

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 WEST SIDE OF MANSFIELD ROAD APPROXIMATELY SIX HUNDRED EIGHTY FEET NORTH OF MCCUTCHEON AVENUE , SHREVEPORT, CADDO PARISH, LA., **R-1-7, SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-4, HEAVY 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 west side of Mansfield Road approximately six hundred eighty feet north of McCutcheon Avenue, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single-Family Residential District to C-4, Heavy Commercial District**

beginning at a found Rail Road Spike found for corner at the point of intersection of the New Westerly Right of Way of the Mansfield Road and South line of Lot 9, Pine Croft Subdivision, as recorded in Book 150, Page 406 records of Caddo Parish, Louisiana, thence run N89°07'06"W along the Southerly line of said Lot 9 a distance of 324.27 feet to a 1/2 inch iron pipe set for corner, thence run N7°30'32"E across said Lot 9 a distance of 141.62 feet to a 1/2 inch iron pipe set for corner on the Northerly line of said Lot 9, thence run S89°00'17"E along the Northerly line of said Lot 9 a distance of 192.29 feet to a 1/2 inch iron set of corner, thence run S14°40'27"W parallel to New Westerly Right of Way of said road a distance of 124.00 feet to a 1/2 inch iron pipe set for corner, thence run S89°00'17"E parallel to the Northerly line of said Lot 9 a distance of 150.00 feet to a P.K. nail set for corner on the Westerly line of the New Westerly Right of Way of said road, thence run S14°10'27"W along the New Westerly Right of Way of said road a distance of 20.15 feet to the Point of Beginning, containing 28706.47 square feet, 0.659 acres, Section 34, T17N, 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.

20-153-C  
JOHN R. BOWMAN & ASSOCIATES