

ORDINANCE NO. ____ OF 2025

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHWEST CORNER OF BUNCOMBE ROAD AND WEST 70TH STREET, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM I-1 LIGHT INDUSTRIAL ZONING DISTRICT AND R-1-7 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-5 SINGLE FAMILY RESIDENTIAL 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 on the northwest corner of Buncombe Road and West 70th Street, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed from I-1 Light Industrial Zoning District and R-1-7 Single Family Residential Zoning District to R-1-5 Single Family Residential Zoning District:

Commencing at the northwest corner of the Southwest Quarter of Section 19, T17N-R14W, Caddo Parish, Louisiana, proceed S 00°43'35" W a distance of 257.79 feet to the Point of Beginning. Thence run S 89°16'25" E a distance of 362.96 feet, Thence run S 00°09'18" W a distance of 693.65 feet, Thence run S 31°00' 22" E a distance of 338.57 feet, Thence run S 70°06'08" E a distance of 362.60 feet, Thence run southeasterly and counterclockwise along a tangent curve to the left a distance of 63.98 feet (said curve having a radius of 200.00 feet and a long chord bearing S 79°15'59" E - 63.70 feet), Thence run S 88°25'49" E a distance of 524.22 feet to a point on the westerly right-of-way line of Buncombe Road, Thence run S 16°23'20" W along the westerly right-of-way line of Buncombe Road a distance of 315.49 feet, Thence run N 88°25'49" W a distance of 524.99 feet, Thence run N 70°06'08" W a distance of 552.36 feet, Thence run N 48°29'40" W a distance of 310.59 feet, Thence run N 71°19'54" W a distance of 444.64 feet, Thence run N 57°32'59" W a distance of 316.86 feet, Thence run N 41°35'06" W a distance of 427.67 feet, Thence run N 09°36'41" W a distance of 413.70 feet, Thence run N 04°41'45" W a distance of 105.60 feet, Thence run N 07°15'25" W a distance of 118.83 feet, Thence run N 00°08'54" E a distance of 38.06 feet, Thence run S 89°21'07" E a distance of 310.01 feet, Thence run S 00°08'54" W a distance of 256.90 feet, Thence run S 89°16'25" E a distance of 658.61 feet returning to the Point of Beginning. Said tract containing 35.135 Acres, 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. 24-209-C
VINTAGE

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 5, 2025**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 5, 2025 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, Vice Chair
Toni Thibeaux, Secretary
Gabriel Balderas
Fred Moss, IV
Bill Robertson
Harold Sater
Chris Elbertson
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant/Planner 1
ZiXuan Xu, Community Planner
Walter Johnson, Community Planner
Christian Terrell, Planner 1

Members Absent

None

The hearing was opened with prayer by Winzer Andrews, Chair The Pledge of Allegiance was led by Chris Elbertson

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly in 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 Rachel Jackson, Vice Chair, seconded by Fred Moss, IV, to approve the minutes of the December 4, 2024 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 24-209-C ZONING REQUEST

Applicant: Vintage
Owner: Beaird Operating Companies, LLC
Location: 5600 blk W 70th St (NW corner of Buncombe Rd & W 70th St)
Existing Zoning: R-1-7, I-1, I-1
Request: I-1, R-1-7, to R-1-5

Representative &/or support:

Desi Sprawls 1010 Marshall St. Shreveport, LA 71101

Sprawls stated that industrial is not compatible with the area. ROBERTSON asked if any trees would be saved with the development of the subdivision. Sprawls stated that the developer would try to save some, but he cannot guarantee how many. THIBEAUX asked about traffic impact at the intersection by the property, Sprawls stated that the amazon facility has added to the traffic, he informed the Board that a traffic impact study has been done, and it has been determined that if a commercial business goes there, it will have turn lanes etc. to mitigate traffic issues.

Opposition: None

A motion was made by Chris Elberson, seconded by Bill Robertson, to recommend approval of this application.

The motion was adopted by the following 7-2 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH Nays: Meses. JACKSON & THIBEAUX. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

JORDAN gave a detailed zoning report to the Board as requested.

JEAN stated that staff have been working with the consultants on the future land use map and a fourth workshop will be had but the date has yet to be determined. ELBERSON asked if there would be another time that they could interact with the consultants. JEAN answered yes there would be.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:52 p.m.

Winzer Andrews, Chair

Toni Thibeaux, Secretary

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MARCH 5, 2025**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, March 5, 2025 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
Toni Thibeaux, Secretary
Fred Moss, IV
Bill Robertson
Harold Sater
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
ZiXuan Xu, Community Planner 1
Kamrin Hooks, Executive Assistant/Planner 1
Tanner Yeldell, City Attorney's Office

Members Absent

Gabriel Balderas
Rachel Jackson, Vice Chair
Chris Elberson

The hearing was opened with prayer by Bill Robertson The Pledge of Allegiance was led by Harold Sater

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 Rose Wilson McCulloch, seconded by Harold Sater, to approve the minutes of the February 5, 2025 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH & THIBEAUX Nays: NONE. Absent: Meses. JACKSON and Messrs. MOSS, BALDERAS AND ELBERSON.

END OF PUBLIC HEARING

OLD BUSINESS

CASE NO. 24-209-C ZONING REQUEST

Applicant: VINTAGE
Owner: Beaird Operating Companies, LLC
Location: 5600 blk of W 70th St (NW corner of Buncombe Rd & W. 70th St)
Existing Zoning: R-1-7, I-1
Request: L-1, R-1-7 to R-1-5

draft

A motion was made by Harold Sater, seconded by Fred Moss, IV, to recommend approval of this case as amended.

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

NEW BUSINESS

JORDAN read the CO report to the Board members.

PUBLIC COMMENTS

Jan Core 6020 Fox Chase Trail, Shreveport, LA 71129

Core invited the Board members to Love the Boot, which is an initiative to clean up the state and make it more beautiful. Which will be held April 5th.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:07 p.m.

Winzer Andrews, Chair

Toni Thibeaux, Secretary

STAFF REPORT – CITY OF SHREVEPORT

FEBRUARY 5, 2025

AGENDA ITEM NUMBER: 9

MPC Staff Member: Staci Matz

City Council District: G/Ursula Bowman

Parish Commission District: 12/Ken Epperson

CASE NUMBER 24-209-C: ZONING REQUEST

APPLICANT: VINTAGE
OWNER: Beaird Operating Companies, LLC
LOCATION: 5600 blk W 70th St (NW corner of Buncombe Rd & W. 70th St.)
EXISTING ZONING: I-1 Industrial and R-1-7 Single Family Residential R-1-5 Single-Family Residential
REQUEST: R-1-5 Single-Family Residential
PROPOSED USE: Residential

SUMMARY OF REPORT: The applicant is seeking approval to rezone approximately 48.57 acres, currently designated R-1-7 Single-Family Residential and I-1 Industrial, to R-1-5 Single-Family Residential. This change will facilitate the development of residential lots ranging from 6,000 to 6,500 square feet. Given the application details and alignment with the Future Land Use Map, approval is warranted.

DESCRIPTION: The applicant seeks to rezone an approximately 48.57-acre parcel from R-1-7 Single-Family Residential and I-1 Industrial to R-1-5 Single-Family Residential. This rezoning will facilitate the development of a subdivision with homes on lots ranging from 6,000 to 6,500 square feet, organized into three phases: Phase I with 57 lots, Phase II with 54 lots, and Phase III with 39 lots, totaling 150 lots. Surrounding parcels include R-1-7 and R-A to the north, R-3 to the east, C-2 and R-1-7 to the south, and R-1-7 to the west.

Prior cases include:

- MPC Case P-239; approval to rezone from R-A to B-3 and I-1.

Nearby cases include:

- MPC Case C-160-85: approval to rezone from I-1 to B-3
- MPC Case C-38-01: withdrawn application to rezone from R-1d to B-3
- MPC Case C-112-83: approval to rezone from R-1 to B-3
- MPC Case C-11-78: approval to rezone from R-A to B-3
- MPC Case C-35-04: approval to rezone from B-3 & I-1 to R-3

Nearby neighborhoods include: Westwood, Airport, Fox Crossing and Huntington Park.

REMARKS: The applicant is seeking approval to rezone approximately 48.57 acres, currently designated R-1-7 Single-Family Residential and I-1 Industrial, to R-1-5 Single-Family Residential. This change will facilitate the development of residential lots ranging from 6,000 to 6,500 square feet.

STAFF REPORT – CITY OF SHREVEPORT

As stated in Article 4.2 of the Unified Development Code (UDC), R-1-5 is defined as *"The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted."* The permitted by right uses in R-1-5 zoning district include Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling - Single-Family Detached, Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

The Future Land Use Map's designation of the property Residential which is an indication of the intended character of the area. The proposed R-1-5 Single-Family Residential zoning which is classified as Low Residential use. Based on this information and the intended characteristics in the Future Land Use Map a recommendation for approval is warranted.

Rezoning the I-1 property to residential will create more consistent land uses in the area and eliminate the potential for uses that are not compatible to the surrounding land uses. The proposed R-1-5 zoning district will be an appropriate medium between the R-3 and R-1-7 district, in terms of density.

An NPP meeting was held for this project on Tuesday, January 14th at 5:30pm and Tuesday, January 21st at 5:30pm. The meeting was attended by one neighboring property owner. No concerns to the development were expressed.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the rezoning request from R-1-7 Single-Family Residential and I-1 Industrial zoning to R-1-5 Single-family is warranted.

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

- a. Denial of the requested rezoning.
- b. Approve an alternative zoning district.

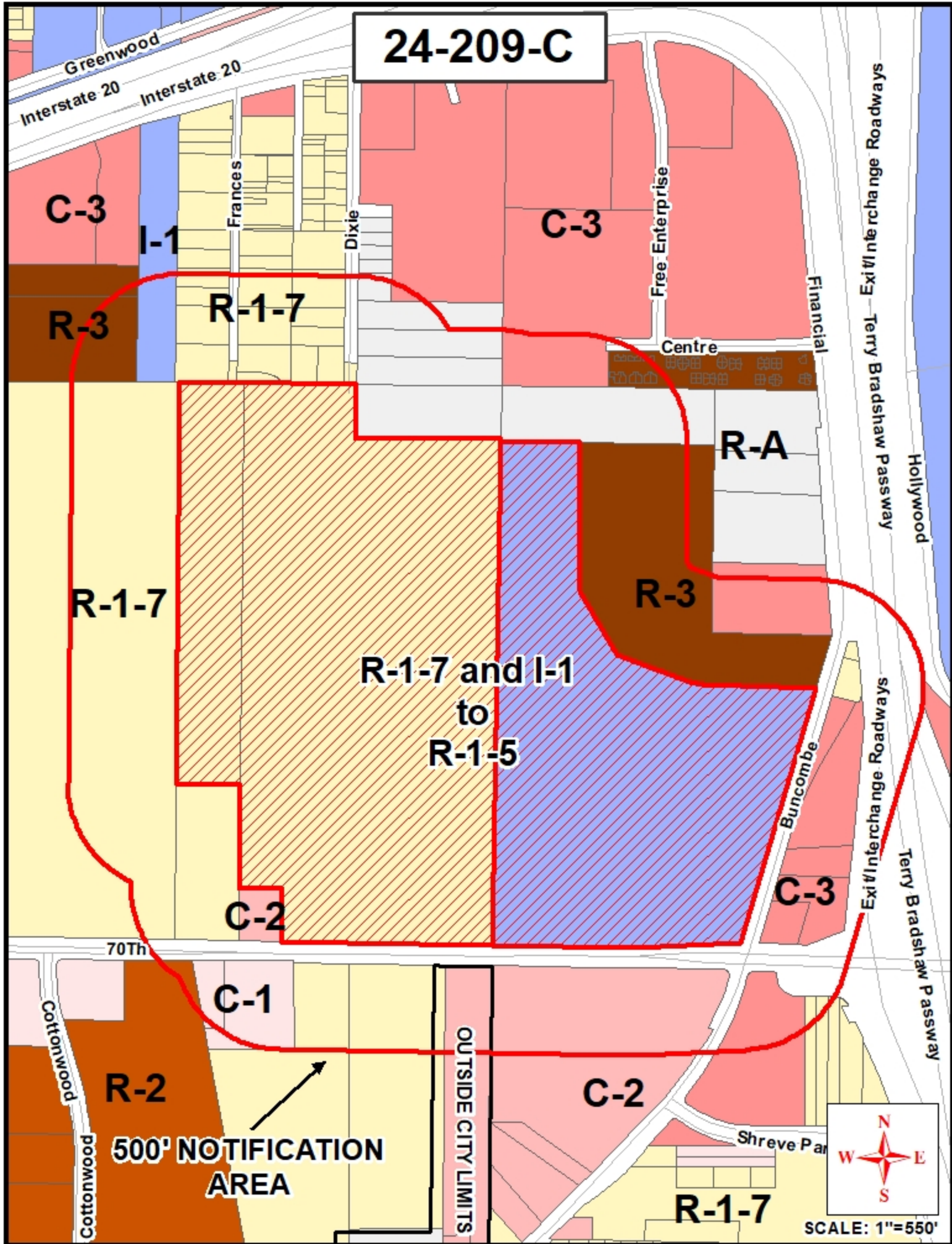
PUBLIC ASSESSMENT: 1 person spoke in support. No one spoke in opposition.

MPC BOARD

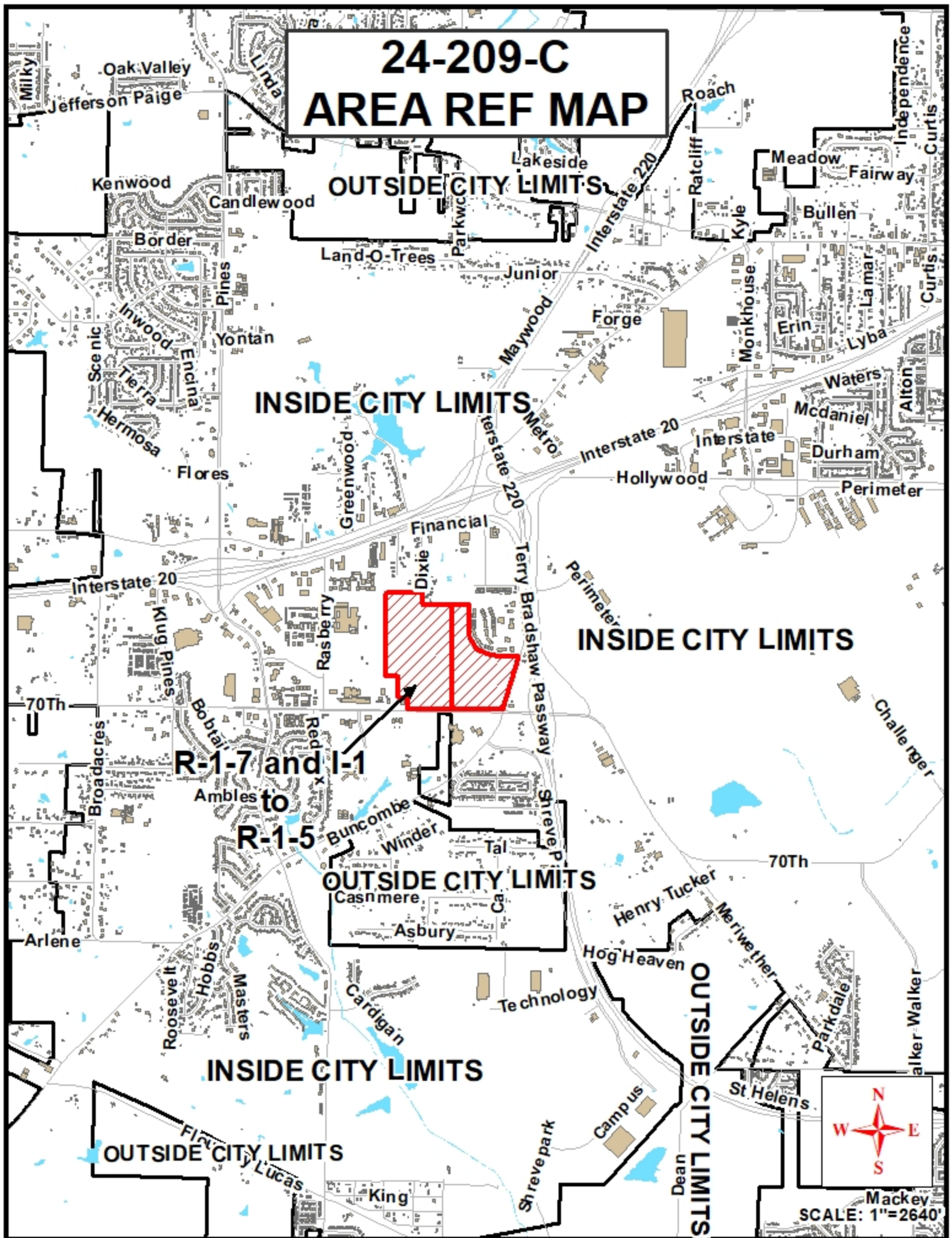
RECOMMENDATION: February 5, 2025: The Board voted 7-2 to recommend this application for approval.
March 5, 2025: The Board voted unanimously to recommend approval as amended.

STAFF REPORT – CITY OF SHREVEPORT

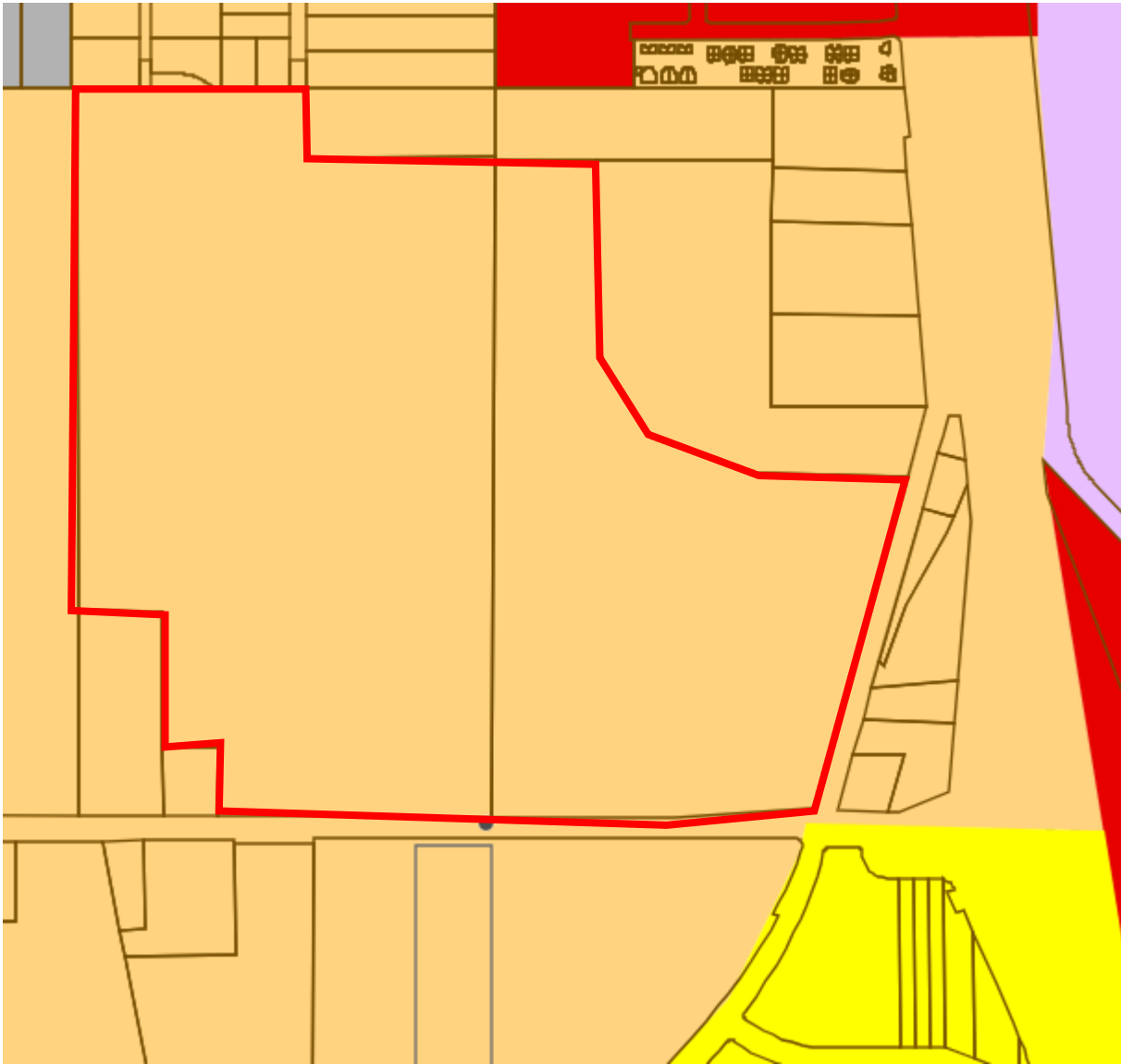
24-209-C



24-209-C AREA REF MAP



24-209-C Future Land Use Map



 Rural Enterprise	 General Commercial	 Parks and Open Space	 Surface Water
 Residential Low	 Urban Village Mixed use	 Parks and Open Space (Potential New)	 Planning Area
 Residential Medium	 Major Mixed Use Center	 Institutional	 City of Shreveport
 Residential High	 Light Industrial/Business Park	 Transportation	 Streets
 Neighborhood Commercial	 Industrial		 Railroads



01/22/25



01/22/25



01/22/25



PUBLIC HEARING NOTICE
A public hearing will be held on the 22nd day of January, 2025, at 10:00 AM, at the City of Miami, 311 N.W. 1st St., Miami, FL 33128, to hear testimony from the public regarding the proposed rezoning of the property located at 1000 S.W. 1st St., Miami, FL 33135, from its current zoning of R-1 to R-1A. The property is owned by the City of Miami. The proposed rezoning is necessary to allow the property to be used for the proposed development. The public is invited to attend the hearing and provide testimony. For more information, please call 311 or visit the City of Miami website at www.miamigov.com. The hearing is open to the public and no fee is required to attend.

01/22/25

**Autumn Creek Subdivision
Neighborhood Participation Plan Meeting**

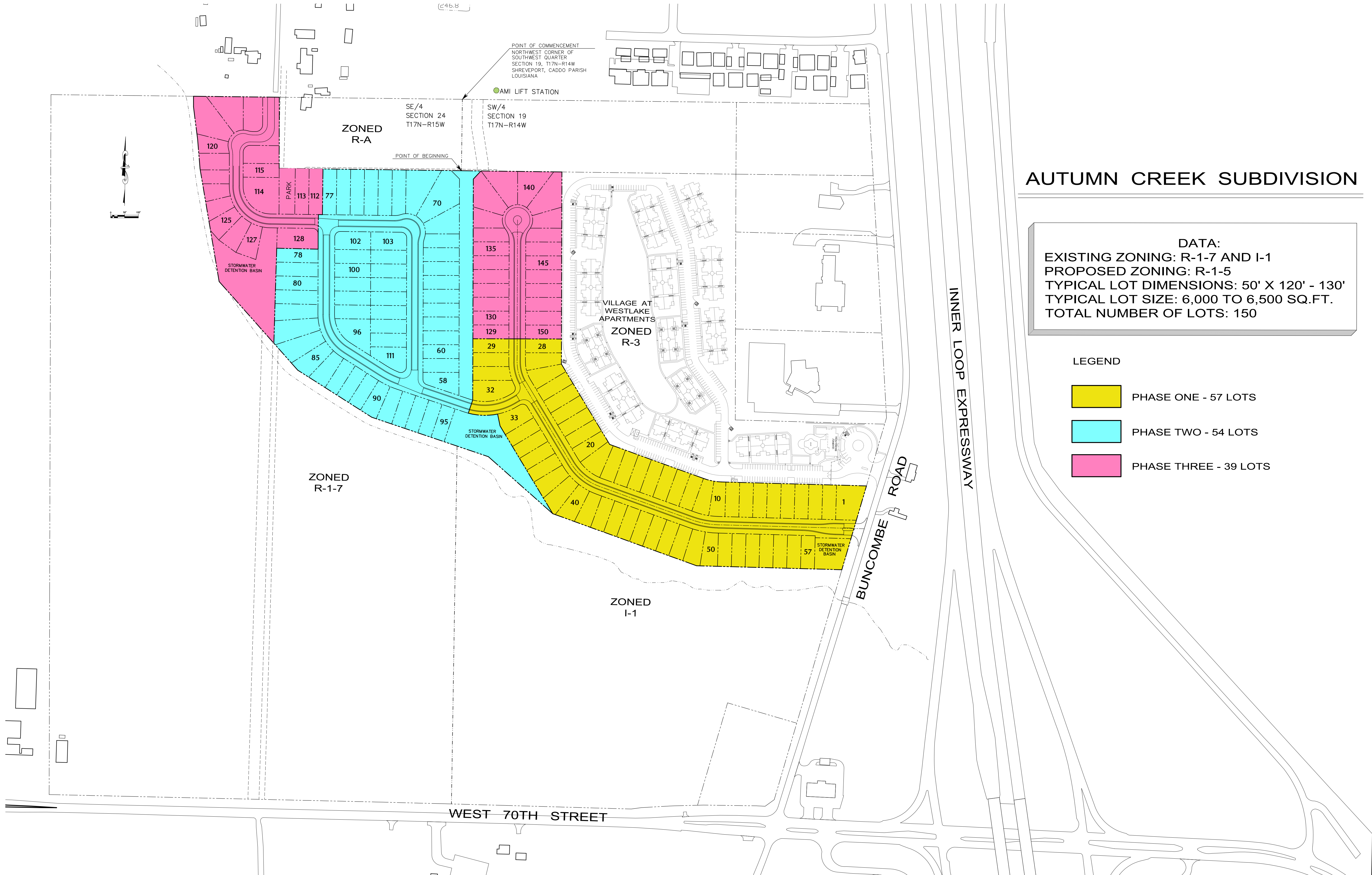
Tuesday, January 21, 2025

Name	Address	Email
Charles Beaird	Landowner	
Ursula Bowman	City Councilwoman District G	
Stephen Jean	MPC	
Desi Sprawls, P.E., P.L.S.	Forte and Tablada, 1010 Marshall Street, Shreveport, LA 71101	dsprawls@forteandtablada.com
Frank Halbur	Developer's Representative	
Luke Hamiter	Developer's Representative	
Kimberly Sellars	Developer's Representative	
John Chaler	235 West Lake Road 71006	chaler@att.net

**Autumn Creek Subdivision
Neighborhood Participation Plan Meeting**

Village at Westlake Clubhouse
Tuesday, January 21, 2025
5:30 PM

The Neighborhood Participation Meeting was held from 5:30 until 6:00. John Chaler, an adjoining land owner, was the only neighborhood participant to attend. No opposition to the proposed development was expressed.





Property Owner Certification

Application Type

Code Text Amendment (Rezoning) ☒ Planned Unit Development ☐ Small Planned Unit Development ☐
Zoning Board of Appeals Variance ☐ Site Plan Approval ☐ Site Plan Modification ☐

Project Information

Name of Project*: Autumn Creel Subdivision

Property Address*: 0 Buncombe Road

If property address is not assigned, please indicate block number.

Geo Number (Tax ID #)*: 171419-000-0042-00

Property Owner Contact Information

Check here if primary contact ☐

First Name*

John

Last Name*

Beaird

Business Name

Beaird Operating Companies, LLC

Mailing Address

Address*

330 Marshall Street, Suite 1440

City*

Shreveport

State*

LA

Zip Code*

71101

Email: *jsevier@vintagerealty.com

Primary Phone Number: * 318-683-0636

Secondary Phone Number:

Authorized Representative (check appropriate response)

☒ I will (Property Owner) will represent myself; or I hereby designate Justin Sevier/Desmond Sprawls/Forte and Tablada (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

Acknowledgement

I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct.

Property Owner Signature

Date

12/13/24

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, March 5, 2025 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. 24-209-C: 5600 block West 70th Street. Application by Vintage for approval to rezone property located on the northwest corner of Buncombe Road and West 70th Street, from I-1 Light Industrial Zoning District and R-1-7 Single Family Residential Zoning District to R-1-5 Single Family Residential Zoning District, being more particularly described as A tract of land located in the Southwest Quarter of Section 19, T17N-R14W, and the Southeast Quarter of Section 24, T17N-R15W, Shreveport, Caddo Parish, Louisiana. Said tract more fully described as follows: Commencing at the northwest corner of the Southwest Quarter of Section 19, T17N-R14W, Caddo Parish, Louisiana, proceed S 00°43'35" W a distance of 257.79 feet to the Point of Beginning. Thence run S 89°16'25" E a distance of 362.96 feet, Thence run S 00°09'18" W a distance of 693.65 feet, Thence run S 31°00' 22" E a distance of 338.57 feet, Thence run S 70°06'08" E a distance of 362.60 feet, Thence run southeasterly and counterclockwise along a tangent curve to the left a distance of 63.98 feet (said curve having a radius of 200.00 feet and a long chord bearing S 79°15'59" E - 63.70 feet), Thence run S 88°25'49" E a distance of 524.22 feet to a point on the westerly right-of-way line of Buncombe Road, Thence run S 16°23'20" W along the westerly right-of-way line of Buncombe Road a distance of 315.49 feet, Thence run N 88°25'49" W a distance of 524.99 feet, Thence run N 70°06'08" W a distance of 552.36 feet, Thence run N 48°29'40" W a distance of 310.59 feet, Thence run N 71°19'54" W a distance of 444.64 feet, Thence run N 57°32'59" W a distance of 316.86 feet, Thence run N 41°35'06" W a distance of 427.67 feet, Thence run N 09°36'41" W a distance of 413.70 feet, Thence run N 04°41'45" W a distance of 105.60 feet, Thence run N 07°15'25" W a distance of 118.83 feet, Thence run N 00°08'54" E a distance of 38.06 feet, Thence run S 89°21'07" E a distance of 310.01 feet, Thence run S 00°08'54" W a distance of 256.90 feet, Thence run S 89°16'25" E a distance of 658.61 feet returning to the Point of Beginning. Said tract containing 35.135 Acres, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times