

ORDINANCE NO. ____ OF 2020

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHEAST CORNER OF LINE AVENUE AND MONTROSE DRIVE, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-UC, URBAN CORRIDOR COMMERCIAL 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 northeast corner of Line Avenue and Montrose Drive, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single-Family Residential District to C-UC, Urban Corridor Commercial District:**

THREE PARCELS LOCATED IN LOTS 196 AND 197 OF SOUTHERN HEIGHTS, AS RECORDED IN PLAT BOOK 50, PAGE 573 OF THE RECORDS OF CADDO PARISH, LOUISIANA, BEING LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, CITY OF SHREVEPORT, CADDO PARISH, LOUISIANA, THE THREE PARCELS EACH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: - THE EAST 80 FEET OF THE WEST 100 FEET OF THE SOUTH 100 FEET OF LOT 196, SOUTHERN HTS. SUBN. - THE EAST 24 FEET OF LOT 196 AND THE WEST 94 FEET OF LOT 197, SOUTHERN HEIGHTS SUBN. - THE EAST 30 FEET OF LOT 197, SOUTHERN HTS. SUBN. THE THREE PARCELS TOGETHER CONTAINING 0.674 ACRES, MORE OR LESS, SECTION 19, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

20-46-C
COOK, YANCEY, KING & GALLOWAY