

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF E BOULEVARD ST., APPROX. 140' EAST OF ALEXANDER AVE., SHREVEPORT, CADDO PARISH, LA., FROM R-1-5, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2, MULTI-FAMILY RESIDENTIAL 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 north side of E Boulevard St., approx. 140' east of Alexander Ave., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed from R-1-5, Single-Family Residential District to R-2, Multi-Family Residential District

E. 25 FT OF LOT 19 & W. 35 FT OF LOT 18, UNIVERSITY PLACE, 6TH FILING, SECTION 6, T17N, R13W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-167-C
KEY LEGACY INVESTMENT GROUP

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 3, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 3, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elberson, Secretary
Laura Neubert
Rudy Morton
Gabriel Balderas
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Jasmin Samuels, Executive Assistant
Manushka Desgage, City Attorney's Office

Members Absent

Rachel Jackson

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

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, either the City Council or the Caddo Parish Commission. 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. JOSEPH, seconded by MS. NEUBERT, to approve the minutes of the October 6, 2021 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. NEUBERT Nays: NONE. Absent: Messers. ELBERSON and Meses. JACKSON.

PUBLIC HEARING

CASE NO. 21-167-C ZONING REQUEST

Applicant: **Key Legacy Investment Group, LLC**
Owner: **Key Legacy Investment Group, LLC**
Location: **106 E Boulevard St. (North side of E Boulevard St., approx. 140' east of Alexander Ave.)**
Existing Zoning: **R-1-5**
Request: **R-1-5 to R-2**
Proposed Use: **Dwelling-Two Family**

Representative &/or support:

D'Andreas Clark 8304 Creekdale Street, Shreveport, LA 71107
Arielle Clark 8304 Creekdale Street, Shreveport, LA 71107
Lisa Hayes 1025 Shreveport Barksdale Highway, Shreveport, LA 71101
Ronnie Sibley 124 Boulevard Street, Shreveport, LA 71104

draft

Ruthie Sibley 124 Boulevard Street, Shreveport, LA 71104

Mr. Clark stated he and his wife are the co-owners of Key Legacy investment and they were present to submit their request of rezoning of 106 Boulevard from a R-1-5 zoning to R-2. Mr. Clark recited a statement for the Board that read he and his wife purchased 106 Boulevard earlier this year while fully rehabbing another property on the 100th block of Merrick St. in the highland area. He made it very clear that when they bought the property it was and currently still configured as a duplex. He shared there was a fire at the end of 2019 to the second story unit, which led to the previous owners listing the property for sale as a two-unit property. He shared the affidavit stated that the property marketed and listed in the MLS as a duplex by a licensed real estate agent. Around late August they began to pull permits and were made aware by zoning that while the property is configured as a duplex and they bought the property with the intentions of completely revitalizing it as such, it was however zoned as a R-1-5, single-family residential zoning. He stated they also found out that the second meter that he believed to be there the entire time, was put there without a permit, four years before they bought the property in 2017. Mr. Clark shared he stopped all other major work on the property and began to apply for the rezoning of the property to R-2. He stated the property is one block west of a large R-2, multi-family zoning district and two blocks south of a large R-3 multi-family zoning district. He mentioned the drive-by site visit which was conducted on the 13th of October. Mr. Clark shared they hosted a neighborhood participation meeting October 6th at 6 pm with 11 people in attendance. He answered questions concerning parking, noise, property value, lawn maintenance, types of tenants, due diligence prior to buying the property, and the type of work being done to the property. In closing, he asked the MPC to approve the zone change.

Mr. Robertson stated he looked at a spreadsheet of nearby neighbors and it appeared there were a few LLCs on the list which he presumed that area of Highland was an area of business investment which would be rental properties.

Mr. Clark replied yes, they were.

Mr. Robertson commented he supported those who wanted to rebuild Highland and make their investments in Highland and want to bring good people to the neighborhood. He wished Mr. Clark best of luck.

Ms. Neubert inquired about any information Mr. Clark might have from a realtor or someone that he possibly worked with on this development on what the expected value of the property after completion.

Mr. Clark stated that they have been in communication with an appraiser, he restated that they have ceased everything, and the last conversation had with the appraiser was based on the pretense that the property would be a duplex. He stated expected value would range from 160,000 to 170,000.

Ms. Hayes stated she has been working with Mr. Clark for a minute and this property is in her area where she has to inspect. She shared she used to get numerous complaints about the property. She stated it stayed vacant for a long time and the city itself had to board and clean it up. She mentioned there was a care premise on it and she currently had it in for demolition. She shared with the Board it is on the docket to go to environmental court. Ms. Hayes stated since Mr. Clark has taken over, he has done a total reviolation of the property which is really good. She shared there are a lot of properties in Highland that are horrible and end having to be torn down. She stated she would rather see a house that's been done over than a vacant lot there. She stated there were vagrants and homeless people staying there and it was a danger to the neighbors that were staying around the property. Once Mr. Clark bought the property it has totally changed, and he has started cleaning up. Ms. Hayes mentioned she is in favor in Mr. Clark continuing what he is doing. She stated she does not want to see him stop working on the property. She explained the other property on Merrick Street was a burned house and it was in demolition. She shared Mr. Clark took that house and turned it all the way around. She shared it is now being rented out and made the property on that street better.

Mr. Elberson thanked Ms. Hayes for her testimony. He inquired about her experience in dealing with rental properties in the highland area versus single family homes. He asked what she sees just in terms of the upkeep and maintenance in rentals versus homes that are owned and if she notices a big difference.

Ms. Hayes explained what she sees are people out of town buying properties in the Highland neighborhood and they don't live there, and they don't care. She stated when they rent it out, they have no clue as to what they are renting to. She stated with Mr. Clark he is here, and he is looking at it and he is investing in it. She shared she gets people who want to be tax sale buyers and they don't care what they have, so the rental properties are horrible. She stated unless you are here and investing back into the community and to the city you have no clue. She shared she has cases now that she is trying to have demolished because they are tax sale buyers. She elaborated that yes, the homeowners will take care of their property and she has a lot of rental property. She stated if the rental company is in Shreveport, then she is able to reach out to them quickly so they can come and perform

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the proper maintenance on the property.

Mr. Robertson asked Ms. Hayes to elaborate more on the term tax sale buyers.

Ms. Hayes explained tax sale buyers will see a property and put an investment in tax sale buyer. They will never come to check on the property, they just own it by buying the taxes on the property for a tax write off. They never come to the city or are out of state.

Mr. Robertson clarified they are absentee.

Ms. Hayes agreed.

Mr. Sibley stated he wanted to commend Mr. Clark because he believes it is a good thing he is doing. He explained he and his wife have the same vision to do the same thing for their property which is in the next block at 124 Boulevard. He stated he was present learning from Mr. Clark's experience. He shared he did not know the questions to ask and the actions to take, so they are currently in the learning stage. He explained he and his wife are both retired, and they have a property, they have resided there since 2010. Mr. Sibley proceeded to ask if they would have to go through the same problem or go through the same motions in order to widen their driveway.

Mr. Jean stated the best thing to do is to get with staff and the staff would be glad to help them on this situation. He stated it doesn't appear they would have to go through a rezoning process just to do a driveway. If they were to change the occupancy of the property, then maybe, but if it is just the driveway they could come visit with staff and they would look at the code to see what is needed from Mr. Sibley.

Ms. Sibley stated that she was in agreeance with what Mr. Clark is trying to do and believes they are bringing a positive to the community. She stated she remembered the day it caught fire and she know the condition the house was in and wondered what was going to the property, but now she has her answer.

Opposition:

Deborah Coleman 102 E. Boulevard Street, Shreveport, LA 71104

Sherrie Gammage 104 E. College Street, Shreveport, LA 71104

Jimmy Randle 101 E. Boulevard Street, Shreveport, LA 71104

Madison Poche 262 Wilkinson Street, Shreveport, LA 71104

Those in opposition did not agree with the zone change from a single-family to a duplex. They believed there was not enough accessed information, and they would like to keep the neighborhood zoned as a single family residential.

Mr. Joseph asked for clarification on Ms. Poche's position of opposition whether she was opposed to exactly what the Clarks were trying to do. He wondered if the opposition was to the overall process in general.

Ms. Poche responded if every investor could be like the Clarks, then the city would be in good hands. She stated continuing to increase the density at the expense of neighbors such as Ms. Coleman is admirable, but not the best strategy to get towards that particular future goal. She stated the process concerns her.

Ms. Neubert inquired about how well she has studied what is occurring. She also inquired about how many duplexes she believed to be in the vicinity.

Ms. Poche responded she believed there to be about five on two blocks. She stated you could go down any road on Highland and it'll be more than one illegal duplex.

Ms. Neubert stated they may or may not be legally zoned but what was being proposed today was not really a new concept. Those homes do exist now.

Ms. Poche stated yes and that her greater point is that the neighborhood has been zoned single-family for a purpose. She stated the process of it being illegally turned into a duplex, it is sitting empty for a year, and therefore it is just a non-compliant duplex. She stated it really plays into the hands of people who do not live in the area and are trying to maximize profit off the neighborhood. It is just a bad precedent.

Rebuttal:

Mr. Clark stated he wanted to make it clear that it is not him versus the neighbor, like he explained to Mr. and Mrs. Coleman they are just as invested in seeing this thing in long term not in short term. He stated they are intentional in revitalizing the neighborhood. As he mentioned before with the zoning current configuration of the property, they are not saying just because these people are illegal, they should be able to do the same thing. He stated they are trying to do it through the proper channel and the proper way. He mentioned this request is compatible with the current structure of the neighborhood and there are at least five duplexes on the same block being illegally occupied or used at that current moment. Mr. Clark showed the Board that the Caddo assessor still showed the property as a duplex. He stated a lot of the concerns were pretty much before they bought the property, and they are willing to work with Ms. Coleman in any way to make her feel comfortable. This is why they proposed installing a higher, privacy fence. They addressed the parking situation, explaining there is a two-car garage in the back and the 20x 20 slab is off to the east side of the property. He mentioned the firewall was included in their scope of work to be done. He stated again they are highly invested in the area, and they are very proud of the work they have done.

Mr. Joseph mentioned Ms. Poche raised an interesting issue and wondered if there were any metrics on illegal duplexes.

Mr. Clarke stated he wanted to follow up at the end and shared there will always be an illegal; something if nobody reports to the proper authorities. He stated there is a zoning enforcement section. He explained Mr. Jordan was present and if persons are interested in reporting every illegal duplex there is in Highland, then Mr. Jordan and his staff will address those complaints and take the proper actions against them. He explained they have no information on what is legal and what is not legal right now as far as housing stock.

Mr. Robertson recalled someone mentioning the property had two electric meters.

Mr. Clark elaborated yes, in 2017 it was installed without a permit.

Mr. Robertson redirected to staff, when someone applies for an electric meter the utility company asks for certain documentation including an occupancy permit of a building permit.

Mr. Clarke stated the City of Shreveport does not presently have a residential certificate of occupancy process. He explained it is being suggested that one is adopted. He stated speaking in relationship to commercial location where SWEPCO requires documentation and approval from the city before it establishes electrical services.

Mr. Robertson reclarified whoever requested the second meter for this property did not have to supply information to SWEPCO or supply city documentation of proper zoning for two meters.

Mr. Clarke confirmed his statement.

Mr. Robertson mentioned it was surprising to him and often hearing about the utility company being the enforcement agent for the local government to determine that person applying for an electrical service for the proper authority to put in the service.

Mr. Clarke agreed, stating there have been some service that have not been totally legal.

Mr. Robertson inquired about the difference in owning rental property as opposed to owner occupied property.

Mr. Jean stated there may have been different discussions about the issue in a lot of different cities but as far as empirical data, he could not confirm if there was anything conclusive on the matter. He further explained when property is looked over by staff, the regulations does not have differentiation between rental and whether it's homeownership.

Mr. Joseph mentioned it would be entirely case specific to whoever the owner or renter was.

Mr. Clarke stated that the MPC has been in discussion with the City Council because the subject matter comes up quite often in relationship to how properties affect the value of properties next door to them. He mentioned the MPC is in the process of trying to have the ability in the next year's budget to contract with an appraisal to provide the empirical data to the Board.

draft

Mr. Morton inquired about the number of weather heads attached to the house.

Mr. Clark stated there are currently two.

Ms. Neubert stated based on the document presented how was it designated a duplex from the tax assessor's office.

Mr. Jean stated they make their determination on information they receive when they are dealing with the tax and their own visits to sites or what they observe. HE explained it has nothing to do with the what the right is regarding to land use.

Mr. Clark stated as a fellow investor what was learned from this process that before purchasing property they would go starting to zoning.

Mr. Elberson stated he appreciates the staff's comments toward the Master Plan. He stated he would love to see the city incentivize local ownership for multifamily in all aspect.

A motion was made by MR. ROBERTSON, seconded by MS. NEUBERT To recommend this application for approval.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. NEUBERT Nays: NONE. Absent: Mses. JACKSON

ADJOURN 5:02 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 3, 2021

AGENDA ITEM NUMBER: 13
MPC Staff Member: Alice Correa
City Council District: B/ LeVette Fuller
Parish Commission District: 3/Jackson

CASE NUMBER 21-167-C: ZONING REQUEST

APPLICANT: KEY LEGACY INVESTMENT GROUP, LLC
OWNER: Key Legacy Investment Group, LLC
LOCATION: 106 E Boulevard St (North side of E Boulevard St., approx. 140' east of Alexander Ave.)
EXISTING ZONING: R-1-5
REQUEST: R-1-5 to R-2
PROPOSED USE: Dwelling-Two Family

DESCRIPTION: The applicant is requesting approval to change the zoning of a 0.21-acre (9,147.6 SF) tract of land from single-family Residential (R-1-5) to Multi-family Residential (R-2) for a duplex. All adjacent properties, and those across E Boulevard Street, are zoned R-1-5.

There are no prior cases for this site. Nearby relevant cases include: approvals of variances to lot size and parking for a multi-family dwelling, duplex and garage apartment, and a 4-unit condominium (BAC-50-81, BAC-102-82, BAC-81-83).

Nearby neighborhoods include: Anderson Island, Broadmoor, Fairfield, Highland, Madison Park, and Stoner Hill.

REMARKS: Prior to purchase by the current owner/applicant in 2021, the structure was converted to a duplex with one unit downstairs and one unit upstairs. This was done in approximately 2017 without proper approvals or permits. Shortly after that, the structure was damaged by fire and has stood vacant since. Because the structure was already configured as a duplex, the current owner assumed it was allowed and began restoring it only to learn that it was not a legal use. Therefore, the applicant is requesting R-2 Multi-family Residential zoning to allow the structure to be used in its current configuration as a duplex. The applicant stopped work and has provided pictures of the structure showing the fire damaged pre-existing configuration indicating the separate, independent entrances for the upper and lower units, and that each unit has a similar layout with its own living, kitchen, bath, laundry and bedrooms. This serves as evidence that the structure was already converted to a duplex prior to purchase by the current owner.

As stated in Article 4.2 of the Unified Development Code (UDC), R-2 is defined as *"The R-2 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and low-rise multi-family dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher-density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential*

STAFF REPORT – CITY OF SHREVEPORT

neighborhoods may be permitted." The permitted by right uses in R-2 zoning district include: Agriculture, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Home, Dwelling – Age-Restricted Housing, Dwelling - Multi-Family, Dwelling – Townhouse, Dwelling - Single-Family Detached, Dwelling – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Residential Care Facility, Single Room Occupancy, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Farmers' Market, Temporary Outdoor Events, Temporary Subdivision Sales Office.

The property is in a very large area of R-1-5 Single-family residential zoning but is only one block west of a large R-2 Multi-family zoning district and two blocks south of a large R-3 Multi-family zoning district. Additionally, within the R-1-5 area there are several individual properties that are spot-zoned as R-2 or R-3, three of which are within two blocks of the subject property. While spot-zoning is typically discouraged in the planning field, the existing spot-zoning in the area is of a type that is compatible with the character and development of the neighborhood – the properties remain residential zoning and existing surrounding structures and lot sizes limit any possible future development on them to small scale multi-family such as duplexes or 4-plexes. Therefore, the applicant's request for R-2 zoning is consistent with the existing zoning pattern evident in this area of the city.

Additionally, a drive-by site visit was conducted on October 13th. The property is on a street that is predominantly small single-family houses and a few large residential structures similar in size to the subject structure. The other large structures also contain more than one residence as indicated by multiple entrances and mailboxes on the structures. Within a one-block radius around the property there are multiple other visible duplexes and some residences with accessory structures that appear to be dwellings. The applicant's intended use of the property as a duplex is consistent and compatible with the surrounding neighborhood.

With respect to the envisioned land use of the area, the Future Land Use Map of the 2030 Great Expectations Master Plan shows this area as being Residential Medium. Residential Medium is designed to be a mix of single-family, townhouses and small apartment buildings (<8 units). Thus, the applicant's request to rezone to multi-family residential aligns with the vision of the Master Plan.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on October 6, 2021 at 6:00 pm. There were 11 people in attendance, and their primary concerns were parking, the types of tenants it will be rented to, and the possible effect on property value. The owner stated that: the existing driveway and garage will be restored plus a 20'x20' slab will be added to accommodate the 4 required parking spaces; they intend to rent to veterans through the HUD-VASH program; and that, given there are already other two-family and multi-family dwelling in the neighborhood, there should not be any adverse effect to property values, and restoring a structure that has long stood vacant could improve property values.

STAFF REPORT – CITY OF SHREVEPORT

The applicant also circulated their own petition which garnered 19 signatures of neighbors in support of their rezoning application.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of rezoning from Single-family Residential (R-1-5) to Multi-family Residential (R-2) is warranted.

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

- a. Deny the requested zoning.
- b. Approve rezoning to a zoning district other than what is requested.

PUBLIC ASSESSMENT: Three spoke in support and four spoke in opposition.

MPC BOARD

RECOMMENDATION: The Board voted 8-0 to recommend this application for approval.

CC3825

NOTICE TO THE PUBLIC

Control # 21152

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, November 3, 2021, 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. 21-167-C: 106 E BOULEVARD ST. Application by KEY LEGACY INVESTMENT GROUP, LLC, for approval to rezone property located on the north side of E Boulevard St., approx. 140' east of Alexander Ave., from R 1-5, Single-Family Residential to R-2, Multi-Family Residential District, being more particularly described as E. 25 FT OF LOT 19 & W. 35 FT OF LOT 18, UNIVERSITY PLACE, 6TH FILING, SECTION 6, T17N, R13W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times

21-167-C

R-3
C-2

CORNWELL

MERRICK

R-1-5

R-1-5

R-2

COLLEGE

R-2

R-1-5 to R-2

BOULEVARD

BOULEVARD

R-1-5

R-1-5

R-2

DALZELL

DALZELL

R-1-5

R-1-5

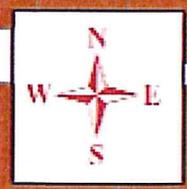
R-2

R-2

ALEXANDER

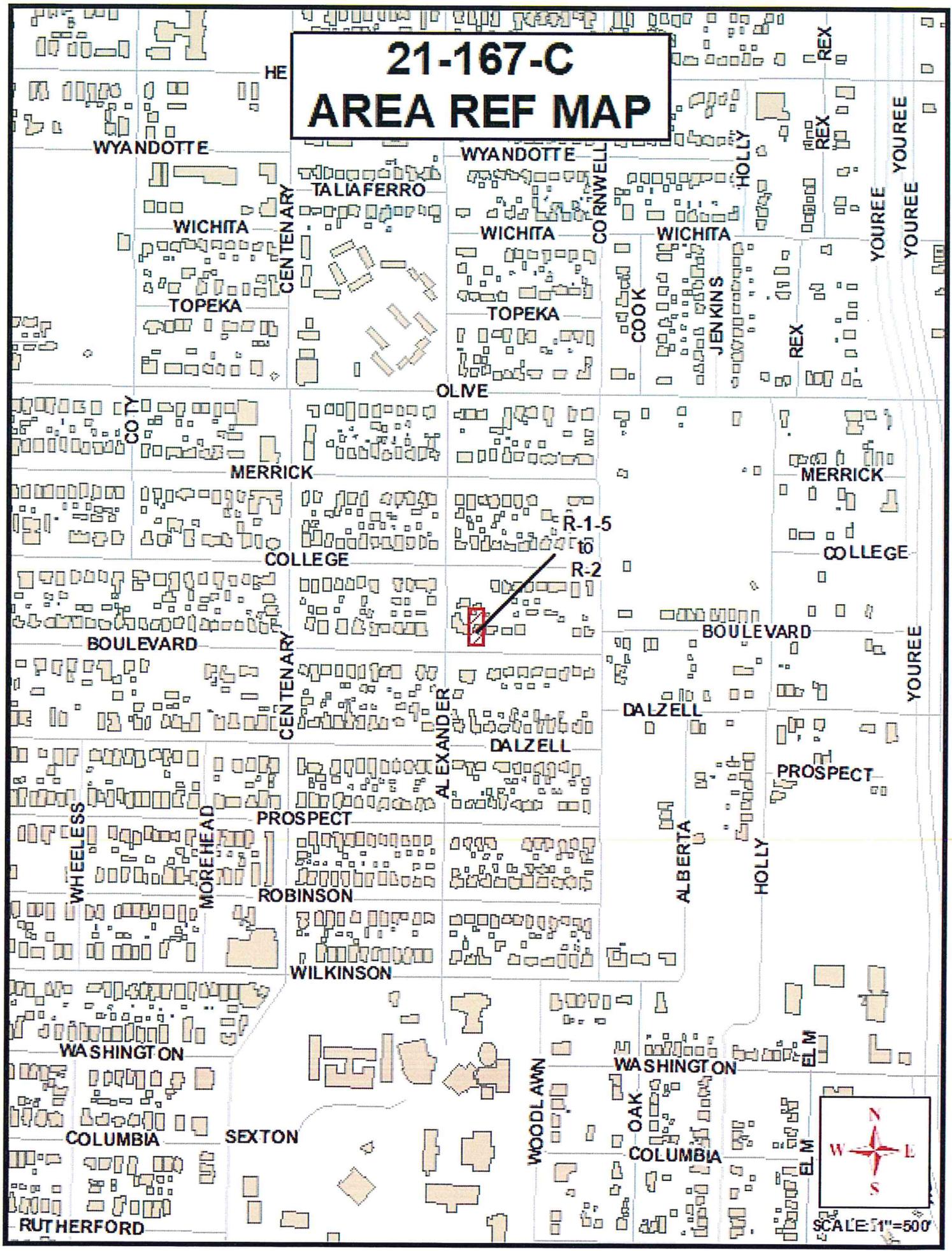
500' NOTIFICATION AREA

PROSPECT

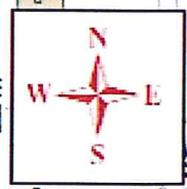


SCALE 1"=200'

21-167-C AREA REF MAP



R-1-5
to
R-2



SCALE 1"=500'





WASTE OPTIONS, L
318-719-4871

4216

PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION





Top unit
entrance

Note: The top
unit is
completely
separated from
the bottom unit

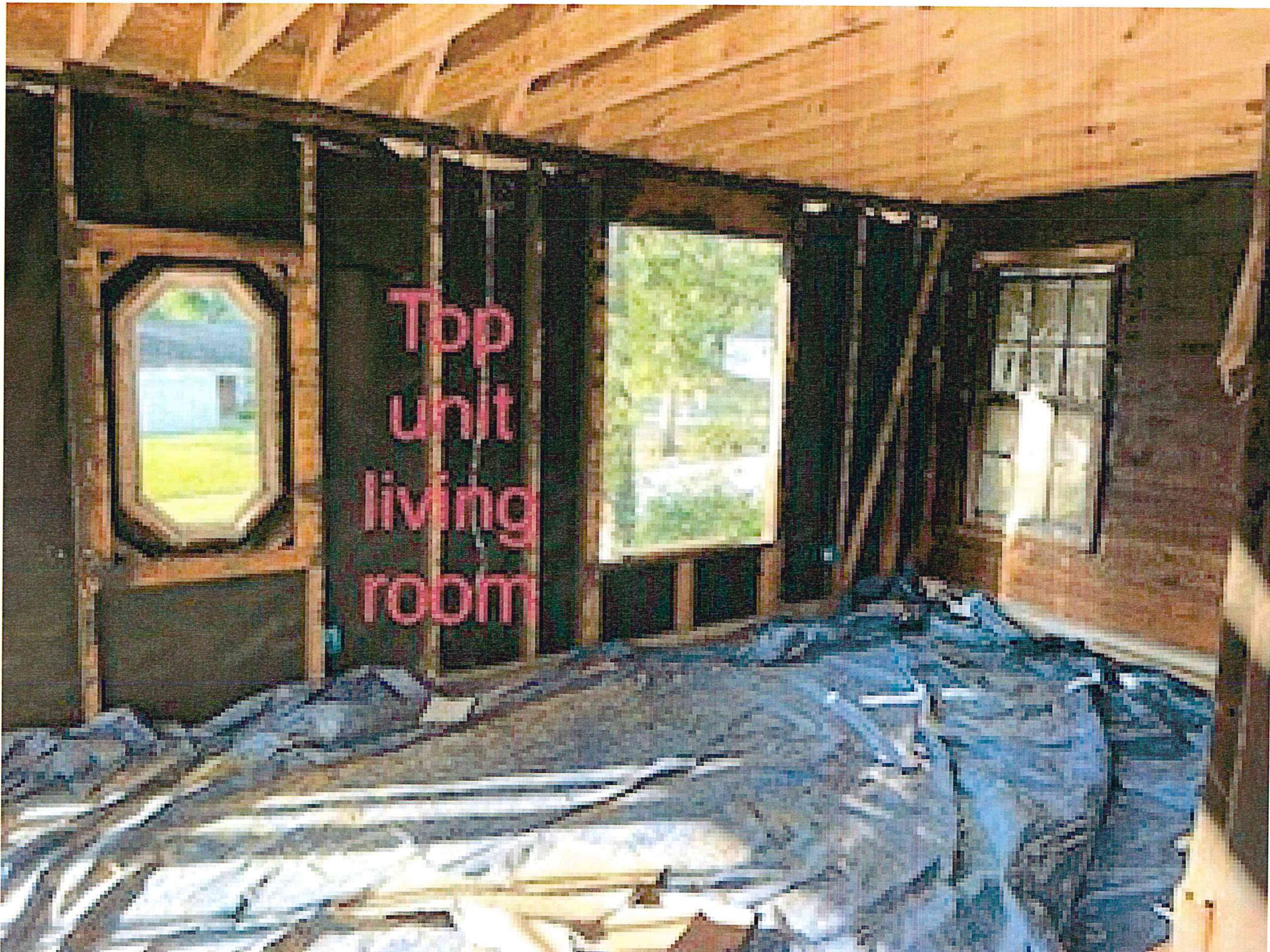


Top unit
entrance
cont.

Stairs leading up to 2nd unit



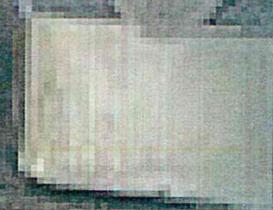
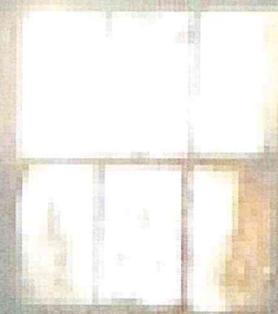
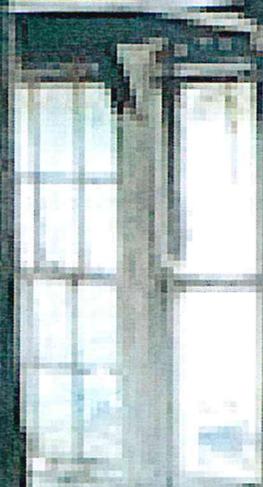
Top
unit
living
room



Top
unit
living
room
Cont



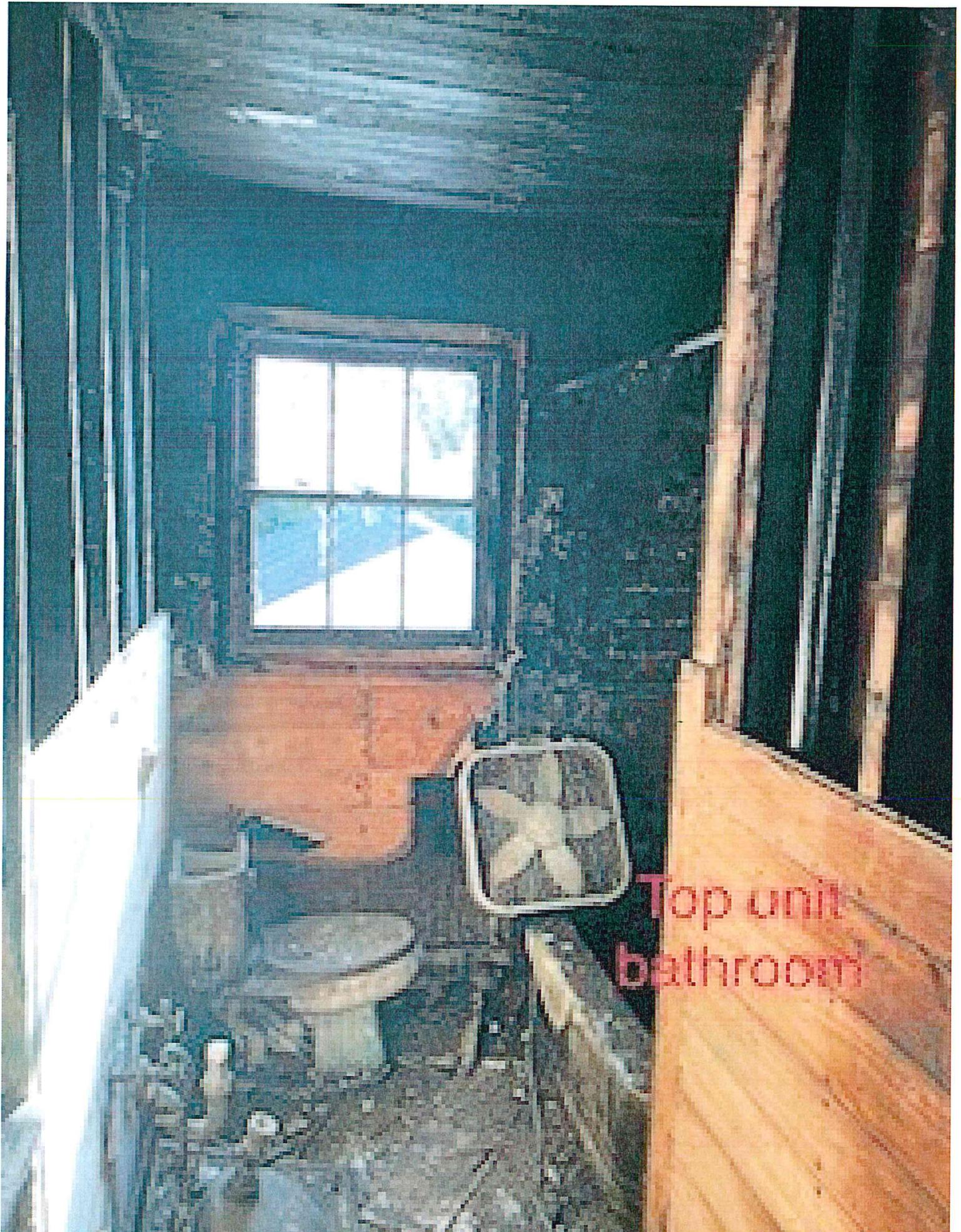
Top unit
kitchen





Top unit
master
bedroom





Top unit
bathroom



Top unit
guest
bedroom





Bottom
unit
entrance
door



Bottom unit
living room

Bottom
unit living
room
continue

d



Bottom
unit
kitchen





Bottom
unit
hallway

Bottom
unit
master
bedroom



A photograph of a bathroom in a bottom unit. The room is narrow and features a white pedestal sink on the left, a white toilet in the center, and a window with a green frame above the toilet. A shower area with a glass door and a yellow curtain is on the right. The walls are a mix of green and yellow, and the ceiling is made of exposed wooden beams. The floor is a light-colored, possibly tiled or concrete surface. The text "Bottom unit bathroom" is overlaid in red on the right side of the image.

Bottom
unit
bathroom



Bottom unit
guest bd
room

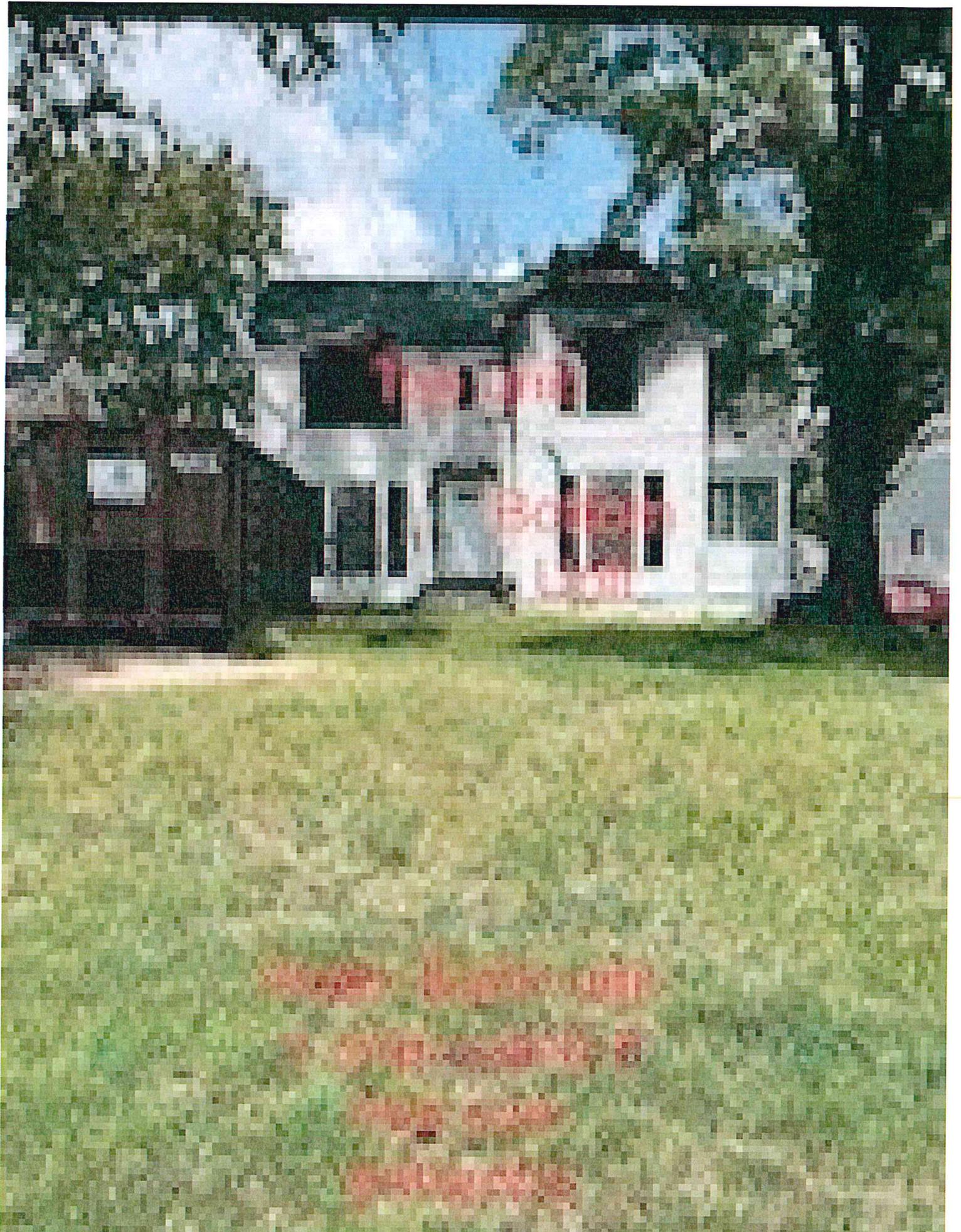


Bottom
unit
washer/
dryer
hookup



Bottom unit
dining room







2 car garage

Tree will be
removed &
replaced with
20x20 slab for
additional
parking

PETITION IN SUPPORT

Subject of Petition: Rezoning 106 E Boulevard Street, Shreveport, LA 71104 from R-1-~~5~~ (single family) to a R-2 (multi-family).

We, the undersigned are signing in support of the rezone.

Principal Petitioner	Contact Address	Signature
Key Legacy Investment Group, LLC Arielle Clark	106 E Boulevard Street Shreveport, LA 71104	<i>A. Clark</i>

Name	Phone Number	Address	Signature
<i>David Owens</i>	677-7676	119 College St	<i>David Owens</i>
<i>Bill Hill</i>	267-9608	117 college st	<i>Bill Hill</i>
<i>Jessica Grogan</i>	349-2848		<i>Jessica Grogan</i>
<i>Janite Lee</i>	767-5808		<i>Janite Lee</i>
<i>Maryanne Lane</i>	—	107 E. Danzell 107 Boulevard	<i>Maryanne Lane</i>
<i>Ruthie Davis</i>	318 553 0476	124 Boulevard	<i>Ruthie Davis</i>
<i>Jay Young</i>		130 Boulevard St.	<i>Jay Young</i>
<i>Wanda Jones</i>	318-200-3354	121 College St	<i>Wanda Jones</i>
<i>Kathy Anderson</i>		103 College St	<i>Kathy Anderson</i>
<i>Luke Melancon</i>		132 1/2 E. Boulevard	<i>Luke Melancon</i>
<i>EVA Vellier</i>	318-400-6793	130 1/2 E. Boulevard	<i>EVA Vellier</i>
<i>AMOS BOWEN</i>	405-214-5009	103 1/2 Boulevard	<i>AMOS BOWEN</i>
<i>Diane Owen</i>	318-519-4121	114 E. Boulevard	<i>Diane Owen</i>
<i>Mrs Scotty</i>	318-711-2841	114 Boulevard	<i>Mrs Scotty</i>
<i>Scott Scotty</i>	318-316-1174	114 E. Boulevard	<i>Scott Scotty</i>
<i>Brittany Paper</i>	318-200-2014	114 E. Boulevard	<i>Brittany Paper</i>
<i>Karen Cook</i>	318-501-6615	123 East Blvd St	<i>Karen Cook</i>
<i>Laverne Jones</i>	318 603-2487	117 E Blvd	<i>Laverne Jones</i>

OPPOSITION

October 28, 2021

To: MPC

From: Deborrah Coleman 102 E. Boulevard St. Shreveport, LA 7104

I grew up in Shreveport in Stoner Hill and moved back home in 2001 and we bought our house in the Highland Neighborhood at 102 E. Boulevard St. in 2002.

When the 106 E. Boulevard St. property was purchased in 2017 that owner attempted to change this single-family house into a duplex and illegally connect a second electric meter. Two separate renters lived in the house for a short time with issues and problems:

- (1) Eviction of a couple for non-payment of rent with constant conflicts and police calls.
- (2) The other renters were men that drank and argued a lot. They would bring other people trash and sort thru it late at night. The house would have piles of trash and litter everywhere for months.

We have a good relationship with our homeowners and residents including renters. Everyone monitors and network to keep our community safe, clean and property values. Our neighbors do outreach, cleanups, welfare checks, socialize and report suspicious activities.

In 2019 the house at 106 E. Boulevard St. had extensive fire damage. The house windows and doors were open for months and people would come and rummage thru the house at night. We were told that the house would be demolished. Then the house was sold to Mr. D. Clark in 2021.

We support eliminating blight and abandon properties to improve Highland Neighborhood. We are opposed to a duplex at 106 E. Boulevard St. in the middle of our single-family residential properties would not be beneficial for this area. Renters can be good neighbors but we have several concerns and experiences from previous renters:

(1) Our house is separated by a 6 ft. single driveway that leads to the backyard. Two of our bedrooms and bathrooms are on that driveway side of our house. Due to the close proximity of that house we have had to intensely endure every conversations and activities in that hangout driveway area from two previous renters.

(2) Parking vehicles concerns: the average household has 2 vehicles that means a duplex could have at least 4 cars trying to park in a limited space, in the front of the house and on the street.

(3) According to my husband no fire wall was built to separate the two living areas.

I know this property history from the original homeowners the McNeill's. The (2) separate living area floor plans at 106 E. Boulevard St. has always been a single-family resident. This house has never been a multifamily/duplex for the 20 years I have lived next door. The following homeowners can attest to that fact:

Jimmy and Doris Randle - 101 E. Boulevard St. – Since 1999

John Sumner - 102 College St. – Since 1975

At the neighborhood participation meeting Mr. D. Clark laid out his plans for the duplex and his honorable intentions for our peace of mind. The majority of the surrounding single-family residents in attendance opposed the construction of the duplex and 50 people signed a petition against the rezoning to allow the multifamily duplex.

We must stay vigilant in preserving our community so that we can remain comfortable and safe in our homes.

OPPOSITION

To: Metropolitan Planning Commission

Rezoning Public Hearing – Property at 106 E. Boulevard St

October 28, 2021

I met the new property owner before he bought the property, I asked him at that time to make sure he does his "due diligence" before buying that house. The owner, a real estate investor bought the property without investigating the zoning matter and he is now asking the MPC to and allow him to build a duplex in a primarily single-family area. This investor is currently asking the MPC to step in because he made the mistake of not performing his due diligence.

The new owner wants to maximize his profit with a multi-family building in the middle of single-family area. Certainly two renters are better than one and that's why he is proposing a duplex. In business we take risks, sometimes we win or lose. In this case the property owner can't lose with a single family or multi-family building. None of us want to see the new owner fail, but he, not the city is responsible for his business endeavors.

The owner has proposed to invest approximately \$80,000 in the property for the duplex, so stated at the NPP meeting on October 6th. I recommended an alternative to invest the funds and sell it as a single family for a minimum of \$115K to \$125K and still earn a 40 to 50% return on his investment. The property owner insistence on a constructing a duplex will merely boost his cash flow with a rate of return in excess of 200% annually. (That's with \$500 a month debt service and at least \$1500 per month in rental income from this property.)

The primary purpose for zoning is to maintain some consistency in neighborhoods. This zoning change will do exactly the opposite. With this request the property owner is proposing to insert a non-family based unit in the midst of what is now a family only portion of Highland. All of the homes in this block are single family based even the rental properties. All who showed up at the NPP meeting were families.

Finally, this request will allow the property owner to maximize his profit regardless of how wonderful his new veteran tenant proposals, his proposed parking fix, his additional fencing, and maintenance commitment. And the property owner will have the right to sell at any time and his commitments will go with him. So today I ask the **MPC to reject this zone change request for this property and help us maintain the consistency of this single-family zone.**

Thank you,

RL Coleman

To: Metropolitan Planning Commission

From: D'Andreas Clark and Arielle Clark, Key Legacy Investment Group, LLC

Re: 106 Boulevard Street Rezone from R-1-5 to R-2 / Case Number 21-167-C

My wife and I purchased 106 Boulevard earlier this year while fully rehabbing another property on the 100th block of Merrick St. in the highland area. As soon as we bought the property we secured it by placing new locks and doors on the property to deter any potential squatters until we were able. Once we finished the property on Merrick and occupied it with a tenant, we begin to focus on rehabbing Boulevard. I think it's important that I make clear that when we bought the property it was and currently still configured as a duplex which I will later show in the slides. There was a fire at the end of 2019 to the 2nd story unit, which then led to the previous owners listing the property for sale as a two-unit property. This is confirmed in a signed owner affidavit that we have obtained from the previous owners. The affidavit also stated that the property was marketed and listed in the MLS as a duplex by a licensed real estate agent.

Around late August we begin to pull permits through the city and begin work on the property. It was around this time that we were made aware by zoning that while the property is configured as a duplex and we bought the property with the intentions of completely revitalizing it as such, it was however zoned as a R-1-5 (Single-family residential zoning). This prompted us to also begin looking into the property's history to see what major changes were done to property not only before we bought it, but the previous owners as well. It was during this time that we found out that the second meter that we believed to be there the entire time, was put there without a permit (four years before we bought it in 2017). Once we found this out we finished putting the new roof and as well as reframing the attic and master bedroom on the top unit. After that we stopped all other major work on the property and begin to apply for the rezoning of the property to R-2 (multifamily). We also provided pictures to MPC staff of the structure showing the fire damaged pre-existing configuration indicating the separate, independent entrances for the upper and lower units, and that each unit has an identical layout

with its own living, kitchen, formal dining, bath, laundry and bedrooms. This served as evidence that the structure was already converted to a duplex prior to purchase by us.

The property is in a very large area of R-1-5 single family residential zoning but is only one block west of a large R-2 Multi-family zoning district and two blocks south of a large R-3 multi-family zoning district. Also within R-1-5 there are several individual properties that are spot zoned as R-2 or R-3, three of which are within two blocks of the subject property. The existing spot-zoning in the area is of a type that is compatible with the character and development of the neighborhood.

We also would like to highlight that as mentioned in the MPC staff report a drive-by site visit was conducted on October 13th. Staff members noted in the report that while this street is predominantly small single-family houses and a few large residential structures similar in size to our structure. They also noted that the other large structures also contain more than one residence as indicated by multiple entrances and mailboxes on the structures. Within a one block radius around the property there are multiple other visible duplexes and some residences with accessory structures that also appear to be dwellings. Thus, validating that our intended use of the property as a duplex is consistent and compatible with the surrounding neighborhood.

Also, mentioned in the MPC staff report was with respect to the envisioned land use of the area, the Future Land Use Map of the 2030 Great Expectations Master Plan shows this area as being Residential Medium. To my understanding, Residential Medium is designed to be a mix of single-family, townhouses and small apartment building. Thus, our request to rezone to multi-family residential aligns with the vision of the Master Plan.

Per Unified Development Code requirements, we hosted a neighborhood participation meeting October 6th at 6pm. There were 11 people in attendance we utilized that time to not

only tell them our plans for the property but also hear and provide reasonable solutions to provide piece of mind.

Primary Concerns were:

1. Parking: To accommodate the average of two vehicles per household we let everyone know that in addition to restoring the two-car garage, we would also provide additional parking with a 20x20 slab with assigned parking next to the garage as indicated in slides.
2. Noise: It was said that due to close proximity that opposed neighbor in the past had to endure listening to conversations of past renters. We informed the neighbor that we would be willing to install additional privacy fence per code.
3. Property Value: We told opposed neighbor that given there are already other two-family and multi-family dwelling in the neighborhood, there should not be any adverse effect to property values; if anything it would improve property value by fully restoring a fire damaged, vacant dwelling. (Simply put, as mentioned before our intended use of the property as a duplex is consistent and compatible with the surrounding neighborhood.)
4. Lawn Maintenance: I let everyone know that we include in all of our leases that we as landlords are in charge of maintaining lawn care.
5. Types of tenants: One thing that we agree with the opposed and stressed that we are just as invested if not more is ensuring that we thoroughly screen potential tenants. We even elaborated on our intentions to rent to veterans through the HUD-VASH program and how eligible Veterans must be able to complete activities of daily living and live independently in the community with assigned case management and supportive services.

6. Due Diligence prior to us buying the property: At the meeting the same opposed stated that had we just did our due diligence before buying the property we wouldn't be asking the MPC to step in and fix our mistakes. I then proceeded to show the opposed the signed affidavit from previous owner which as I mentioned before stated that the property was marketed and listed in the MLS as a duplex by a licensed real estate agent prior to us purchasing the property, as well as 2021 Real Property Information from the Assessor's office showing the property classified as a duplex. I also further explained that once we found out the property was configured as a duplex but not zoned as one that we are well within our rights to request a zoning change through MPC and part of the reason this process is made available is for circumstances like this, especially as I mentioned before that our intended use of the property as a duplex is consistent and compatible with the surrounding neighborhood.

7. Type of work being done to property: I mentioned during the meeting that to restore the property based off its current configuration which is currently designed as a duplex is approximately \$80,000 to include but not limited to all new electrical wiring, new HVAC or central air system, new roof, new plumbing, replacing all damaged, charred and distress lumber, reinforcing the fire wall between the two living areas, garage remodel and additional parking as well as finishes like dry wall, paint, new flooring and appliances. All of which will be inspected by the city during and upon completion (Complete scope of work submitted to permits office when we pulled permits). The opposed response was we should invest those funds and sell it as a single family for approximately \$115K. While I appreciate the input, I tried to emphasize that reconfiguring the house at this point with big expenses like a new roof and attic that we've already paid for and making it a functional single family would actually cost more than the intended \$80K that we were budgeted to spend thus increasing our chance

to not only barely break even on our investment short term, but in the long term as well.

Again, I cannot stress enough that the request for R-2 zoning is consistent and compatible with the existing zoning pattern evident in this area of the city, which as mentioned before was also noted in the MPC staff report and moreover aligns with the Future Land Use Map of the 2030 Great Expectations Master Plans, which shows this area to be designed to be a mix of single-family, townhouses and small apartment buildings. So, I ask MPC today to please approve this zone change.

Thank you for your time and consideration.

D'Andreas Clark and Arielle Clark
Key Legacy Investment Group, LLC



UDC City of Shreveport
Revised August 21, 2020

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

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.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: <u>9/20/21</u>	Planner: <u>A. Correa</u>	Case No: <u>21-167-C</u> Application Fee: <u>\$800</u>
1. PROPERTY INFORMATION		
Project Name: <u>100 E Boulevard Rezone</u>		Associated Case: <u>None</u>
Project Address/Location: <u>100 E Boulevard & 711st</u>		
Current Zoning District: <u>R-1-b</u>	Proposed Zoning District (if applicable): <u>R-2</u>	Parcel Number(s): <u>see attached</u>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
<u>see attached</u>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
<u>see attached</u>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input checked="" type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
<i>Provide a brief explanation, attach additional sheets, if necessary</i>		



UDC City of Shreveport
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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <u>R-1-5</u>	Proposed Zoning District(s): <u>R-2</u>	Proposed Building Use(s): <u>Single Residential</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <u>0.21</u>		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided:		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No



UDC City of Shreveport
Revised August 21, 2020

Land Development
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UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION	
IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>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.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All <u>property owners</u> 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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></p>
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>Arielle C. Clark</u> Company: <u>Key Legacy Inv. Group, LLC</u></p> <p>E-mail: <u>keylegacyinvestments@outlook.com</u> Phone: <u>(318) 470-2950</u> Fax: <u>N/A</u></p> <p>Address: <u>8304 Brookdale St.</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107</u></p>	
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>Andreas + Arielle Clark</u> Company: <u>Key Legacy Investment Group, LLC</u></p> <p>E-mail: <u>keylegacyinvestments@outlook.com</u> Phone: <u>(318) 470-2950</u> Fax: <u>N/A</u></p> <p>Address: <u>8304 Brookdale Street</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107</u></p> <p>Designee Contact Name: <u>Same</u> Email Address: _____ Phone Number: _____</p>	
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p><input checked="" type="checkbox"/> I will represent the application myself; OR <input type="checkbox"/> I hereby designate _____ (name of project representative) 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.</p>	
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>	
<p><u>Arielle C. Clark</u> Property Owner Signature</p>	<p><u>09/20/2021</u> Date</p>
<p><u>Arielle C. Clark</u> Applicant Signature</p>	<p><u>09/20/2021</u> Date</p>

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:** 106 Boulevard
2. **Contact Name:** D'Andreas and Arick Clark
3. **Meeting Date:** 10/16/21
4. **Meeting Location:** 106 Boulevard
5. **Meeting Start Time:** 6pm
6. **Meeting End Time:** 7pm
7. **Number of People in Attendance:**
8. **Date of Filing of Land Use Application:**

9. General Introduction:

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: Please see back

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

Applicant Response:

11. Additional Items Required for Report Submittal:

- ~~Copy of address list for mailing~~
- Meeting sign-in sheet
- Meeting minutes
- 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

10/17/21

Date

D'Andreas Clark

Type or Print Name of Applicant (or Authorized Representative)

Neighbors Question: If it were to be rezoned as duplex, how would we accommodate parking for both units?

Our Answer: In addition to keeping and remodeling the two car garage in the backyard, we also plan to add a 20 x 20 parking lot as well to accommodate additional parking for both units

Neighbors Question: Who would we rent the units too

Our answer: As of right now we plan to rent to Veterans using the HUD-VASH Program

General Concerns: How this property affects neighborhood values, what type of tenants will occupy unit, parking for both units

OWNER	STREET ADDRESS	CITY	ZIP	STATE
Mosley, Charles Edward And	154 E Boulevard St	Shreveport	71104-2506	La
Gantt, Ramone Tereze	8916 Ferndale Ln	Shreveport	71118	La
P & A Enterprises, Llc	4650 Greenwood Rd	Shreveport	71109-5616	La
Holbrooklong, Allison	810 W Lakeshore	Benton	71006	La
Youfoundit, Llc	1651 E 70th #293	Shreveport	71105	La
Coleman, Rickey Lee And Deborrah Davis Coleman	102 E Boulevard St	Shreveport	71104-2506	La
Mitchells Rentals Llc	812 Eds Blvd	Shreveport	71104	La
Payne, Marzell, Jr.	117 E College St	Shreveport	71104-2509	La
Kennedy, Craig	6312 Kathy Ln	Shreveport	71105-4408	La
Jwh Properties Llc	1012 Hawn Ave	Shreveport	71107	La
Jwh Properties, L.L.C.	1012 Hawn Ave	Shreveport	71107	La
Smith, Diane Johnson	4327 Colonial Drive	Shreveport	71119	La
Crow, Barbara Henderson	156 E Dalzell St	Shreveport	71104-2514	La
Irvine, Cecil A. And Gayle B. Irvine	722 Kirby Pl	Shreveport	71104-3122	La
Sumner, John Louis & Rose Marie Sabbath Sumner	103 College St	Shreveport	71104-2507	La
Windham, Jeffrey Nile And	1321 Anniston Ave	Shreveport	71105-3012	La
Dumdei, Russell Guy And Janis Marie Dumdei	113 E Merrick St	Shreveport	71104-2517	La
Jwh Properties, Llc	1012 Hawn Ave	Shreveport	71107	La
Gordy, David L.	117 East Nerrick Street	Shreveport	71104-2517	La
Simons Properties, Llc	5832 River Rd	Shreveport	71105-4344	La
Green, William Raymond	2730 Wisteria St	Shreveport	71108	La
Chase, Susan J.	138 College St	Shreveport	71104	La
Jimenez, Jorge G. And Wilma J. Grafner Jimenez	116 College St	Shreveport	71104-2508	La
Gammage, Sherrie J.	104 E College St	Shreveport	71104-2510	La
Christaw, James And Lillie Christaw	153 E College St	Shreveport	71104-2509	La
Ramsey, Charles Lee	126 College	Shreveport	71104	La
Coburn, Madison C.	112 Boulevard St	Shreveport	71104-2504	La
Crow, Tracy Elizabeth	127 E Dalzell St	Shreveport	71104-2513	La
Farmer, John Thomas	121 E Dalzell St	Shreveport	71104-2513	La
Argive Centenary Company, Llc	1059 College St	Shreveport	71104	La
Mora, Diana G.	133 E College St	Shreveport	71104-2509	La
Wells, James H., As Trustee, Etal	442 Ontario St	Shreveport	71106-1626	La
Horton Investments, Llc	732 Ontario St	Shreveport	71106	La
Ivory Investment Company, Inc.	Po Box 44473	Shreveport	71134-4473	La
Padgett, Maurice Lloyd, Jr. 2/5, Etal	125 Boulevard St	Shreveport	71104-2503	La
Robeco Enterprises, Llc	910 Bert Kouns Industrial Loop	Shreveport	71118	La
Coburn, Cecil Thad	120 Boulevard St	Shreveport	71104-2504	La
Adams, Priscilla	134 Boulevard Street	Shreveport	71104	La
Armstrong, Susan Ann	102 E Dalzell St	Shreveport	71104-2514	La
People Helpers Llc	707 Benton Rd 201	Bossier City	71111	LA
White Oak Title Llc	Po Box 72370	Bossier City	71172	LA

Kirspel, Kerry Michael And	121 Boulevard St	Shreveport	71104-2503	La
Gellers Real Estate Group, Llc	67 Monmouth Blvd	Oceanport	07757	Nj
Lewis, Carolyn 1/2 And	160 E College St	Shreveport	71104-2510	La
Creech, John Lester & Carol Joan Stewart Creech	123 Vidor Ln	Shreveport	71105	La
Smith, Deloris Ann Johnson 1/2, Etal	1412 Missle Base Rd	Stonewall	71078	La
Dixie Housing, Inc.	Po Box 6619	Shreveport	71136-6619	La
Frye, Gregory Alan	130 Dalzell St	Shreveport	71104-2512	La
Southern Sky Properties Llc	385 Bert Kouns Industrial Lp Ste 700	Shreveport	71106	La
Thorn, Margree	127 College St	Shreveport	71104-2507	La
Malley, Aaron Joseph, Jr. & Rose Tanner Malley	106 E Dalzell St	Shreveport	71104-2514	La
Williams, Tonya	1073 Abbie Glenn Ln	Shreveport	71106	La
Bishop Investment Group Llc	P O Box 5141	Shreveport	71135	La
Father & Sons Property Care	8885 Shirley Francis Rd	Shreveport	71129	La
Soule', Richard	4195 Chestnut St	Riverside	92501	Ca
Estes, Stephen James	103 Boulevard St	Shreveport	71104-2503	La
Felts, Treva Sharon	132 E Dalzell St	Shreveport	71104-2514	La
Spraggins, Robert Franklin	202 Woodrun	Bossier City	71111	LA
James Djamba	505 Travis Street Suite 440	Shreveport	71101	LA
Melanie Sykes	2301 Roosevelt Ave	Shreveport	71104	LA
Emerie Eck Gentry	P.O. Box 44292	Shreveport	71134	LA
Madison Poche	520 Olive Street	Shreveport	71104	LA