

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 SOUTHEAST CORNER OF LEGARDY ST. & HAWKINS ST., SHREVEPORT, CADDO PARISH, LA., **FROM R-1-5, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-A, RURAL-AGRICULTURAL 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 southeast corner of Legardy St. & Hawkins St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-5, Single-Family Residential District to R-A, Rural-Agricultural District**

LOTS A, B, C, D, E, F, G AND H-JAMES PARKER SUBN., SECTION 16, T18N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-158-C
ROBERT JOHNSON

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 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: Messrs. ELBERSON and Mses. JACKSON.

CASE NO. 21-158-C ZONING REQUEST

Applicant: **Robert Johnson**
Owner: **George & James Johnson**
Location: 2443 Hawkins St. (SE corner of Legardy St. & Hawkins St.)
Existing Zoning: **R-1-5**
Request: **R-1-5 to R-A**
Proposed Use: Dwelling- Single-Family

Representative &/or support:

Robert Johnson 2619 Legardy Street, Shreveport, LA 71107

Mr. Johnson stated he was present in hopes to get the property rezoned to keep his horses where they are currently located.

Ms. Neubert inquired about how long Mr. Johnson lived at the property and if the horses were there the whole time he was at the property.

draft

Mr. Johnson responded 21 years and the horses have been there since he was a kid.

Ms. Neubert asked if the property was family property and how many horses he currently had.

Mr. Johnson replied yes, and he had four horses currently.

Ms. Neubert stated if Mr. Johnson was aware of the request in reduction in the number of horses if the application is recommended for approval.

Mr. Johnson stated his daughter involved a place in Grand Cane and this is where some of his horses are going to be moved to. He stated he wants some of the horses to stay with him, but majority will be going to Grand Cane.

Ms. Neubert clarified the total number of horses he could keep at his property were two. She stated it is a little over an acre of the property.

Opposition:

Linda Sylvie 2121 Ruby Street, Shreveport, LA 71107

Lillian Washington 2108 Ruby Street, Shreveport, LA 71107

Ms. Sylvie stated she owned property at 2109 Ruby Street, and she owned two vacant lots. She is in opposition of the horses because they could not get suitable zoning. She shared there was zoning for double wide homes once before. She stated it was changed without any notification. Ms. Sylvie stated they cannot get double wide homes, but they are putting horses everywhere they tear a house down. She expressed it is not fair that a horse can be placed where people want to put homes. She clarifies that the horses have not been there for 21 years. She shared that some people did have horses there every so often, but there were only one or two. She stated now they must wake up every morning to run horses out of their yards. She ends with the neighborhood really does not want the horses there. She pointed out on a map where she wished to put a double wide home, which she can no longer afford to do because of the zone change to a singular manufactured home.

Ms. Neubert inquired if anyone else in the neighborhood had horses.

Ms. Sylvie replied they do not. She stated there are horses down Narcissus Drive that get out as well and are in her yard every morning. She shared that she does not know who they belong to.

Mr. Clarke shared with Ms. Sylvie that the staff listened to the concerns of the citizens in the neighborhood in the City of Shreveport and she was right. The ability to request approval for manufactured housing was repealed and it has been reinstated. He shared that every lot in the MLK area is eligible to apply for manufactured housing.

Ms. Washington stated she was against the rezoning because 40 years ago she lived in that same house, and it was clean. She further states that now it is not clean and needs to be cleaned up. She inquired about the economical impact would the zone change bring to the area. Ms. Washington reiterated that she lived at the property before and there were no horses, and it was clean. She presented to the Board where she lived currently which was behind Hawkins and stated there are only four houses on the street she lives on now. She shared she grew up in the area and has been there for 69 years.

Rebuttal:

Mr. Johnson stated he agree with the citizens about the horses getting out, but as long as he can remember, his grandparents and himself have had the horses and they have never got out. He shared with the Board that a fellow neighbor also has horses, and they often get out and wander to the school. Most of the time it is him who gathers them up and gets them back home. He states that people see his face and assume they are his horses. He stated he runs the horses back and that they are back in the woods as well. Mr. Johnson shared with the Board that he tries to help the neighbor keep his horses up, but it is a full-time job.

Mr. Chairman inquired about Mr. Johnson's recommendation on what he think should be done in cases where some people have horses that just roam the neighborhood.

Mr. Johnson replied his neighbor is at the age where he is unable to ride anymore, and he was thinking he would sell the horses. He reiterated he has tried to help him a couple of times, going back there to check on the horses and keep them fed, but it was a wear and tear on him because he works everyday as well. He stated he could not do it anymore and that he has tried for two years to help keep them from getting out, but they get out anytime they get ready. He explained the horses would get not the new neighborhood and they would come to his house about the horses, and he would make it very clear they weren't his horses,

draft

but he would get them out the yard. Mr. Johnson stated he lived across from the school and would see the horses. He would get on his four-wheeler to pick them up to keep the peace with everybody.

A motion was made by MR. JOSEPH, 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: 10

MPC Staff Member: Austin Chen

City Council District: A/Tabatha Taylor

Parish Commission District: 2/Johnson

CASE NUMBER 21-158-C: **ZONING REQUEST**
APPLICANT: ROBERT JOHNSON
OWNER: George & James Houston
LOCATION: 2443 Hawkins St. (SE corner of Legardy St. & Hawkins St.)
EXISTING ZONING: R-1-5
REQUEST: R-A
PROPOSED USE: Dwelling - Single-Family Detached

DESCRIPTION: The applicant is requesting rezoning of a 1.76-acre tract of land from R-1-5 (Single-family Residential) to R-A (Rural-Agricultural) for Single Family Residential. Adjacent to the east and south are zoned R-1-5, across Hawkins St is zoned R-1-5, across Legardy St is zoned R-1-7.

There are no previous cases on the site or nearby relevant cases.

Nearby neighborhoods include: Martin Luther King, North Highland.

REMARKS: The applicant is requesting rezoning of a 1.76-acre tract of land from R-1-5 (Single-family Residential) to R-A (Rural-Agricultural) for Single Family Residential. The applicant received a violation for keeping horses. According to UDC code 7.3.P, it states "*Keeping of livestock, including the required livestock enclosures, is permitted as an accessory use only in the R-A, R-E, and R-1-12 Districts*". The applicant can have 1 acre for the first horse, and 10,000 square feet for each additional horse. Therefore, to keep horses, it has to be rezoned to R-A or R-E or R-1-12. R-A is the most suitable zoning in this area.

As stated in Article 4.2 of the Unified Development Code (UDC), R-A is defined as "*The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.*" The permitted by right uses in R-A zoning district include Agriculture, Animal Shelter – Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling – Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events, and Temporary Subdivision Sales Office. As stated in Article 7.3.P of the Unified Development Code (UDC), The following activities are permitted as part of the operation of a horse stable: *Riding*

STAFF REPORT – CITY OF SHREVEPORT

lessons, Boarding horses, Renting horses for recreational riding, Therapeutic riding.

The subject property is in a neighborhood with a semi-rural character; there are several undeveloped lots, several small houses, and some regular single-family houses. At the same time, the subject property is in a large R-1-7, R-1-5 and R-A residential district. North of the subject property are large tracts of R-1-5 and R-A zoning; East, South, and West of the subject property are large tracts of existing R-1-7 and R-1-5 zoning. The subject property is only 600 feet away from the nearest R-A. If this rezoning request is approved, the subject property remains residential. The only change is that the applicant can legally have horses on this property. Therefore, approval of rezoning to R-A would not introduce incompatible uses into the area.

Rezoning from R-1-7 to R-A will not introduce heavier traffic to the neighborhood, the subject property is still residential. Therefore, approval of rezoning is not anticipated to cause heavier traffic to the neighborhood.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zone Residential Low. The R-A Urban Corridor District would be consistent with the intentions of the Master Plan.

In lieu of a Neighborhood Participation Program meeting, the applicant was asked by the MPC Executive Director to secure a petition from the adjacent neighbors indicating their support or that they have no objection to the applicant to have horses at this location. The signed petition has been provided, showing the neighbors' support of the applicant's request. There are twenty-five signatures of the petition; considering the area's population density, twenty-five signatures demonstrate that the horses are welcomed in the neighborhood. However, an opposition letter with four signatures was received on 10/25/2021. Opponents believe that horses are harmful to the local community.

Field observations revealed on October 19, the subject property is in a neighborhood with a semi-rural character with low traffic. There are fences around the horses, that keep the horses contained within the property boundaries.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of R-1-5 (Single-family Residential) to R-A (Rural-Agricultural) is warranted, due to the lack of impact on the area as well as the proposed development fitting the character of the surrounding area.

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

1. Approve the rezoning request for a different zoning type.
2. Deny the zoning request.

STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT: Two 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. 21-158-C: 2443 HAWKINS ST. Application by ROBERT JOHNSON for approval to rezone property located on the southeast corner of Legardy St. & Hawkins St., from R-1-5, Single-Family Residential to R-A, Rural-Agricultural District, being more particularly described as LOTS A, B, C, D, E, F, G AND H-JAMES PARKER SUBN., SECTION 16, T18N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times

21-158-C

R-A

NARCISSUS

R-1-5

R-1-7

HAWKINS

R-1-5

R-1-5
to
R-A

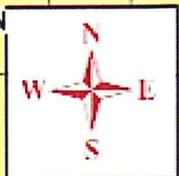
HANNA

THOMAS E HOWARD

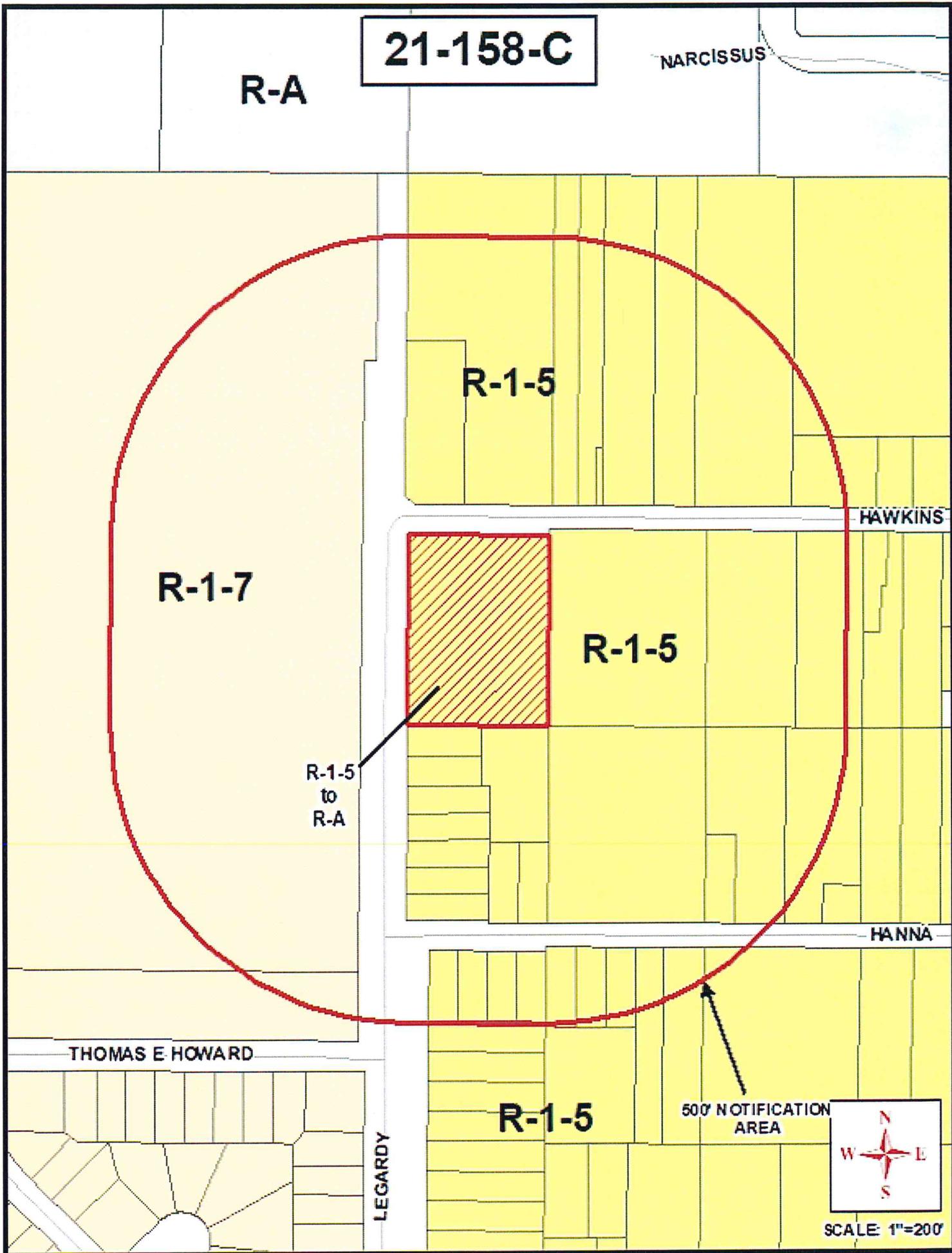
LEGARDY

R-1-5

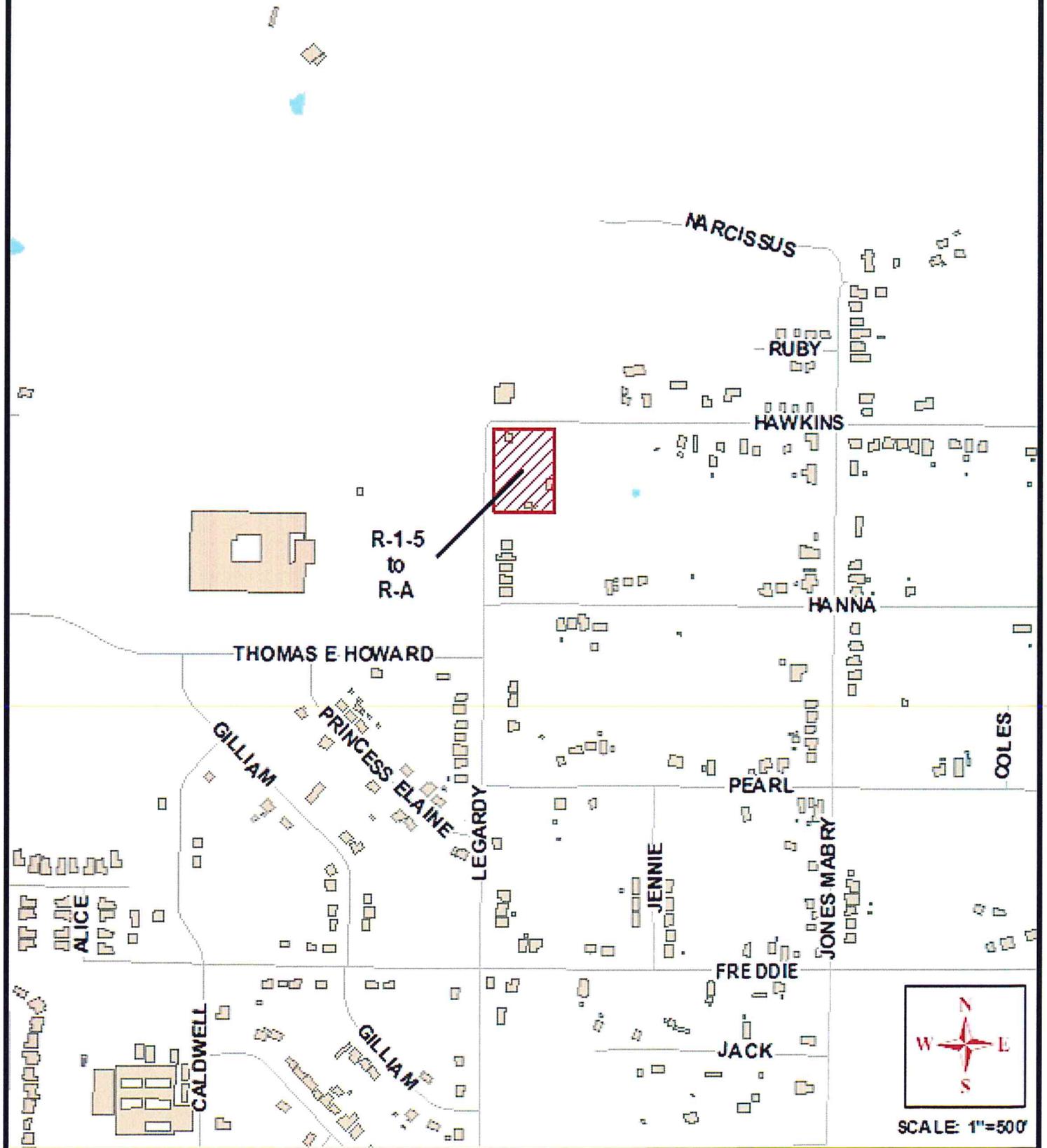
500' NOTIFICATION
AREA



SCALE: 1"=200'



21-158-C AREA REF MAP





SPEED
LIMIT
25

SVC

22/10/2021



22/10/2021



22/10/2021

KEEP
Aug
8.
9.
30.
31.
32
3
1

NAME

ADDRESS

SIGNATURE

1. Sherika Marshall (Sherika Marshall) 2609 Legardy St
Shreveport, LA 71107

2. Kristen Blankenship 2419 Jones Mabry Rd
Shreveport 71107

3. Dorcas Dotie 1747 Simpkin De Spoot, LA
71107

4. Douglas ~~St~~ 2615 Legard St

5. Anthony May ~~St~~ Jr 2741 Phelps Rd

6. ~~St~~ 3234 Tower Dr.

7. Zackary ~~St~~ 2474 Coburn Lane

8. Deonte Crawford 1731 Avocado Drive

9. Stephanie Ellis 1867 Christopher Glen Shreveport, La 71107

10. Reginald Stroughton 2623 Legardy St Shreveport
71107

11. Helen Smith - 2627 Legardy St.

21. 19 Legardy St.

12. Savannah Syluz 3100 Shed rd. C20
Bossier City, LA 71111

13. Travis Brooks 3100 Shed rd. C20
Bossier City, LA 71111

14. Valerie S. Dennis 2532 Legardy
Shreveport, LA 71107

15. Jason S. Owen 2532 Legardy 71107
Shreveport, LA

16. Dennis McCullough Sr 7542 Jones Mabry Rd
71107

17. Anthony McCullough 7542 Jones Mabry Rd
71107

18. Sunshine McCullough 2536 Legardy St
71107

19. Travis McCullough Jr 2542 Jones Mabry Rd
71107

20. Mildred Sylvie 2536 Legardy
Shreveport, LA 71107

21. Mattie Brown 2536 Legardy
Shreveport, LA 71107

22. Cynthia Jefferson 2645 David Raines
Shreveport, LA 71107

23. Charles Jefferson 2540 Legardy St
Shreveport, LA 71107

24. James Sprain 2542 Legardy
Shreveport, LA 71107

KEEP

SIGNED

25. Alu Blankenship 2619 Legardy St.

26.

27.

28.

29.

30.

31.

32.

33.

34.

35.

36.

37.

38.

12.

13.

14. ✓

15.

16. ✓

17. ✓

18. Su

19. Pa

20. M

10/24/21, 12:57 PM

Gmail - (no subject)



jackie palmer <palm71107@gmail.com>

(no subject)

Jackie palmer <palm71107@gmail.com>
Draft

Sun, Oct 24, 2021 at 12:53 PM

OPPOSITION

I'm writing to express my strong opposition to case number 21-158C, the proposed rezoning at the SE corner of Legardy and Hawkins street, which is 2443 Hawkins.

First of all, the property is in a residential area, and horses roam up and down the street leaving horse manure in the street and in neighbors' yards. All times of the day and sometimes at night, horses are galloping up and down the street. This is a safety hazard for vehicles and property owners as well as others who travel Hawkins Street. I have witnessed horses in the middle of the street and almost causing an accident as cars drive on Hawkins street.

This is also an eyesore for tax payers of the properties of Hawkins Street who care about their homes. Horses on the street bring down the property value and that is a concern, as well. This property is directly across from the side of Green Oaks High School and visible to all who travel near Hawkins street.

Rezoning violates the Statue as it is written. The Statue states the following:

R-A Rural Agricultural Zoning District

The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

Notice it says "All" residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. This is not the case because all do not preserve agricultural activities.

Thank you in advance for not allowing the rezoning and for stepping up to mandate that the horses are not allowed in a residential area.

Signatures


Jackie Palmer

Betty J. Caraway

Darwin Holmes



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: _____ **Associated Case:** _____

Project Address/Location: 2443 Hawkins St

Current Zoning District: R-1-5 **Proposed Zoning District (if applicable):** R-A **Parcel Number(s):** 181416033000900

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

(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

4. GENERAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)

5. PROPOSED USE OF THE PROPERTY

- Single-Family Residential Multi-Family Residential Mixed-Use Townhouse Residential Duplex Residential Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary



Land Development

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

UDC DEVELOPMENT APPLICATION

(II) 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: Robert J Johnson Company: _____
 E-mail: Trayrobert@aol.com Phone: _____ Fax: _____
 Address: 2619 Legardy St City: Shreveport State: La Zip: 71107

ARCHITECT CONTACT INFORMATION: Check if Primary Contact
 Name: _____ Company: _____
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION: George Lee Houston Check if Primary Contact
 Name: James Houston Company: _____
 E-mail: _____ Phone: 318-401-6222 Fax: _____
 Address: _____ City: Shreveport State: La Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact
 Name: Houston, George Lee + James Lee Houston Company: _____
 E-mail: _____ Phone: 318-401-6222 Fax: _____
 Address: 2905 Montana St. City: Shreveport State: La Zip: 71107
 Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:
 ___ I will represent the application myself; OR I hereby designate Robert J Johnson (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.

James L. Houston 9/8/21 Robert J Johnson 9/8/21
 Property Owner Signature Date Applicant Signature Date

George S. Houston