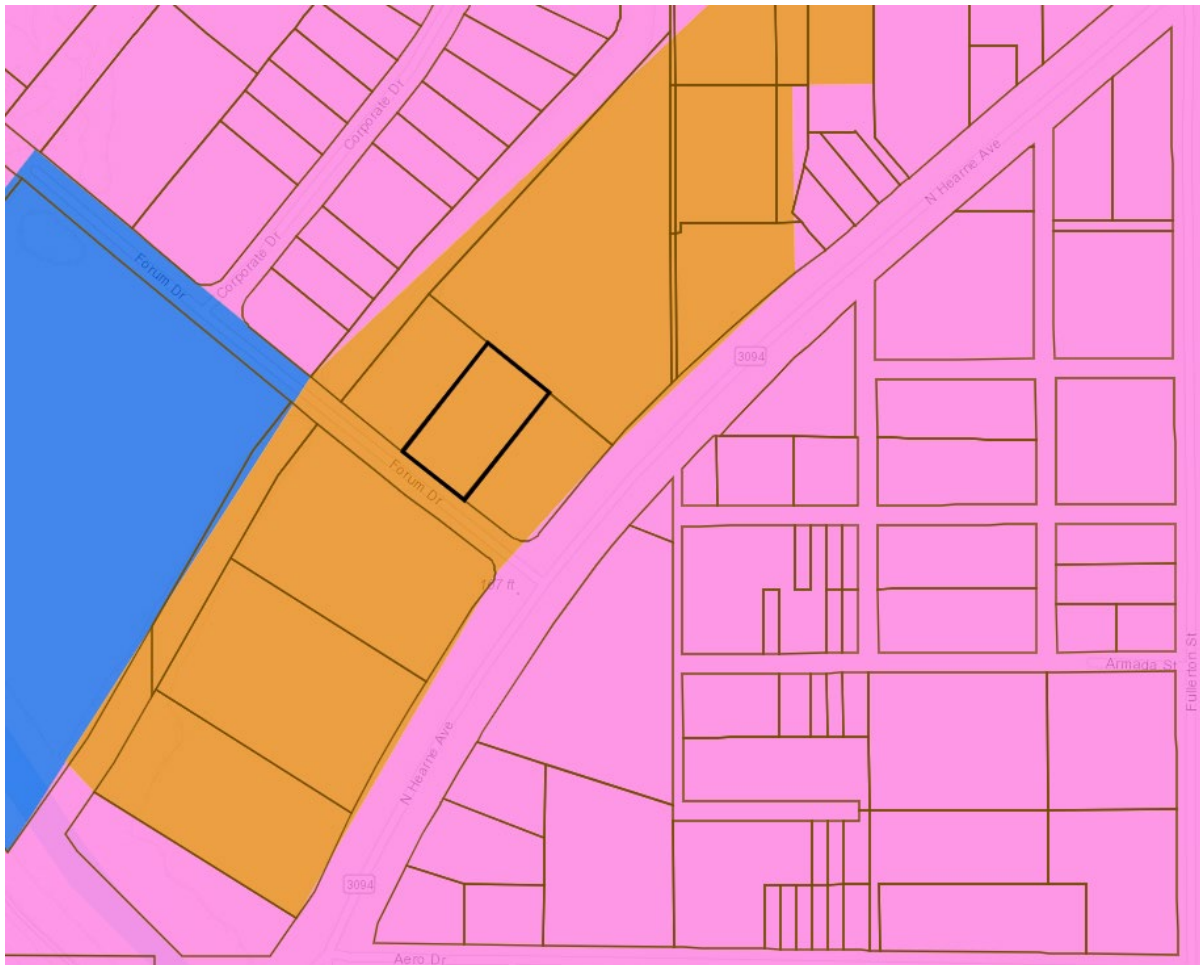
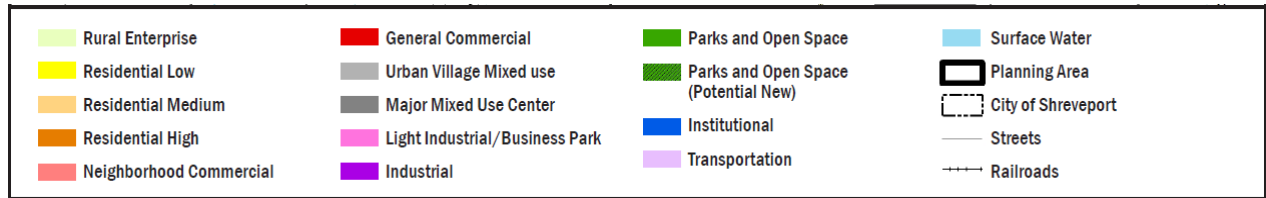
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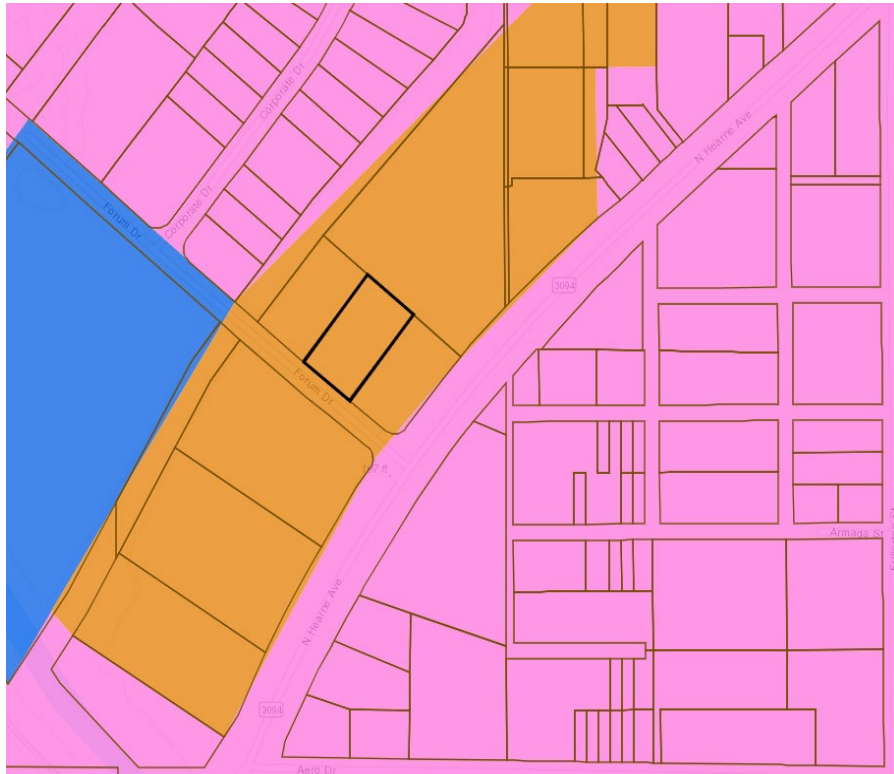
24-92-C

## Future Land Use Map

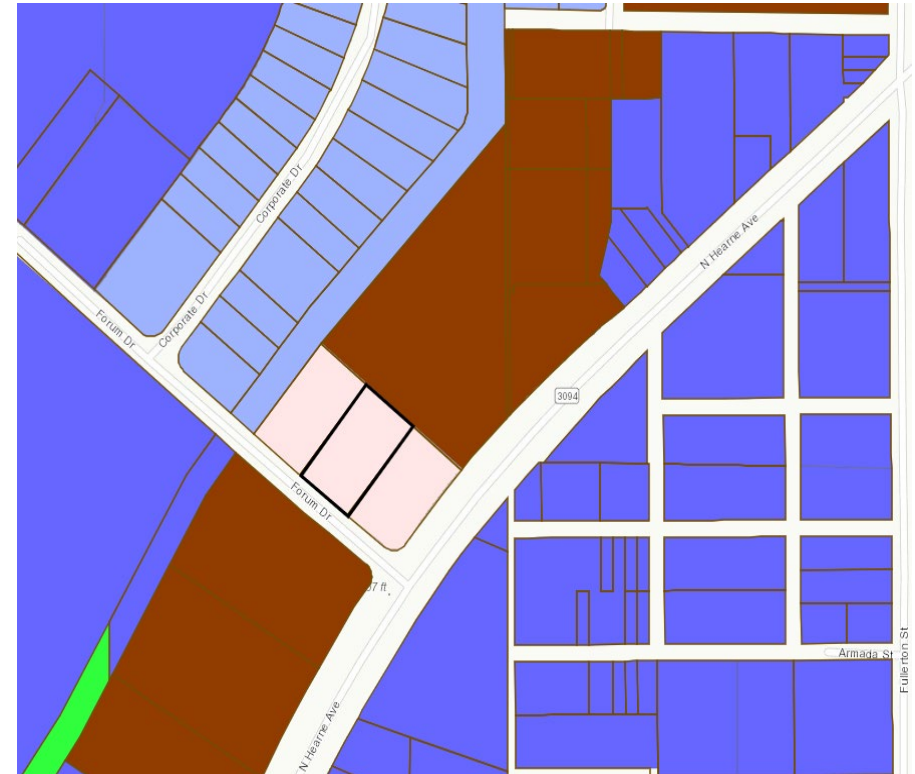


# 24-92-C | Zoning Map Comparison

## Future Land Use Map



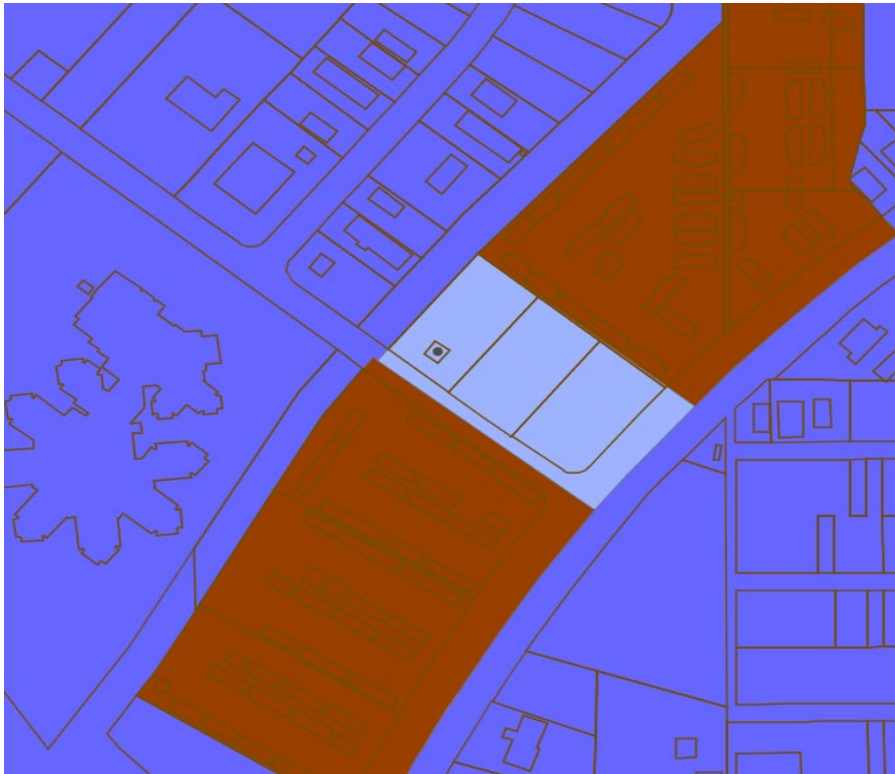
## Current Zoning Map



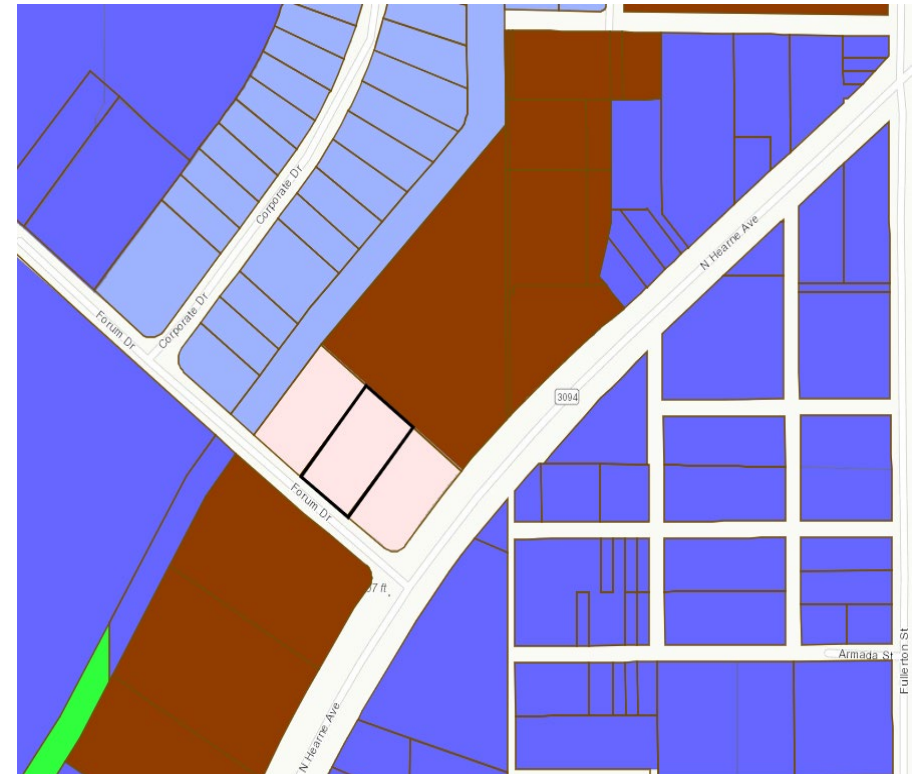


# 24-92-C | Zoning Map Comparison

**Former Land Use Map**



**Current Zoning Map**



## Neighborhood Participation Plan Report

**i** This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.

1. **Project Name:** General Contractor Office
2. **Contact Name:** James Attaway
3. **Meeting Date:** June 6, 2024
4. **Meeting Location:** Shreveport Collision Center; 1513 Corporate Drive, Shreveport, LA 71107
5. **Meeting Start Time:** 6:00 pm
6. **Meeting End Time:** 7:00 PM
7. **Number of People in Attendance:** 4
8. **Date of Filing of Land Use Application:** May 21, 2024
9. **General Introduction:** SEE ATTACHED MEETING MINUTES

Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

### 10. Summary of Concerns and Issues Raised at the Meeting:

Please list and respond to each one individually; include as many items that were discussed.

- a) **List question/concern/comment/request for changes to the proposed plans.**

**Applicant Response:** N/A

- b) **List question/concern/comment/request for changes to the proposed plans.**

**Applicant Response:** N/A

### 11. Additional Items Required for Report Submittal:

- Copy of address list for mailing - done by MPC; we do not have that list
- Meeting sign-in sheet attached
- Meeting minutes attached
- Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting

### 12. Deadline:

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Representative

6/7/24  
\_\_\_\_\_  
Date

Robert L. Rollins, P.E.

\_\_\_\_\_  
Type or Print Name of Applicant (or Authorized Representative)

NPP MINUTES  
AttawayRV, LLC  
June 7, 2024

The meeting was held at the 1513 Corporate Drive address and commenced at 6:00 PM on 6/6/24.

The owner and project engineer were present at the meeting. The owner of the business at 1513 Corporate Drive also met with the owner before the meeting.

No neighbors attended or came to the NPP meeting.

The meeting was adjourned at 7:00 PM.

IT IS INTENDED TO CHANGE THE ZONING OF LOT "0" FORUM DR  
FROM C-1 TO C-4

6 June 2024

For all that have an interest in this rezoning, please sign this sign in sheet  
and provide your contact information with a phone number or email  
address.

NAME

CONTACT INFO

Shelley J. J. J.

318-294-1775

Remarks NO Objections

NAME

CONTACT INFO

[Signature]

318-422-2793

NO Objections

NAME

CONTACT INFO

\_\_\_\_\_

REMARKS \_\_\_\_\_

IT IS INTENDED TO CHANGE THE ZONING OF LOT "0" FORUM DR  
FROM C-1 TO C-4

6 June 2024

For all that have an interest in this rezoning, please sign this sign in sheet  
and provide your contact information with a phone number or email  
address.

NAME

CONTACT INFO

Rob Ralins

318-686-7196

Remarks

NAME

CONTACT INFO

JAMES ATAWAY

318-584-3479

NAME

CONTACT INFO

REMARKS



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.

<b>1. PROPERTY INFORMATION</b>		
Project Name: <u>Contractor Office</u>	Associated Case (if applicable): _____	
Project Address/Location: <u>1020 Forum Drive</u>	Parcel number(s): <u>181423-090-0001-00</u>	
<b>2. CASE TYPE (Check appropriate application type)</b>		
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Unit Development (PUD)	<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)
<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Other
<input type="checkbox"/> Site Plan Modification	<input type="checkbox"/> PUD Site Plan (Administrative)	
<b>3. PARCEL DESCRIPTION</b>		
<i>(existing platte / subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
Lot 1, Shreveport Truck Center Unit No. 3, Shreveport, Caddo Parish, Louisiana		
<b>4. GENERAL LOCATION OF PROPERTY</b>		
<i>(street address and/or frontage, and distance to cross street)</i>		
1020 Forum Drive; northwest corner Forum Drive and North Hearne Avenue		
<b>5. PROPOSED USE OF PROPERTY</b>		
<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Townhouse Residential	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Duplex Residential	<input type="checkbox"/> Industrial
<input type="checkbox"/> Mixed-Use		
<i>(Provide a brief explanation, attach additional sheets, if necessary)</i>		

<b>6. ZONING INFORMATION</b>			
Current Zoning District(s): <u>C-1</u>		Proposed Zoning District(s) * if applicable: <u>C-4</u>	
If more than one district, provide the acreage of each: _____			
<b>7. SITE AND BUILDING INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)</b>			
Total Site Acres: <u>1.591</u>	Proposed Building Use(s): <u>contractor office</u>		
Existing Building(s) sq. ft. gross: <u>n/a</u>	Proposed Building(s) sq. ft. gross: <u>1,600 (3 each)</u>		
Total sq. ft. gross (existing & proposed): <u>4,800</u>	Proposed Height of Building(s): <u>15'4"</u>		
Number of Stores: <u>1</u>	Ceiling Height of First Floor: <u>12'0"</u>		
Off-Street Parking Required: <u>3</u>	Off-Street Parking Provided: <u>TBD</u>		
<b>8. DIMENSIONAL STANDARDS (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)</b>			
Lot Area (sq. ft.): <u>69,304</u>	Lot Coverage (total area in sq. ft.): <u>TBD</u>	Lot Coverage Percentage of Total Lot Area: <u>TBD</u>	
<b>9. STORMWATER INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)</b>			
Existing Impervious Surface: <u>0</u> acres/sq. ft. <u>0</u>	Proposed Impervious Surface: <u>TBD</u> acres/sq. ft. <u>TBD</u>		
Please select the following that are applicable: <input type="checkbox"/> Cross Lake Watershed <input type="checkbox"/> Hazard Flood Area <input type="checkbox"/> Red River <input type="checkbox"/> Wetlands			

## 10. CONTACT INFORMATION

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: same as Engineer Contact shown below Company (if applicable): \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mailing Address (street, city, state, zip): \_\_\_\_\_

### Architect Contact Information

☐ Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mailing Address (street, city, state, zip): \_\_\_\_\_

### Engineer Contact Information

☒ Check if Primary Contact

Name: Robert L. Rollins, P.E. Company: Mohr and Associates, Inc.

E-mail: rrollins@mohrandassoc.com Phone: 686-7190 Fax: 402-4400

Mailing Address (street, city, state, zip): 1324 North Hearne Avenue - Suite 301; Shreveport, LA 71107-6529

### Current Property Owner Contact Information

☐ Check if Primary Contact

Name: James Attaway, Member Company (if applicable): AttawayRV, LLC

E-mail: attaway44\_j@yahoo.com Phone: 318-584-3479 Fax: \_\_\_\_\_

Mailing Address (street, city, state, zip): 732 Ruellia; Weatherford, TX 76086

Designee Contact Name: \_\_\_\_\_ E-mail Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Property Owner, check one of the following:

☐ I will represent the application myself; OR ☒ I hereby designate (*insert name of project representative*) Mohr and Associates, Inc. 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.

### Acknowledgment:

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.

Property Owner Signature: James Attaway Date: 5/21/24 Applicant Signature: [Signature] Date: 5-21-24

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #24105**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, July 10, 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. 24-92-C ZONING REQUEST:** 1020 FORUM DRIVE. Application by Mohr and Associates, Inc. for approval to rezone property located on North Side of Forum Drive, approximately 425' west of North Hearne Avenue, from C-1, Neighborhood Commercial Zoning District, to C-4, Heavy Commercial Zoning District, being more particularly described as 1.591 ACS. M/L- LOT 1, SHREVEPORT TRUCK CENTER UNIT NO. SEC23 T18N R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times