

Parish wide planning and zoning would set forth zones of the current/best projected use of the land. It would show where the parish expects agricultural use, industrial use, residential use, and green areas.

Pros of Parish wide Zoning

- Protect property values
- Promote orderly growth
- Increase safety standards
- Attract new business and industry

Cons of Parish wide Zoning

- New laws
- Limit new forms of business in areas that don't conform to zoning
- Could limit the number and type of farm animals a landowner can have on their property
- Set forth guidelines for dividing property
- Building houses/subdivisions/Commercial Businesses more expensive, due to parish specifications (i.e. setbacks, lighting, plan for drainage, green space etc.)
- Freedom to do what you want with your property would be significantly affected
- Enforcement

City of Shreveport a lot of Regulation and High Taxes

The Great Expectations Shreveport-Caddo 2030 Master Plan was adopted on December 1, 2010 and was supposedly the answer to Shreveport's declining population. The Master Plan suggested more regulation, less property rights and the consensus that the Government should be in charge in how you use your property.

Shreveport has been in a downward death spiral with residents moving to Bossier and outside of Shreveport due to better schools, economy, and less crime. Shreveport has tried to combat this mass exodus by annexation, which has resulted in a city that has grown to large putting a strain on city services and infrastructure.

The above listed Pros of Zoning and Planning (i.e. protecting property values, promoting orderly growth, and attracting businesses and industries) appear to not be the case for Shreveport, LA. A search online will give you numerous studies that show the City of Shreveport ranking last in practically every study.

- Wallethub Study: 2021 Best Real-Estate Markets

The study compares 300 US Cities which focused on two key dimensions being the Real Estate Market and the Affordability & Economic Environment

Shreveport was ranked 299th, Baton Rouge is right above at 298th, and New Orleans at 293rd

- Daily KOS: We've got census growth data for every city, county, and district – and there are lots of surprises

Caddo, LA (Shreveport) lost 17,121 persons; Harris, TX (**Houston**) gained **638,686 persons**

- AdvisorSmith Study

A study of 226 midsize cities across the country showed Shreveport is the second fastest shrinking city in the country

No Louisiana cities are ranked in the top 10 fastest-growing midsize cities nationally

- Zippia the Career Expert – Here are the big cities people don't want to live in 2020

Shreveport ranked 8th for big Cities people don't want to live in 2020 with Baton Rouge ranked 5th

I was unable to find a positive Study or Report for the City of Shreveport.

Economy in Shreveport, Louisiana

- Shreveport has an unemployment rate of 8.1%. The US average is 6.0%
- Shreveport has seen the job market increase by 0.3% over the last year. Future job growth over the next ten years is predicted to be 16.3%, which is lower than the US average of 33.5%
- The Sales Tax Rate for Shreveport is 9.0%. The US average is 7.3%
- The Income Tax Rate for Shreveport is 6.0%. The US average is 4.6%
- The average income of a Shreveport resident is \$24,202 a year. The US average is \$28,555 a year
- The Median household income of a Shreveport resident is \$38,413 a year. The US average is \$53,482 a year.

As you can see High Taxes and Over Regulation are strangling the economy and killing job growth in the City of Shreveport.

Houston says No to Zoning

Zoning measures for the City of Houston were rejected in 1948, 1962 and 1993. Houston still remains America's largest city without a zoning ordinance. Without zoning you would expect Skyscrapers next to homes, factories next to day cares and commercial businesses littered through residential neighborhoods. Houston is not that different than other cities. It still has a Central Business District, Strip Malls, and single-family neighborhoods. It would appear that the free-market renders Planning and Zoning obsolete.

So how does a city so large do it with a lack of land use policy?

The City of Houston accomplishes Planning and Zoning through 17 separate land-use ordinances covering things so specific as trailer parks, rendering plants, and commercial landscaping, and a few more which I have listed below:

- Subdivision Ordinance (lot dimensions, minimum lot size and how much the house can cover the lot)
- Deed Restrictions (a deed restriction is a limitation on how you can use your property. Deed restrictions can limit what you do on your property as well as what you can build on your land.

HOAs institute these standards to keep property values high). The City of Houston enforces Deed Restrictions.

- Residential Buffering Zone Ordinance (So buildings don't tower over houses)
- Parking requirement ordinance

Proponents of Zoning say single-family neighborhoods without zoning are likely to be overrun by businesses and apartments. Houston Heights, a century old neighborhood has about 5% of residential blocks have deed restrictions. Yet single-family homes occupy 86%, business 7%, industrial 2%, and churches/schools 4%.

How does this happen?

Land use tends to segregate themselves as investors respond to market incentives. Heavy industry voluntarily locates on large tracts near rail lines or highways; apartment and stores seek thoroughfares, and gas stations look for busy intersections. With the Free Market at work there's no need for governmental-imposed districting. Businesses that open inside quiet residential neighborhoods will compete poorly with establishments that enjoy the visibility and traffic count of a heavily traveled street. Businesses that thrive amidst homes often serve strong local demand.

Home buyers wanting control over the development of land in their neighborhood have a choice called "deed restrictions." Usually, these deed restrictions are initiated by an original developer to cover all property purchased in a subdivision for 25 or 30 years. Restrictions are often renewable after that period, and most homes in Houston built since World War II have such renewable restrictions. Enforceable by civic associations with help from the city, the document can prevent businesses or apartments from entering the neighborhood. It can even require residents to keep their lawns manicured or their homes painted only certain colors. However detailed, deed restrictions contain rules voluntarily accepted by home buyers, unlike the edicts issued to property owners by a zoning commission.

The Houston advantage is: **PRIVATE PROPERTY RIGHTS**. True, Houston has many strict ordinances, but without zoning, citizens in Houston maintain over their property much of the control that other cities give to local government. Zoning dramatically increases the opportunity for public officials to manipulate private property for maximum political benefit and "impose costs on others at no cost to themselves," writes economist Thomas Sowell. Under zoning, local goods and services reflect regulatory costs Houstonians avoid.

Due to the above facts Planning and Zoning for Caddo Parish outside of the City Limits of Shreveport would only cause more people to leave due to over regulation. This will save the parish money by not having to appoint/pay for a Planning and Zoning. If the Caddo Commissioners are scared about pig farms, strip clubs and liquor stores then Ordinances can be drafted to deal with these issue.

With the Free Market at work there's no need for governmental-imposed districting

Links

<https://wallethub.com/edu/best-real-estate-markets/14889>

<https://www.dailykos.com/stories/2021/8/17/2046167/-We-ve-got-census-growth-data-for-every-city-county-and-district-and-there-are-lots-of-surprises>

<https://www.shreveporttimes.com/story/news/local/2020/07/31/study-shows-shreveport-second-fastest-shrinking-midsize-city-united-states/5530997002/>

<https://www.zippia.com/advice/big-cities-people-are-leaving-2020/>

<https://www.bestplaces.net/economy/city/louisiana/shreveport>

<https://fee.org/articles/houston-says-no-to-zoning/>