

ORDINANCE NO. \_\_\_\_ OF 2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED WEST SIDE OF LINWOOD AVENUE, APPROXIMATELY 445' NORTH OF MOUNT ZION, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO C-3 GENERAL COMMERCIAL 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 **from R-1-7 Single-Family Residential Zoning District to C-3 General Commercial Zoning District**

9.76 Acs.M/L-The N/2 Of S/2 Of Se/4 Of Se/4 Of sec. 35-17-14, Less E. 30 Ft. For Road. less Additional R/W, Sec 35, T15N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 23-178-C  
Virray Properties, L.L.C.

**++SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 1, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 1, 2023 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**

Rachel Jackson  
Winzer Andrews  
Gabriel Balderas  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Toni Thibaux

**Staff Present**

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

**Members Absent**

Bill Robertson, Chair  
Chris Elbersen

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**

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 MR. ANDREWS, seconded by MRS. WILSON MCCULLOCH, to approve the minutes of the October 4, 2023 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

**PUBLIC HEARING**

**CASE NO. 23-178-C ZONING REQUEST**

Applicant: Virray Properties, L.L.C.  
Owner: Virray Properties, L.L.C.  
Location: 0 Linwood Ave (West side of Linwood Ave., approx. 445' north of Mt. Zion)  
Existing Zoning: R-1-7  
Request: R-1-7 to C-3  
Proposed Use: Commercial

**Representative &/or support:**

**Randall Cush 566 Longleaf Rd, Shreveport, La, 71106**

Cush stated that the property has been in his family for several decades and has been on the market for 2 years. He stated that realtors advised him that the lack of appeal surrounding purchasing the property was because of the residential zoning and commercial would make it more appealing to buyers. Cush stated that split zoning the property would propose a significant challenge with having to survey the land for new lot drawing as well as finding buyers willing to either buy both lands separately or acquire two buyers for the property. He stated if it is not rezoned to commercial, it will most likely just sit there undeveloped. MCCCULUCH asked the applicant was it easy access from the residential area. He said that the property is very narrow with

limited access to Lindwood. He stated if the property is split zoned and a buyer only buys the commercial front part of the property, they will have to allow the future owner of the residential property access to their own property.

ANDREWS asked the applicant if he was aware of the staff alternate recommendations, as staff were not recommending approval of the split zoning. He stated that he was aware of the recommendations but currently they did not have any buyers lined up and were unsure if they would be able to acquire any with split zoning.

ANDREWS asked for JEANS' input.

JEAN asked the applicant if he would consider a lesser commercial zoning district as C-3 general commercial zoning is very heavy abutting a residential district. He asked if the applicant would be okay with C-1 or C-2. Cush answered yes, only if the whole strip of property would be rezoned to C-1 or C-2.

BALDERAS stated that it seems the area was intended for mixed use with residential properties in the back and commercial lots in the front. He then stated that he supports the entire area being rezoned to C-1 Neighborhood commercial zoning district.

**Opposition: None.**

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to recommend this application for approval to C-1.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

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

#### **OLD BUSINESS**

JACKSON stated that the nomination committee, consisting of, JACKSON, THIBEAUX, SATER, ELBERSON met and decided to nominate the following slate of officers: Chair: ANDREWS. Vice-Chair: ELBERSON. Secretary: JACKSON.

JACKSON stated that the committee would like to propose these names for the slate of officers, to be voted on at the December public hearing, and then opened the floor to anyone else wanting to nominate or be nominated.

**A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to recommend this application for approval.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ROBERTSON, & ELBERSON.**

#### **NEW BUSINESS**

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

JEAN informed the Board that the MPC office has been working on the Masterplan update contract. He stated that preliminary information has been worked on to give to the consultant and work in earnest will not begin until the new year.

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

**ADJOURN 3:40 p.m.**

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**Bill Robertson, Chair**

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**Rose Wilson, McCulloch, Secretary**

## STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 20, 2023

**AGENDA ITEM NUMBER: 8**

**MPC Staff Member:** Staci Matz

**City Council District:** E/Alan Jackson

**Parish Commission District:** 10/Mario Chavez

**CASE NUMBER 23-178-C: ZONING REQUEST**

**APPLICANT:** VIRRAY PROPERTIES, LLC

**OWNER:** Virray Properties, LLC

**LOCATION:** 0 Linwood Avenue between Watts Rd and Mt. Zion Road

**EXISTING ZONING:** R-1-7

**REQUEST:** Rezoning to C-3 (Commercial)

**PROPOSED USE:** TBD – Property to be listed for sale

**DESCRIPTION:** The applicant is requesting approval to rezone the approximately 9.76 acres parcel from R-1-7, Single-Family Residential District, to C-3, General Commercial. The intention of this rezoning is to make the property more marketable in the future sale of the parcel. There are no existing buildings on the site and the lot is vacant. The parcels to the north of the site include a mix of R-1-7, Single-Family Residential, and C-3 General Commercial zoning. The parcels to the east of the site are zoned C-3, General Commercial. The parcels to the south side of the site include a mix of R-1-7, Single-Family Residential and C-3, General Commercial zoning. The parcels to the west of the property are zoned I-1, Light Industrial.

Prior cases include: There are no prior cases for this parcel.

Nearby relevant cases include: MPC Case C-817 rezoning from R-1 to B-2 which was recommended to the City Council for approval. MPC Case C-134-75 rezoning R-1 to B-3 for speculative purposes approved 12/13/1962. MPC Case C-168-83 rezoning R-1 to R-MHP for mobile home site approved 11/2/1983. MPC Case C-50-86 rezoning R-1 and R-3 to R-MHP for mobile homes site denied 3/5/1986. MPC Case C-29-17 rezoning from B-3 to I-1 for Collision Repair Facility recommended for approval with stipulations. MPC Case C-44-98 rezoning R-A to B-3 for electric motor repair shop approved 7/28/1998. MPC Case C-163-78 rezoning R-1 to B-3 for an electrical contracting office approved 10/4/1978. MPC Case P-13-80 rezoning R-A to B-3 for commercial development approved 4/2/1980.

Nearby neighborhoods include: Hyde Park, Southern Hills, and Suburban Acres.

**REMARKS:** The applicant is requesting approval to rezone the approximately 9.76 acres parcel from R-1-7, Single-Family Residential District, to C-3, General Commercial. The intention of this rezoning is to make the property more marketable in the future sale of the parcel. The parcel is currently vacant.

As stated in Article 4.3 of the Unified Development Code (UDC), C-3 is defined as "The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount

## STAFF REPORT – CITY OF SHREVEPORT

of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate." The permitted by right uses in C-3 zoning district include Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary , Financial Institution , Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Industrial Services, Liquor Sales, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential, Care Facility, Restaurant , Retail Sales of Alcohol-Beer/Wine, Retail Goods Establishment, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Vehicle Dealership – Enclosed, Vehicle, Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed , Vehicle Repair/Service – Minor , 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.

The property is located along a portion of Linwood Road where there are minimal residential properties fronting the right-of-way and there is a mix of C-3 General Commercial zoning uses. The parcel abuts an I-1 Industrial parcel to the western side along Mt. Zion Road, which is currently FleetPride, a heavy-duty truck and trailer parts shop. Additionally, the location of the property along Linwood Road provides good visibility and accessibility for commercial uses.

The Future Land Use Map's designation of the property is Neighborhood Commercial and Low-Density Residential which is an indication of the intended character of the area. The proposed C-3 zoning classification General Commercial uses are a higher intensity of zoning districts than Neighborhood Commercial. A rezoning of the front 330' along Linwood to a Neighborhood Commercial zoning district of a C-1 or C-2 zoning district would allow for a range of commercial uses that would be compatible with the surrounding area. It would be recommended for the remaining 950' of the R-1-7 residential zoning district to remain R-1-7 to maintain compatibility with the current uses along Watts Road with the Future Land Use Map. Split zoning is typically not recommended, but in this instance, adhering to the future land use maps provides limited solutions. Please note that the property would need to be subdivided into two lots in the event that the Zoning Board of Adjustments approved a split zoning for the parcel.

Per UDC requirements, the applicant hosted a neighborhood participation (NPP) meeting on September 27, 2023 at Shreve Memorial Library at 5:30pm. Four (4) people were in attendance in addition to Mr. Randall Cush the project representative. There was no opposition to the rezoning, only general questions about the plans. The NPP meeting minutes and full report were uploaded to

## **STAFF REPORT – CITY OF SHREVEPORT**

the MGO portal on September 28<sup>th</sup>.

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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 denial of the rezoning request from R-1-7, single-family residential to C-3, General Commercial is warranted.

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

- a. Approve the requested rezoning.
- b. Approve a zoning district other than what is requested.
  - a. It would be recommended to allow the property to rezone the front 330' along Linwood to be rezoned to C-1 or C-2 commercial, with the remaining 950' to remain R-1-7.

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

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### **MPC BOARD**

**RECOMMENDATION:** The Board voted 7-0 to recommend this application for approval to C-1.

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Terry

23-178-C

Exchange Roadways

R-1-7

C-3

R-MHP

Idema

Idema

I-1

Paullette

R-MHP

C-3

I-1

Linwood

C-4

Watts

R-1-7

C-3

R-A

C-2

R-1-7 to  
C-3

C-3

500' NOTIFICATION  
AREA

I-1

C-2

C-3

I-1

Mccarey

R-1-7

C-2

R-A

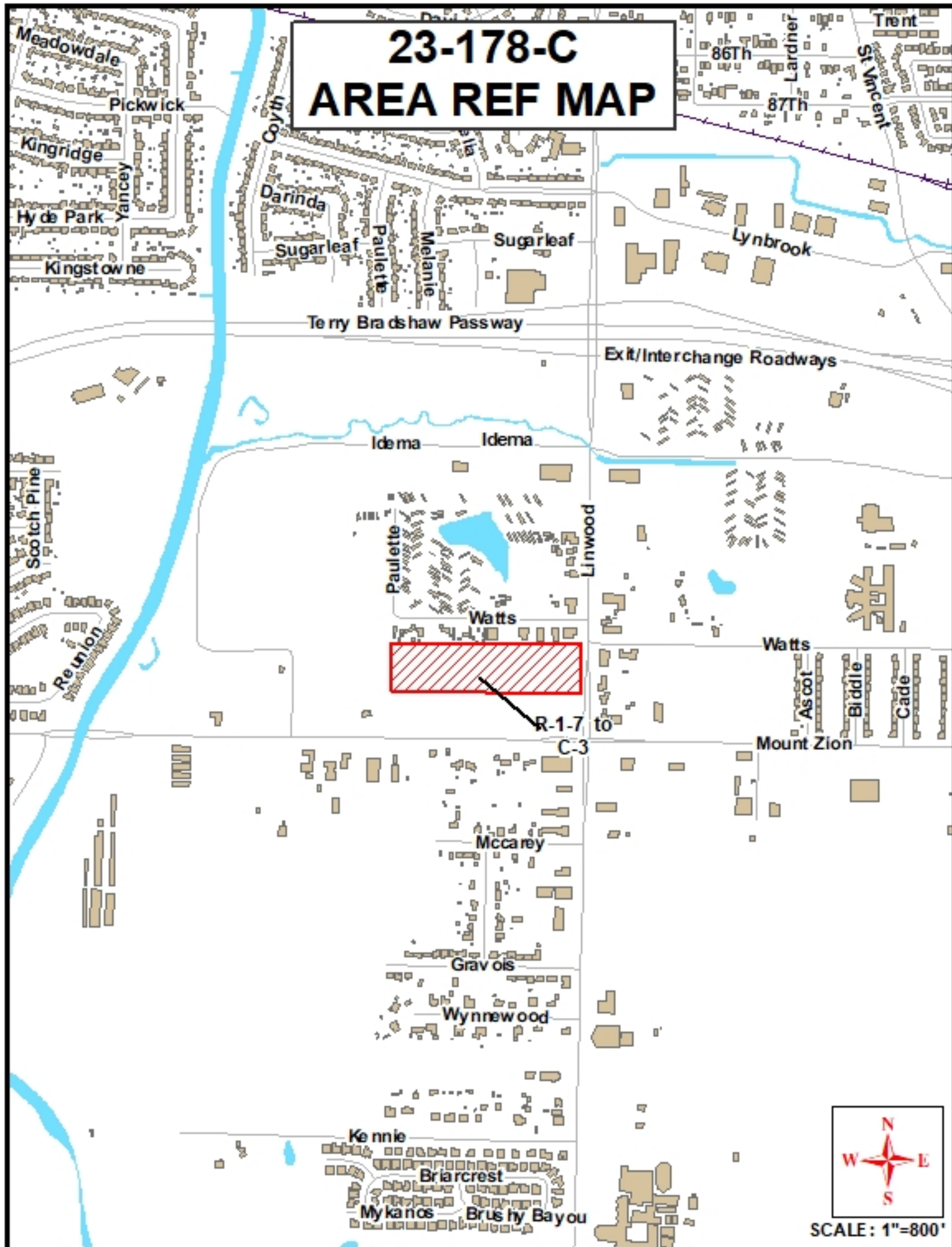
Sunny Oak

OR



SCALE : 1"=400'

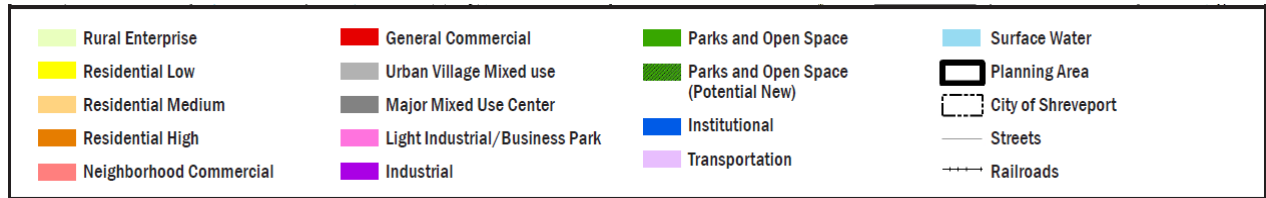
# 23-178-C AREA REF MAP





23-178-C

## Future Land Use Map



Sept 27, 2023

## Neighborhood Participation Plan Report


1. **Project Name:** Linwood Vacant Land Rezoning Request- Virray Properties L.L.C.
2. **Contact Name:** Randall Cush
3. **Meeting date:** September 27, 2023
4. **Meeting Location:** Shreve Memorial Library South Caddo/Hamilton Branch
5. **Meeting Start time:** 5:30 PM
6. **Meeting End Time:** 6:15 PM
7. **Number of People in Attendance:** 4 (two individuals and one married couple)
8. **Date of Filing of Land Use Application:** 9-12-2023
9. **General Introduction:**

The meeting was attended by Randall Cush, a member of Virray Properties L.L.C. who handed out printouts of a satellite image and the UDC zoning map showing the vacant land and surrounding properties. He explained the current situation that the property, currently zoned residential, has been on the market for over a year with no interest so we are applying for rezoning to commercial in hopes of attracting a buyer to develop this long vacant lot.

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

- a. **Question/Concern/Comment:** I don't know what will be built there, do you know?
- b. **Applicant Response:** I informed him that we are seeking a buyer so we don't know what may eventually be developed there if the land ever sells.
- c. **Question/Concern/Comment:** After heavy rains the land accumulates a lot of water which stagnates [comment by resident living adjacent to the property]
- d. **Application Response:** I thanked him for the information and suggested that perhaps this problem will be resolved when/if the land is ever developed as the lot will likely be cleared and leveled.

I, the undersigned, as an applicant or an authorized representative of the applicant so 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

	9-27-2023
Signature of Applicant or Authorized Representative	Date
Randall Cush	9-27-2023
Type or Print Name of Applicant (or Authorized Representative)	Date

# NPP Sign In Sheet

**Project Name/Location:**

**Date:**

**Meeting Location:**

Time:

[illegible]

## NPP Comment Card

Date:

**Project Name/Location:**

**Comments/Questions:**

**Contact Information (optional):**

**Name:**

**Email:**

**Address:**

**Email:**

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)

## NPP Comment Card

Date:

**Project Name/Location:**

**Comments/Questions:**

**Contact Information (optional):**

**Name:**

**Email:**

**Address:**

**Email:**

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)

## NPP Comment Card

Date:

**Project Name/Location:**

**Comments/Questions:**

**Contact Information (optional):**

**Name:**

**Email:**

**Address:**

**Email:**

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)

## NPP Comment Card

Date:

**Project Name/Location:**

**Comments/Questions:**

**Contact Information (optional):**

**Name:**

**Email:**

**Address:**

**Email:**

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)

## 23-178-C - Zoning Map Amendment (Rezoning)

### Project Address Information:

**Address:** 0 Linwood Ave

**City:** Shreveport

**State:** LA

**Zip:** 71106

### Project Details:

**Designation:** City of Shreveport

**Status:** Open

**Project Name:** Linwood Vacant Land Rezoning Request- Virray Properties LLC

**Project Number:** 23-178-C

**Project Description:** Rezoning, R-1-7 to C-3

**Application Category:** Planning Case - City

**Parcel Legal Description:** 9.76 Acs.M/L-The N/2 Of S/2 Of Se/4 Of Se/4 Of sec. 35-17-14, Less E. 30 Ft. For Road. less Additional R/W, Sec 35, T15N, R14W, Caddo Parish, Louisiana 71106.

**General Location of Property:** West side of Linwood Ave., approx. 445' north of Mt. Zion

**Council:** District E - Dr. Alan Jackson, Jr.

**Caddo Parish Commissioner District:** 10 - Chavez

**Request:** R-1-7 to C-3

**Proposed Use:** Commercial

**Subdivision:**

**GEO Number:** 171435000002000

**Township:** 17

**Section:** 35

**Range:** 14

**Existing Zone:** C-3

### Project Fees:

Rezoning

### Contact information:

Applicant:			
	Virray Properties, L.L.C.	Ryan Cush	10911 Country Knoll Austin, TX 78750
	Mobile: (512) 423-3946	Home:	Office:
Architect:			
			, LA
	Mobile:	Home:	Office:
Business Owner:			
			, LA
	Mobile:	Home:	Office:
Engineer:			
			, LA
	Mobile:	Home:	Office:
Property Owner:			

Property Owner:	Virray Properties, L.L.C.	Ryan Cush	10911 Country Knoll Austin, TX 78750
	Mobile: (512) 423-3946	Home:	Office:

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #23172**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, November 1, 2023 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. 23-178-C**: 0 Linwood Avenue. Application by Virray Properties, L.L.C for approval to rezone property located on the (West side of Linwood Avenue, approximately 445' north of Mt. Zion), from (R-1-7 Single-Family Residential Zoning District to C-3 General Commercial Zoning District), being more particularly described as (9.76 Acs.M/L-The N/2 Of S/2 Of Se/4 Of Se/4 Of sec. 35-17-14, Less E. 30 Ft. For Road. less Additional R/W, Sec 35, T15N, R14W), Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times