

CADDO PARISH COMMISSION

505 TRAVIS STREET, GOVERNMENT PLAZA

PUBLIC NOTICE

CADDO PARISH LONG RANGE PLANNING'S

CITIZEN'S ADVISORY COMMITTEE TO STUDY PLANNING AND ZONING AGENDA

October 19, 2021

6:00 pm

MASKS OR FACIAL COVERINGS ARE REQUIRED IN THE CHAMBER

1. CITIZEN'S ADVISORY COMMITTEE TO STUDY PLANNING AND ZONING

| | |
|------------------------------|-----------------|
| Michael Billings | Don Razinsky |
| Billie Francine (Fran) Brice | Loyd K. Thomas |
| Gen. Jim Graves | Ray Tindel |
| Ray Holmon | Jessica Tullis |
| Chris Kracman | Marty Woolridge |
| | Paul Young |

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

Veterans and active military members saluting during recitation of the Pledge of Allegiance would be appropriate, should you wish to do so.

4. CHAIRMAN'S REMARKS

5. AGENDA ADDITIONS:

6. PUBLIC COMMENTS:

Citizens who wish to address the Committee please fill out a comment card located in the chamber foyer, and return to the Chairman or the Clerk of the Commission. Citizens may also

fill out & submit a [COMMENT CARD ONLINE HERE](#) prior to the meeting. Individual comments are limited to 3 minutes

7. NEW BUSINESS:

7.I. Discussion Of Comments Received

Documents:

[PUBLIC COMMENTS- LONG RANGE PLANNING CITIZEN.PDF](#)

7.II. Presentation From Assitant Parish Attorney Henry Bernstein

7.III. Discussion And Recommendations Regarding Caddo Parish Zoning

Documents:

[RESOLUTION CAC 2021.PDF](#)
[CHRIS KRACMAN - ZONING.PDF](#)

8. ADJOURN:

Long Range Planning Citizen's Advisory Committee Public Comments:

10/17/21- Jimmy Couvillion

Jeff please forward to the citizen committee

Most agree to zone it takes a plan. I would like to add that planning and zoning requires population growth. From my research of rural Caddo Census Tracts some 19 tracts there are few tracts with growth between 2010 and 2020. Mooringsport with only and increase of 2 % and Blanchard, Indian Hills and North Club Estates in a tract with a growth in population of 7.6 %.

The State of Louisiana according to the 2020 census has a population growth only 2.7 % over 2010. Caddo Parish has a loss of 6.7% over 2010. To me, a decrease means more people moved out than moved in.

I suggest we need a map of rural Caddo Parish with U S Census Tracts and population percentage change exhibited.

Do we need to address zoning codes in census tracts with decreases in population above 10 %? Should we NOT instead find out why the population decreases?

I know I have not the answers to the questions asked, but we have greater problems or opportunities than keeping city zoning codes.

We could all learn a great deal from hiring a Demographer that researches all census tracts with 10% plus decreases in population and all tracts with an increase in population.

I find little growth to concern ourselves over and in general, Rural Parish Wide only decreases in population, except those tracts mentioned.

Attached to this email is a complete listing.

Jimmy Couvillion

RURAL CADDO PARISH POPULATION CHANGES BETWEEN 2010 AND 2020

| <i>Town or subdivison</i> | <i>Census Tract</i> | <i>% change</i> |
|-------------------------------|---------------------|-----------------|
| <i>Vivian</i> | <i>251</i> | <i>- 17.5</i> |
| <i>Oil City</i> | <i>249</i> | <i>- 12.7</i> |
| <i>Mooringsport</i> | <i>245.04</i> | <i>+ 2.2</i> |
| <i>Longwood</i> | <i>245.04</i> | <i>+ 2.2</i> |
| <i>Blanchard-Indian Hills</i> | <i>254.05</i> | <i>+ 7.6</i> |
| <i>North Club Estates</i> | <i>254.05</i> | <i>+ 7.6</i> |

| | | |
|-----------------------------------|--------|--------|
| <i>Belcher</i> | 248 | - 20.7 |
| <i>Hidden Harbor Estates</i> | 254.06 | - 5.2 |
| <i>Pine Hill Estates</i> | 246.01 | - 21.8 |
| <i>North Shreveport</i> | 246.02 | - 15.2 |
| <i>South Shore Estates</i> | 243.05 | - 14.2 |
| <i>Lakeside Acres</i> | 220 | - 18.6 |
| <i>Cross Lake Hills South</i> | 221.01 | - 16.6 |
| <i>Willow Ridge</i> | 244 | - 5 |
| <i>Twilight Meadows</i> | 243.05 | - 14.2 |
| <i>Longwood Village-Rosewood</i> | 244 | - 5 |
| <i>Westwood Park</i> | 222 | - 8.3 |
| <i>Cynthia Park</i> | 235 | - 25.2 |
| <i>Timber Lane-Pineland Place</i> | 243.06 | - 3 |
| <i>Spring Ridge-SW Keithville</i> | 242.07 | - 30 |
| <i>Keithville SE of Hwy 171</i> | 241.02 | - 8.3 |

10/10/21- **Beverly Martin** (Shreveport)

The news needs to talk about this kind of thing, not everybody isn't savvy to media

10/9/2021- **Jimmy Couvillion** (Shreveport)

WE CAN WORK BETTER TOGETHER

Caddo needs a plan. We are a very large parish in distance from the North to the South, with few people in between. Our train has failed to stay on the track and our direction forward is in doubt.

Let us rural and city residences realize we are the parish Stakeholders. We all live and work here and spend our tax dollars in this parish.

Our parish planning board should be both city and parish members, because one side alone lacks the capacity to decide what ideas should be recommended to our Caddo Commission Body. Consider the

Caddo Commission appointing the present 4 parish appointments on the MPC and add one to the new 5 member parish planning board.

Let us NOT consider at this time parish wide zoning. Instead better plan our existing zoned district, by removing all zoned districts. No more estimating what and where people want to develop but only an approved plat by the planning and development board is required. The rest is done by Parish Public Works.

Zoning is not helping promote rural Caddo. To open the doors and require only a plan to develop an undeveloped tract of land recorded on a Plat to be approved and recorded is the Houston, Texas County planning and development Policy. No permits can be issued without an approved Plat.

Let us grow Rural Caddo Together by removing fence post and the bob wire called zones.

10/6/2021-**Randal Rasmussen** (Caddo within MPC Planning limit- R-7)

What part of get rid of MPC did y'all not understand????????? We want the areas outside the city of shreveport to be under the CURRENT parish codes and ordinances!!!!!! PERIOD!!! No new set of codes and ordinances!!!!!!

9/25/2021 - **Jimmy Couvillion** (Shreveport)

The two Face Book polls I have done 10% of the viewers voted. 100% NO votes to Zoning. The UDC is not supported. The MPC is not supported. I know so far the Caddo Commission supports both. If the Advisory Committee supports a NO Support, their advise will fall on deaf ears and rural people risk losing the six commissioner votes we had when this issue began over HB697.

Based on building permits there are few in the unincorporated areas of the parish. Therefore parish wide zoning is not necessary due to no growth. MPC processes about 14 cases per year in the zoned 5 mile authority. A newly appointed parish zoning board, at least gives rural Caddo a voice, we don't have now. MPC will become a city department on January 2022. We can certainly do without over reaching code enforcement, so the new board with a little help can recommend to the parish commission a new code and the rural people can have a much needed voice.

9/23/2021- **Jim Tolbert** (Caddo Parish Currently Outside of the Zoning Area)

NO UDC.

9/22/2021- **Jimmy Couvillion** (Shreveport)

CITIZEN ADVISORY COMMITTEE

Since the October meeting is a wrap up meeting, I have watched the videos.

I would like to suggest the committee address the following for the record.

1. Should we zone Parish Wide
2. Should the present MPC administer the adopted UDC
3. Should we resend the UDC and create another code for the existing zoned district.
4. If a new parish zoning board is appointed, what would be its authority to create and recommend, or simply act as both staff and board members excluding a parish appointed administrator.

9/21/2021 **Jayne Tappe** (Caddo within MPC planning limit, R-A)

[Ms. Tappe made comments during the September 21st, 2021 Meeting]

8/17/2021- **Jake Brown** (Caddo within MPC planning limit, R-1-12)

Comments for the Citizens Advisory Committee [Mr. Brown made comment in person during the August 17, 2021 meeting]

Resolution NO. ___ OF 2021

BY THE RURAL PLANNING AND ZONING CITIZENS ADVISORY COMMITTEE:

A RESOLUTION ESTABLISHING A CONFIDENCE IN THE CADDO COMMISSION TO ENSURE THAT PRIVATE PROPERTY BY DEFINITION BE RESPECTED AT ITS HIGHEST REGARD IN CADDO PARISH AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the Parish and planning commission have a willingness to mend any disconnect between governance and citizenry; and

WHEREAS, the Caddo Parish Commission, officially engaged to create planning programs for the community of rural Caddo Parish; and

WHEREAS, a 2020 study completed by AdvisorSmith showed that Shreveport was America's 2nd fastest shrinking midsize city; and

WHEREAS, the city of Shreveport has been in a downward trajectory since the Great Expectations Shreveport-Caddo 2030 Master Plan was adopted on December 1, 2010 as a solution to the city's declining population with a suggestion of more regulation at the expense of private property rights; and

WHEREAS, the current Unified Development Code (UDC) is a direct product of the Great Expectations Shreveport-Caddo 2030 Master Plan; and

WHEREAS, Shreveport's population has continued to decline, causing the city to combat this mass exodus by annexation, which has resulted in a strain on city services and infrastructure; and

WHEREAS, elevated taxes and over-regulation have hindered the economy and limited job growth, contributing to Shreveport's elevated unemployment and sales tax rates; and

WHEREAS, land use tends to segregate itself 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 government-imposed districting. Businesses that open inside quiet residential neighborhoods would compete poorly with establishments that enjoy the visibility and traffic count of a heavily traveled street, and therefore are not fruitful, rendering them uncommon business ventures; and

WHEREAS, home buyers desiring control over the development of land in their neighborhood can opt for a deed restriction, and those interested in more stringent requirements can seek housing where a Homeowner's Association is present and enforced

WHEREAS, we find it in the best interest of the tax payers for the Caddo Parish Commission to demonstrate fiscal prudence by avoiding a hefty budget increase for any separate Planning and Zoning department or board for Caddo Parish regarding property outside of the City Limits of Shreveport, especially when taking into consideration that current records show there were zero (0) permits pulled in said area from 2012-2016, and less than twenty (20) permits pulled from 2017 to the present

WHEREAS, residents of Caddo Parish outside of city limits have longtime enjoyed their property reasonably and safely, without issue or government oversight

WHEREAS, residents of Caddo Parish deserve the right to have proper and direct representation via their elected officials on the Caddo Parish Commission, rather than an appointed board, especially on matters regarding their private property rights

WHEREAS, “Option (1)” suggested by the Parish Administrator in a letter dated March 1, 2021, shows a complete disregard for the wishes of the residents of Caddo Parish, whom have made it clear that they do not desire to live under the rule of a Metropolitan Planning Commission (MPC), nor the current Unified Development Codes (UDC), nor recreate the current problematic structure in any form or fashion

WHEREAS, “Option (2)” suggested by the Parish Administrator in a letter dated March 1, 2021, also shows a complete disregard for the wishes of the residents of Caddo Parish, whom have made it clear they do not desire to live under the rule of the MPC, nor the current UDC, nor recreate the current problematic structure in any form or fashion

WHEREAS, in a letter from the Parish Administrator dated March 1, 2021, under “Option (2), section (c), the President states that “the volume of planning permits that we receive in the parish is very low, and most of the zoning work would be in the enforcement side”

WHEREAS, citizens of Caddo Parish have collectively made clear their concerns and expectations regarding the retainment of their private property rights

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular, and legal session convened, that the Caddo Parish Commission does hereby agree to the following:

1. The Caddo Parish Commission formally acknowledges that zoning and planning involves and affects the regulation of private property rights and that
 - a. Individual property ownership constitutes an asset of unique value, as well as the foundation of individual liberty for American citizens.
 - b. Considering said value, all citizen’s private property rights shall be placed in the highest priority of consideration during the planning and zoning process.

2. If any part of the planning and zoning process or recommendations resulting from the process shall potentially negatively impact any property rights, property owners, or the value of their private property, those affected property owners shall:
 - a. Be provided full, timely disclosure directly notifying the owner or owners of the property regarding potential adverse effects toward their private property rights and/or the value of their private property.
 - b. Be provided an opportunity to join official discussions and deliberations on proposed policy.
3. In the event of property loss or usage by the private landowner due to planning restrictions or zoning changes, the affected private property owner shall be fully compensated in a monetary amount equal to the fractional fair market loss of the original value of his property because of such zoning or other related restrictions on the fair legal use of his property.
4. Further, all affected property owners shall be notified directly of the potential impairment to their rights by this government body before beginning any program that affects the following:
 - a. Reconfiguration of zoning that intensifies or in any way adds restrictions to existing rights,
 - b. Implementation of conservations, easements, or Trading of Development Rights,
 - c. Acceptance of grant money by the above-named government entity or their assigned planners, whether from non-profit organizations, governmental or private funding sources.

BE IT FURTHER RESOLVED homeowners' associations and covenants be held to their own respective contractual agreements.

BE IT FURTHER RESOLVED it is agreed that no government representatives or their assigned planning agents, will come on to private property for any planning purpose without the written consent of the owner.

BE IT FURTHER RESOLVED it is the suggestion of this committee to forfeit the creation of an in-house Planning and Zoning Commission for the Caddo Parish Commission, as well as forfeiting the idea of outsourcing this responsibility to the Metropolitan Planning Commission, or any other appointed board for that matter.

BE IT FURTHER RESOLVED this committee believes that in order to better protect the private property rights of landowners outside of the city limits in Caddo Parish, the current Unified Development Code (UDC) be abolished. The only planning and zoning needed shall be declared via official ordinance, voted on by the Caddo Parish Commission as a body and enforced, when necessary, by law enforcement.

BE IT FURTHER RESOLVED should a decision need to be made in the future regarding a change in ordinances or current planning and zoning processes regarding land in Caddo Parish that does not fall within city limits, the decision will be decided by an official and public vote by a majority of the elected Caddo Parish Commission members who serve Districts that include land in Caddo Parish that does not fall within city limits.

BE IT FURTHER RESOLVED, this committee suggests the abolishment of the Great Expectations Shreveport-Caddo 2030 Master Plan to ensure the obvious negative consequences of said plan can no longer unjustly affect property owners outside of the city limits in Caddo Parish.

BE IT FURTHER RESOLVED that this resolution shall take effect January 1st, 2022.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved

Parish Attorney

Date

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/>