

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 SOUTH SIDE OF NORTH MARKET STREET, APPROXIMATELY FIVE HUNDRED AND THIRTY FEET SOUTHEAST OF DEVEREAUX ROAD, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT AND C-2, 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 south side of North Market Street, approximately five hundred and thirty feet southeast of Devereaux Road, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single-Family Residential District to R-3, Multi-Family Residential District and C-2, Corridor Commercial District:**

being more particularly described as, from the SE corner of the SW/4 of NW/4 of Section 4, T18N, R14W, Caddo Parish, Louisiana: run thence N 0 degrees 08' E a distance of 813.30 feet to the point of beginning of the tract herein described; run thence S 89 degrees 39' W a distance of 385.7 feet; run thence N 0 degrees 08' E a distance of 394.0 feet; run thence S 88 degrees 40' 48" E a distance of 156.0 feet; run thence N 0 degrees 45' 16" E a distance of 167.2 feet to a point in the southwesterly R/W line of La. Hwy #1; run thence S 60 degrees 38' 36" E along the said southwesterly R/W line a distance of 264.6 feet; run thence S 0 degrees 01' 38" W a distance of 425.52 feet to the point of beginning, containing 3.98 acres, more or less. Section 4, T18, R14W, Caddo Parish, Louisiana. Less and Except: commencing at the SE/4 of the SW/4 of the NW/4 of Section 4, T18N, R14W, Caddo Parish, Louisiana measure North 00 degrees 53 minutes 11 seconds East for a distance of 813.30 feet to a found 1 ¼ inch iron pipe and the point of beginning of tract herein described: From the point of Beginning measure North 89 degrees 40 minutes 17 seconds West for a distance of 385.58 feet to a found 1 ¼ inch iron pipe; thence measure North 00 degrees 59 minutes 57 seconds East for a distance of 393.85 feet to a set ½ inch iron rod; thence measure South 89 degrees 18 minutes 21 seconds East for a distance of 384.07 feet to a point on the West line of Nork Lakewood Estates Commercial Sites, Unit N. 3, recorded in Book 2150, Page 19 of the records of Caddo Parish, Louisiana; thence measure South 00 degrees 46 minutes 49 seconds West along the western line of said Unit No. 3 for a distance of 391.38 feet to a found 1 ¼ inch iron pipe which marks the Southwestern most corner of Lot 3 of said Unit No. 3 and the point of beginning. This tract contains 151,085 square feet or 3.468 acres. Bearings are grid, established from the Louisiana State Plane Coordinate System, North Zone, NAD 1983, as determined from GPS Observations using NGS Station VANCE 2. Section 4, T18, R14W, Caddo Parish, Louisiana. AND commencing at the SE/4 of the SW/4 of the NW/4 of Section 4, T18N, R14W, Caddo Parish, Louisiana measure North 00 degrees 53 minutes 11 seconds East for a distance of 813.30 feet to a found 1 ¼ inch iron pipe and the point of beginning of tract herein described: From the point of Beginning measure North 89 degrees 40 minutes 17 seconds West for a distance of 385.58 feet to a found 1 ¼ inch iron pipe; thence measure North 00 degrees 59 minutes 57 seconds East for a distance of 393.85 feet to a set ½ inch iron rod; thence measure South 89 degrees 18 minutes 21 seconds East for a distance of 384.07 feet to a point on the West line of Nork Lakewood Estates Commercial Sites, Unit N. 3, recorded in Book 2150, Page 19 of the records of Caddo Parish, Louisiana; thence measure South 00 degrees 46 minutes 49 seconds West

along the western line of said Unit No. 3 for a distance of 391.38 feet to a found 1 ¼ inch iron pipe which marks the Southwestern most corner of Lot 3 of said Unit No. 3 and the point of beginning. This tract contains 151,085 square feet or 3.468 acres. Bearings are grid, established from the Louisiana State Plane Coordinate System, North Zone, NAD 1983, as determined from GPS Observations using NGS Station VANCE 2. Section 4, T18, 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.

20-3-C
CENTURY 21 ELITE