

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 NORTHWEST CORNER OF BAIRD RD. & FERRARA DR., SHREVEPORT, CADDO PARISH, LA., **FROM C-2, CORRIDOR COMMERCIAL DISTRICT TO R-3, 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 northwest corner of Baird Rd. & Ferrara Dr., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-2, Corridor Commercial District to R-3, Multi-Family Residential District**

LOT 3, LAMBERT PARK, UNIT #29 SECTION 9, T16N, R14W, CADDO PARISH, LOUISIANA and LOT 2, LAMBERT PARK, UNIT #29 SECTION 9, T16N, R14W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-166-C  
ALPHONSO WILLIAMS

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*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 Elbersen, 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 Desgagne, 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 Mses. NEUBERT Nays: NONE. Absent: Messers. ELBERSON and Mses. JACKSON.**

**PUBLIC HEARING**

**CASE NO. 21-166-C ZONING REQUEST**

Applicant: **Alphonso Williams**  
Owner: **Alphonso Williams**  
Location: 0 Ferrara Dr. (NW corner of Baird Rd. & Ferrara Dr.)  
Existing Zoning: **C-2**  
Request: **C-2 to R-3**  
Proposed Use: Dwelling- Multi-Family

**Representative &/or support:**

**Alphonso Williams 2410 Windbrooke Court, Shreveport, LA 71118**

Mr. Williams stated he currently purchased a property on Ferrara Drive and anticipates putting multi-family townhouses on the

*draft*

property.

Mr. Joseph inquired about Mr. William having the opportunity to discuss this development with citizens in the neighborhood.

Mr. Williams stated he gave the opportunity, and no one had any opposition to the proposal.

Ms. Neubert asked if a NPP was required.

Mr. Clarke replied one was required and it was held on October 18<sup>th</sup> with no one in attendance.

**Opposition:**

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH 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.**

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**Winzer Andrews, Chair**

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**Chris Elberson, Secretary**

## STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 3, 2021

**AGENDA ITEM NUMBER: 12**  
**MPC Staff Member: Ben Mohler**  
**City Council District: E/James Flurry**  
**Parish Commission District: 10/Chavez**

### CASE NUMBER 21-166-C: ZONING REQUEST

**APPLICANT:** ALPHONSO WILLIAMS  
**OWNER:** Alphonso Williams  
**LOCATION:** 0 Ferrara Dr. (NW corner of Baird Rd. & Ferrara Dr.)  
**EXISTING ZONING:** C-2  
**REQUEST:** C-2 to R-3  
**PROPOSED USE:** Multi-Family Residential

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**DESCRIPTION:** The applicant is attempting to rezone approximately 1.02-acres rezoned from C-2 (Corridor Commercial) to R-3 (Multi-Family Residential). Directly abutting the property to the west and north is existing R-3 zoned property. Across Ferrara Drive to the east is property zoned C-2. To the south across Baird Rd. is property zoned I-1 (Light Industrial).

There are no prior cases associated with the site. There are several relevant cases in the surrounding area; P-517-74 granted approval of a rezoning from I-1 (Light Industrial) to B-1 (Neighborhood Commercial) for a library, and C-114-84 granted approval of a rezoning from B-1 to R-2(TH) (Multi-Family Town Home) for a development of 7 townhomes.

Nearby neighborhoods include: Brookwood, Southern Hills, Southwood, Summer Grove

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**REMARKS:** A rezoning of the property from C-2 to R-3 is requested for the purpose of allowing a Dwelling-Multi-Family to exist by right, specifically for a new Townhome development. The site is currently undeveloped land.

As stated in Article 4.2 of the Unified Development Code (UDC), R-3 is defined as "The R-3 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 multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted." The permitted by right uses in R-3 zoning district include Agriculture, Bus Transfer Station, Community Center, Community Garden, 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 , Farmers' Market, Temporary Outdoor Events, Temporary Subdivision Sales Office.

## STAFF REPORT – CITY OF SHREVEPORT

Regarding the Master Plan vision, the Future Land Use Map of the 2030 Great Expectations Master Plan shows that the site in question as well as the immediate surrounding area is to be developed into “Residential High” with the Master Plan indicating this development occur all the way up Ferrara Dr. as well as stopping along Baird Rd. where the Union Pacific rail line intersects. A rezoning to R-3 would be in concurrence with the Master Plans vision and would be in-line with much of the surrounding area.

A site visit was conducted by staff to better assess the site and surrounding area. The site was found to be entirely vacant with really no landscaping to be removed to build any kind of development along the site. The area in question is largely multi-family residential already with a handful of apartment complexes and units both directly abutting the site as well as throughout the area. Across Ferrara Drive to the east is existing commercial, and the road would serve as a barrier to limit the impact of the multi-family residential into the nearby single-family homes to the east.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on October 18th at 10 AM over Zoom. There were no attendants outside of the applicant and his staff, and the meeting was held open from 10 AM to 10:30 AM. The office of the MPC has received only 1 call regarding this application at this time, with the caller only asking about what use was proposed for the site. They did not state whether they were in support or against the rezoning application.

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### STAFF

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the rezoning request from C-2 (Corridor Commercial) to R-3 (Multi-Family Residential) is warranted, due to the large amount of existing multi-family zoning as well as the lack of impact the proposed use of Multi-Family Residential would have on the surrounding area.

Alternatively, based on comments made at the public meeting, the MPC Board may:

1. Approve a different zoning type, specifically R-TH (Residential Townhome).
2. Vote to deny the zoning.

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**PUBLIC ASSESSMENT:** There was no opposition present.

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### MPC BOARD

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



MPC Staff Report: City  
Revised: 9/1/2021

505 Travis Street, Suite 440 | Shreveport, LA 71101  
318-673-6480 | fax 318-673-6461 | [www.shreveportcaddmpc.com](http://www.shreveportcaddmpc.com)

## STAFF REPORT – CITY OF SHREVEPORT

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The information stated herein is the result of discussion by a staff review team. The Planning Commission and its Members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

**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. 21-166-C:** 0 FERRARA DR. Application by ALPHONSO WILLIAMS for approval to rezone property located on the northwest corner of Baird Rd. & Ferrara Dr., from C-2, Corridor Commercial, to R-3, Multi-Family Residential, being more particularly described as LOT 3, LAMBERT PARK, UNIT #29 SECTION 9, T16N, R14W, CADDO PARISH, LOUISIANA and LOT 2, LAMBERT PARK, UNIT #29 SECTION 9, T16N, R14W, CADDO PARISH, LOUISIANA

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times

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21-166-C

R-1-7

R-3

C-2 to R-3

C-1

C-2

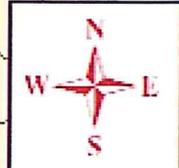
BAIRD

I-1

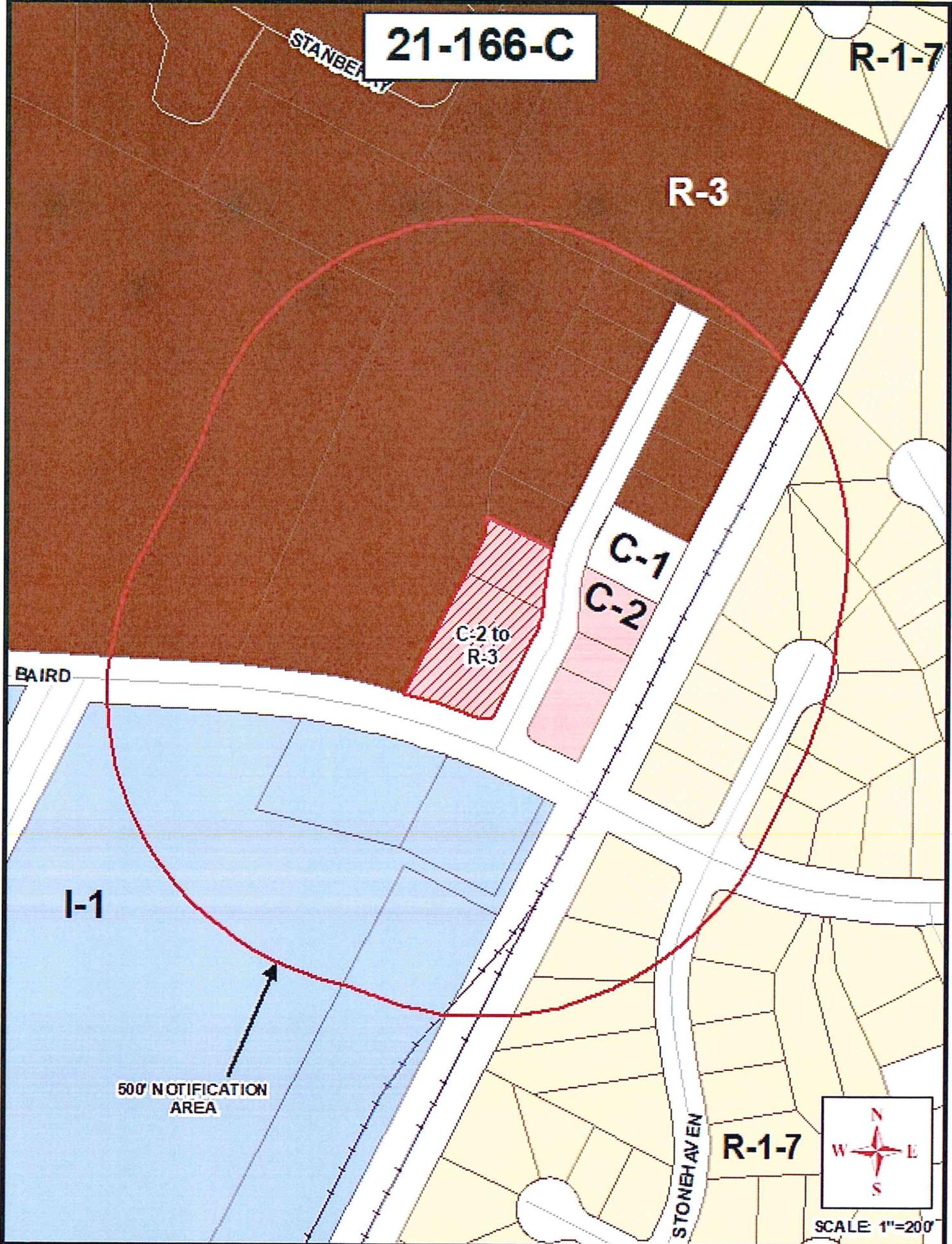
500' NOTIFICATION AREA

R-1-7

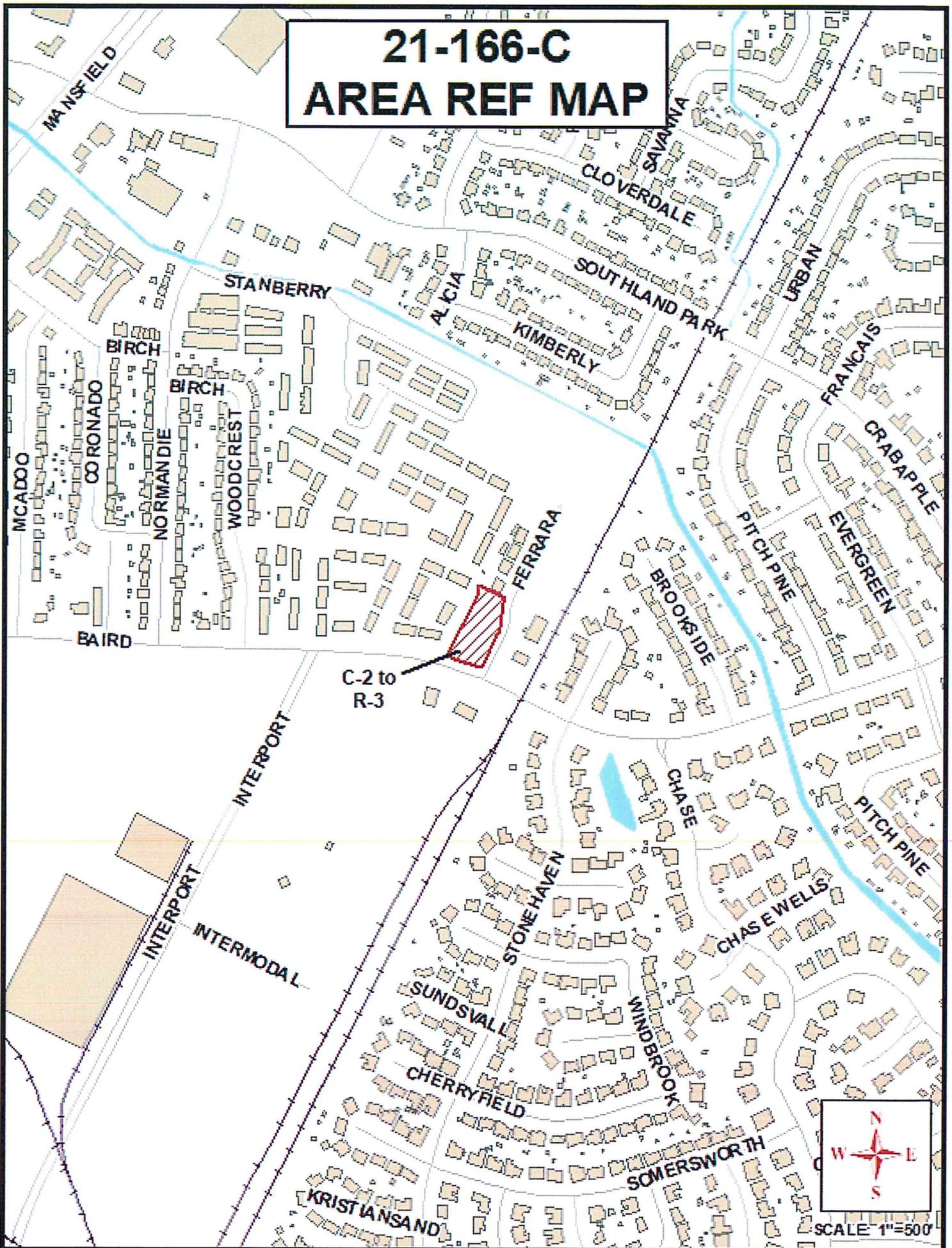
STONEHAVEN



SCALE 1"=200'



# 21-166-C AREA REF MAP



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



10/25/2021



10/25/2021



STOP

SOUTHERN BIRDS  
BUREAU ASSOCIATION

RENTALS FOR ALL OCCASIONS  
CALL 214-682-7853

10/25/2021



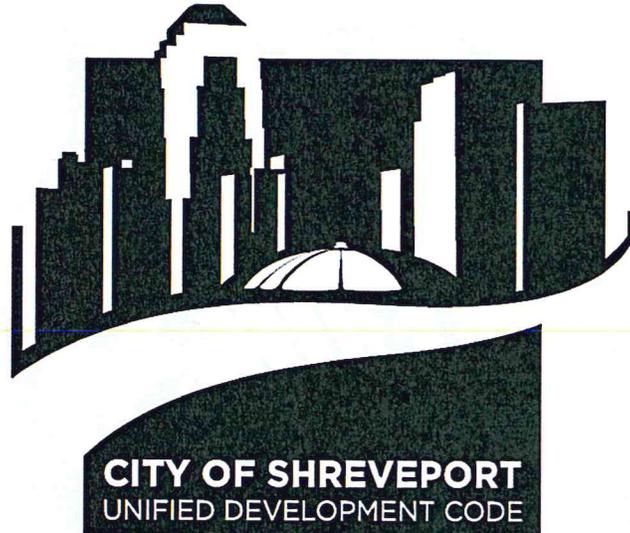
10/25/2021

Metropolitan**Planning**Commission

*City of Shreveport | Caddo Parish*

# Unified Development Code Development Application

UDC Development Application and Review Packet  
(Revised August 12, 2020)



**Land Development Department**

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



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: _____ Planner: _____ Case No: _____ Application Fee: _____  |   |  |
| 1. PROPERTY INFORMATION   |   |  |
| Project Name: Townhouse Residential   |   | Associated Case:   |
| Project Address/Location: Corner of Baird Road and Ferrara Drive  |   |  |
| Current Zoning District: C-2  | Proposed Zoning District (if applicable): R-3                           | Parcel Number(s): 161409-038-0003-00                                 |
| 2. CASE TYPE  |   |  |
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)   | <input type="checkbox"/> Planned Unit Development (PUD)                 | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit   | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval                          |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots)  | <input type="checkbox"/> PUD Site Plan (Administrative)                 | <input type="checkbox"/> Site Plan Revision                          |
| <input type="checkbox"/> Final Plat (Less than 7 lots)  | <input type="checkbox"/> Small Planned Unit Development (SPUD)          | <input type="checkbox"/> Site Plan Modification                      |
| <input type="checkbox"/> Re-Plat  | <input type="checkbox"/> Zoning Map Amendment and Site Plan             | <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>   |   |  |
| (See attachment)  |   |  |
| 4. GENERAL LOCATION OF PROPERTY   |   |  |
| <i>(street address and/or frontage, and distance to cross street)</i>   |   |  |
|   |   |  |
| 5. PROPOSED USE OF THE PROPERTY   |   |  |
| <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input checked="" type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial |   |  |
| Provide a brief explanation, attach additional sheets, if necessary   |   |  |
|   |   |  |



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**

| 6. ZONING INFORMATION   |  | 7. BUILDING INFORMATION   |  |
|---|--|---|--|
| Current Zoning District(s): C-2      Proposed Zoning District(s): R-3 |  | Proposed Building Use(s): Townhouse Residential                 |  |
| If more than one district, provide the acreage of each: N/A           |  | Existing Building(s) sq. ft. gross: N/A                         |  |
| Special Purpose Overlay District (if applicable): N/A                 |  | Proposed Building(s) sq. ft. gross: N/A                         |  |
| Total Site Acres: 1.08 Acres  |  | Total sq. ft. gross (existing & proposed): N/A                  |  |
| Off-Street Parking Required: 12-14                                    |  | Proposed height of building(s): N/A      Number of stories: N/A |  |
| Off-Street Parking Provided: N/A                                      |  | Ceiling height of First Floor: N/A                              |  |
| 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 |



**Land Development**

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

**UDC DEVELOPMENT APPLICATION**

**10. CONTACT INFORMATION**

**IMPORTANT  
NOTE ABOUT  
PROJECT  
CONTACT**

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.

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** ALL property owners must sign. All **property owners** 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. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

**APPLICANT CONTACT INFORMATION:**

Check if Primary Contact

Name: Alphonso Williams Company: \_\_\_\_\_  
E-mail: awe1971@comcast.net Phone: (318) 469-4568 Fax: \_\_\_\_\_  
Address: 2410 Windbrooke Court City: Shreveport State: Louisiana Zip: 71118

**ARCHITECT CONTACT INFORMATION:**

Check if Primary Contact

Name: Donald Smith Company: T&M Drafting & Design  
E-mail: tmdraftingdesign@gmail.com Phone: (318) 402-6550 Fax: \_\_\_\_\_  
Address: 2800 Youree Drive, Suite 465 City: Shreveport State: Louisiana Zip: 71104

**ENGINEER CONTACT INFORMATION:**

Check if Primary Contact

Name: Mark Owens Company: Owens Engineering, LLC  
E-mail: mark@owenengineeringllc.com Phone: (318) 828-1126 Fax: \_\_\_\_\_  
Address: 900 Market Street, Suite 201 City: Shreveport State: Louisiana Zip: 71101

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Check if Primary Contact

Name: Alphonso Williams & Mary Jenkins Company: \_\_\_\_\_  
E-mail: awe1971@comcast.net ; jmary466@aol.com Phone: (318) 469-4568 Fax: \_\_\_\_\_  
Address: 2410 Windbrooke Court City: Shreveport State: Louisiana Zip: 71118  
Designee Contact Name: Mary Jenkins Email Address: jmary466@aol.com Phone Number: (318) 489-8276

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

I will represent the application myself; OR  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.

**ACKNOWLEDGEMENT:**

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.

Alphonso Williams  
Mary Jenkins  
Property Owner Signature

9/16/2021  
Date

Alphonso Williams  
Applicant Signature

9/16/2021  
Date



**Office of the MPC**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6440 | fax 318-673-6112

## Neighborhood Meeting Information

 *This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting.*

Information about your neighborhood meeting shall be provided to MPC staff at least 14 calendar days before the scheduled meeting. MPC staff will then use this information to:

- Distribute a meeting notification postcard to all residents residing within 500' of the proposed project's site, and
- Post information about the meeting on the MPC's website, Facebook, and any other media platform, as applicable.

Along with the information required below, please provide a letter—written to all neighborhood association's within one mile of the proposed project—to be sent by MPC staff (via email or US mail) prior to the scheduled neighborhood meeting. Please see the *Neighborhood Participation Plan Resource Guide* for an example letter.

There is a \$50 Neighborhood Participation Plan processing fee.

**Project Name and Address:** Ferrara Townhomes - tbd Ferrara Dr.

**Contact Name:** Alphonso Williams

**Meeting Date:** October 18, 2021

**Meeting Time:** 10 AM

**Meeting Location:** Zoom

**Request:** Rezone from C-2 Commercial to R-3 Residential

<https://us05web.zoom.us/j/87602052645?pwd=c3JSZWWhQL3QrekJLQ0F2TjdKcmJhdz09>

| OBJECTID | GEOGNO          | OWNER   | PROP_ADDRESS       | MAIL_ADDRESS                                  |
|----------|-----------------|---|--------------------|---|
| 36749447 | 161409002003600 | Moore, Matthew S. Moore                         | 9418 Baird         | 9418 Baird Circle Shreveport La 71118-3910    |
| 36750073 | 161409037023300 | Dice, Michael Eugene And Denise Teodoro Dice    | 9508 Stonehaven    | 9508 Stonehaven Dr Shreveport La 71118-4513   |
| 36750554 | 161409000013000 | Lambert Development Company, L.L.C. 50%, Etal   | None               | Po Box 65029 Shreveport La 71136-5029         |
| 36757877 | 161409044000700 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36758975 | 161409002002600 | Faith, Vicki Carter 1/2 And                     | 9421 Baird         | 9421 Baird Cir Shreveport La 71118-3910       |
| 36762693 | 161409002003200 | Gibson, Stephen Chelsea & Kathleen Quade Gibson | 9402 Baird         | 9402 Baird Cir Shreveport La 71118-3910       |
| 36763669 | 161409044000800 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36764385 | 161409047001300 | M & D Properties, Llc                           | Ferrara            | Po Box 5682 Shreveport La 71135-5682          |
| 36768189 | 161409002002700 | Hayes, Davin Deon And                           | 9413 Baird         | 9413 Baird Circle Shreveport La 71118         |
| 36769446 | 161409058000100 | Haggard, Carl F. & Associates, Inc.             | 9705 Baird         | Po Box 17516 Shreveport La 71138-0516         |
| 36769508 | 161409042023600 | Hafer, Robert Scott And Linda Robinson Hafer    | 9501 Stonehaven    | 9501 Stonehaven Dr Shreveport La 71118-4512   |
| 36775013 | 161409038000100 | Antwine, Janice B.                              | 9409 Ferrara Dr    | 9409 Ferrara Dr Shreveport La 71118-3837      |
| 36778095 | 161409001001200 | Lustig, Jason Harold                            | 9402 Brookside     | 537 Rives Pl Shreveport La 71106              |
| 36780883 | 161409044000900 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36789901 | 161409002002900 | Miller, Richard W.                              | 9405 Baird         | 9405 Baird Cir Shreveport La 71118-3910       |
| 36794901 | 161409002003400 | Miller, Jeremy                                  | 9410 Baird         | 9410 Baird Cir Shreveport La 71118            |
| 36801641 | 161409044001000 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36802680 | 161409038000400 | Antwine, Janice B.                              | Ferrara            | 9409 Ferrara Dr Shreveport La 71118-3837      |
| 36805066 | 161409000008800 | Fairfield Construction, Inc., Etal              | 9730 Baird         | Po Box 1795 Shreveport La 71166-1795          |
| 36812629 | 161409038000500 | Sunset Church Of Christ                         | 9702 Baird         | 9702 Baird Rd. Shreveport La 71118            |
| 36812718 | 161409002003500 | Pelitt, Ronald Arthur                           | 9414 Baird         | 9414 Baird Cir Shreveport La 71118-3910       |
| 36814140 | 161409046001100 | Tinsley, Carol Minette                          | Ferrara            | 7927 Masters Dr Shreveport La 71129           |
| 36817920 | 161409002002800 | Pelezo, Johnny Cothran And Susan Broome Pelezo  | 9409 Baird         | 9409 Baird Cir Shreveport La 71118-3910       |
| 36824217 | 161409000012500 | Fairfield Construcion, Inc., Etal               | 9730 Baird         | Po Box 1795 Shreveport La 71166-1795          |
| 36832735 | 161409000012200 | Shreveport Dixie Baseball, Inc.                 | 121498 None        | Po Box 18684 Shreveport La 71138-1684         |
| 36836613 | 161409038000200 | Arc Properties, Llc                             | Ferrara            | 7859 Oak Creek Trail Shreveport La 71129      |
| 36837565 | 161409000007900 | Caddo, Parish Of 1/2 &                          | 9701 Baird         | 501 Texas St Shreveport La 71101-5401         |
| 36842296 | 161409002003100 | Humphrey, Marty Dean                            | 9400 Baird         | 9400 Baird Cir Shreveport La 71118-3910       |
| 36850464 | 161409001001300 | Trant, Christopher                              | 9406 Brookside     | 5010 Pacific St Sw Lakewood Lakewood Wa 98499 |
| 36859326 | 161409044000500 | Antwine, Janice Brown Baker                     | Ferrara            | 2727 Millard St Shreveport La 71108           |
| 36861388 | 161409046001200 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36861956 | 161409046001600 | Behbahani, Farzad & Sholeh S. Behbahani         | 9410 Ferrara Dr    | 2521 Waverly Dr Bossier City La 71111-2418    |
| 36869481 | 161409037023400 | Revils, Fred Charles, Jr. And                   | 9504 Stonehaven    | 9504 Stonehaven Dr Shreveport La 71118-4513   |
| 36869904 | 161409000010700 | Caddo-Bossier Parishes Port Commission          | 2701 Intermodal Dr | Po Box 1983 Shreveport La 71166-1983          |
| 36870519 | 161409037023500 | Tallman, John A., Jr. And Donna K. Tallman      | 9500 Stonehaven Dr | 9500 Stonehaven Dr Shreveport La 71118-4513   |
| 36881702 | 161409044000600 | Newtouch Development Co.                        | Ferrara            | 2505 Fulton St Shreveport La 71103-4341       |
| 36884182 | 161409038000300 | Arc Properties, Llc                             | Ferrara            | 7859 Oak Creek Trail Shreveport La 71129      |
| 36884578 | 161409002003000 | Pugh, Terri Lynn Robertson                      | 9401 Baird         | 9401 Baird Cir Shreveport La 71118            |
| 36886964 | 161409002003300 | Verderaime, Philip Francis And                  | 9406 Baird         | 9406 Baird Cir Shreveport La 71118-3910       |

| LEGAL_DESC  | TWNTAX                 | IMPROVED_VALUE | LAND_VALUE | DIC | SHAPE.STArea() | SHAPE.STLength() |
|---|------------------------|----------------|------------|-----|----------------|------------------|
| Lot 36, Lambert Park, Unit 28 161409-002-0036                   | Shreveport             | 12077          | 2145       | N   | 13790.73999    | 475.989872       |
| Lot 233 Southport Country, Unit #12161409-37-233                | Shreveport             | 17816          | 1316       | N   | 23208.39209    | 697.6916085      |
| 5.7 Acs. M/L - A Tract Of Land In Ne/4 Of Sec.9 (16-14) Per As  | Shreveport             | 0              | 122        | N   | 280422.6431    | 3871.157486      |
| Lot 7, Lambert Park, Unit 30, 161409-44-7.                      | Shreveport Adjudicated | 0              | 344        | Y   | 10150.74622    | 430.0289478      |
| Lot 26, Lambert Park, Unit 28, 161409-2-26                      | Shreveport             | 9581           | 2064       | N   | 11672.51807    | 423.2905377      |
| Lot 32, Lambert Park, Unit #28, 161409-2-32                     | Shreveport             | 12305          | 2347       | N   | 19473.27881    | 670.1438279      |
| Lot 8, Lambert Park, Unit 30, 161409-44-8.                      | Shreveport Adjudicated | 0              | 344        | Y   | 10150.68542    | 430.028491       |
| 0.77 Acs. -M/L- Begin At Most Se'Ly Cor. Of Lot12, Southern H   | Shreveport             | 0              | 4027       | N   | 33712.48926    | 755.0600378      |
| Lot 27, Lambert Park, Unit #28161409-2-27                       | Shreveport             | 11162          | 1878       | N   | 10364.8302     | 432.771314       |
| Lot 1, Shreveport Activities Associationsubdivision, 161409-58- | Shreveport             | 18210          | 2831       | N   | 43623.01575    | 852.6245356      |
| Lot 236, Southport Country, Unit No. 13,161409-42-236           | Shreveport             | 17338          | 2656       | N   | 17616.40491    | 535.7853734      |
| Lot 1, Lambert Park, Unit #29 161409-38-1                       | Shreveport             | 24245          | 2398       | N   | 12714.39246    | 453.9917396      |
| Lot 12, Lambert Park, Unit #28. 161409-1-12                     | Shreveport             | 9552           | 3012       | N   | 15706.02209    | 539.3752547      |
| Lot 9, Lambert Park, Unit 30, 161409-44-9.                      | Shreveport Adjudicated | 0              | 344        | Y   | 10150.68298    | 430.0285331      |
| Lot 29, Lambert Park, Unit #28 161409-2-29                      | Shreveport             | 10876          | 3542       | N   | 18631.62012    | 568.1616402      |
| Lot 34, Lambert Park, Unit 28 161409-2-34                       | Shreveport             | 11970          | 1910       | N   | 11234.31689    | 449.586892       |
| Lot 10, Lambert Park, Unit 30, 161409-44-10.                    | Shreveport Adjudicated | 0              | 344        | Y   | 10150.6814     | 430.0285182      |
| A Tract Of Land In The E/2 Of Sec. 9 (16-14)adj. Lot 1, Lambe   | Shreveport             | 0              | 1300       | N   | 6506.987183    | 330.3550788      |
| 11.00 Acres-M/L- A Tract Of Land In Ne/4 Of Sec9-16-14 Per A    | Shreveport             | 400000         | 46200      | N   | 488988.7212    | 3177.387332      |
| A Tract Of Land In The E/2 Of Sec. 9 (16-14)adj. Baird Road &   | Shreveport Tax Exempt  | 16084          | 2709       | C   | 13248.66418    | 459.0354077      |
| Lot 35, Lambert Park, Unit 28. 161409-2-35                      | Shreveport             | 10561          | 2048       | N   | 11241.2771     | 449.7711934      |
| Lot 11, Southern Hills Condominiums, Unit No. 1,161409-46-1     | Shreveport             | 0              | 344        | N   | 11238.89978    | 445.0380985      |
| Lot 28, Lambert Park, Unit #28 161409-2-28                      | Shreveport             | 7490           | 1580       | N   | 14583.68958    | 524.5111344      |
| 7.295 Acs. M/L - A Tract Of Land In The E/2 Ofsec. 9(16-14), F  | Shreveport             | 278000         | 30660      | N   | 315792.2488    | 3022.826238      |
| 17.455 Acs. M/L - A Tract Of Land In Sec. 9(16-14), Per Assrs.  | Shreveport Tax Exempt  | 0              | 73311      | C   | 764951.3716    | 4610.103366      |
| Lot 2, Lambert Park, Unit #29 161409-38-2                       | Shreveport             | 0              | 539        | N   | 12854.57495    | 478.8489885      |
| 0.746 Acs-M/L-A Tract Of Land In The Se/4 Of Sec9-16-14, Pe     | Shreveport Tax Exempt  | 41169          | 9749       | C   | 32652.77466    | 719.3938585      |
| Lot 31, Lambert Park, Unit 28.161409-2-31                       | Shreveport             | 10049          | 4792       | N   | 18869.49426    | 653.2815047      |
| Lot 13, Lambert Park, Unit #28 161409-1-13                      | Shreveport             | 9720           | 2710       | N   | 14810.14502    | 528.8877908      |
| Lot 5, Lambert Park, Unit 30, 161409-44-5.                      | Shreveport             | 0              | 553        | N   | 16593.83521    | 514.8524989      |
| Lot 12, Southern Hills Condominiums, Unit No. 1,161409-46-1     | Shreveport Adjudicated | 0              | 344        | Y   | 11238.93225    | 445.0393965      |
| Lot 16, Southern Hills Condominiums, Unit No. 1,161409-46-1     | Shreveport             | 10931          | 2051       | N   | 10575.89294    | 429.8837578      |
| Lot 234 Southport Country, Unit #12161409-37-234                | Shreveport             | 14405          | 1322       | N   | 16976.44727    | 564.1027053      |
| 10.3719 Ac. M/L-A Tract Of Land Lying In S/2of Sec. 9 (16-14)   | Shreveport Tax Exempt  | 102300         | 20470      | C   | 451801.4998    | 5380.002257      |
| Lot 235 Southport Country, Unit #12161409-37-235                | Shreveport             | 14670          | 2880       | N   | 21310.68994    | 586.0912233      |
| Lot 6, Lambert Park, Unit 30, 161409-44-6.                      | Shreveport Adjudicated | 0              | 344        | Y   | 10150.38574    | 430.0187764      |
| Lot 3, Lambert Park, Unit #29 161409-38-3                       | Shreveport             | 0              | 1424       | N   | 33316.4978     | 735.7443707      |
| Lot 30, Lambert Park, Unit #28, 161409-2-30.                    | Shreveport             | 13437          | 2580       | N   | 12572.9707     | 479.5298924      |
| Lot 33, Lambert Park, Unit #28, 161409-2-33.                    | Shreveport             | 10334          | 2087       | N   | 11089.1886     | 448.2674449      |