

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 SIDE OF SHREVEPORT BARKSDALE HWY., AT THE INTERSECTION OF REILY LANE, SHREVEPORT, CADDO PARISH, LA., FROM C-2, CORRIDOR COMMERCIAL DISTRICT TO C-3, GENERAL 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 northwest side of Shreveport Barksdale Hwy., at the intersection of Reily Lane, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed from C-2, Corridor Commercial District to C-3, General Commercial District.

A 0.382 acre, more or less, tract of land located in Section 8, Township 17 North, Range 13 West, Caddo Parish, Louisiana, more fully described as follows to-wit: From the Southwest rear corner of LOT 431, SHREVE ISLAND SUBDIVISION, UNIT NO. 6, a subdivision of Caddo Parish, Louisiana, as per plat recorded in Book 700, Page 225, of the Conveyance Records of Caddo Parish, Louisiana, run North 38 degrees 52 minutes West a distance of 154.14 feet; thence North 32 degrees 2 minutes East a distance of 86.88 feet to point of intersection with west right-of-way line of Shreveport-Barksdale Highway; thence North 47 degrees 26 minutes East along said West right-of-way line a distance of 636.72 feet to point of beginning of tract herein described; Thence North 42 degrees 34 minutes West a distance of 211.01 feet; thence North 67 degrees 28 minutes East, a distance of 90.48 feet; thence South 42 degrees 34 minutes East a distance of 180.02 feet to point of intersection with west right-of-way line of Shreveport-Barksdale Highway; thence South 47 degrees 26 minutes West along said West right-of way line a distance of 85 feet to POINT OF BEGINNING, Section 16, 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.

21-136-C
WILLIAM HALL

STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 6, 2021

AGENDA ITEM NUMBER:10
MPC Staff Member: Ben Mohler
City Council District: C/John Nickelson
Parish Commission District: 3/Jackson

CASE NUMBER 21-136-C:ZONING REQUEST

APPLICANT: WILLIAM D. HALL FIRM
OWNER: William D. Hall Firm
LOCATION: 828 Shreveport Barksdale Hwy (NW of Shreveport Barksdale Hwy intersection at Reily Lane)
EXISTING ZONING: C-2
REQUEST: C-2 to C-3
PROPOSED USE: Office

DESCRIPTION: The applicant is requesting approval to alter the zoning of 0.37 acres of land from C-2 (Corridor Commercial) to C-3 (General Commercial) for the purpose of allowing a pole sign by right within a district. Currently pole signs are not allowed within the C-2 district.

The subject property currently abuts existing C-2 directly to the west and east. To the north of the property is OS (Open Space) that shields existing R-1-7 (Single-Family Residential) from the commercial corridor of Shreveport Barksdale Hwy. Across Shreveport Barksdale Hwy to the south is R-1-7.

There are no previous cases associated with the site. There are a number of nearby relevant cases; C-51-86 denied an application to rezone R-1 (Single-Family Residential) to B-1 (Neighborhood Commercial) for a daycare, C-178-86 granted approval to rezone R-1D to B-1 for an advertising agency, C-20-93 granted approval to rezone from R-1D to B-1 for an office, C-51-01 granted approval for a Planned Building Group for a grocery store, C-33-09 granted approval to rezone from B-2 (Corridor Commercial) to B-3 (General Commercial) for an auto repair shop with vehicle sales, and C-65-12 granted approval to rezone from R-1H to B-2 for a car wash.

Nearby neighborhoods include: Anderson Island, Broadmoor, Dixie Garden, Fairfield, Highland, Madison Park, Shreve Island, Stoner Hill.

REMARKS: The applicant is requesting approval to rezone the subject property to allow for a pole sign by right within the C-3 district for their currently operating legal office.

As stated in Article 4.3.3 of the Unified Development Code (UDC), the purpose of the C-3 district is defined as is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate.

STAFF REPORT – CITY OF SHREVEPORT

The following uses are permitted by right in the C-3 District. Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Art Studio, Automated Teller Machine-Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio-Without Antenna, Bus Transfer Station, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above Ground Floor, Educational Facility – Primary or Secondary, Educational Facility – University or College, Educational Facility – Vocational School, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Pay Day/Title Loan Agency, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential Care Facility, Restaurant, Retail Goods Establishment, Retail Sales of Alcohol – Beer/Wine, Retail Sales of Alcohol – Liquor, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen – Accessory, Specialty Food Service, Vehicle Dealership-Enclosed, Vehicle Dealership-With Outdoor Display, Vehicle Rental – Enclosed, Vehicle Repair/Service – Minor, Wireless Telecommunications – Attachments to Existing Structures, and Wireless Telecommunications – Modifications.

The use of an office is allowed within a C-3 district should the rezoning be approved, and there is already a large amount of existing pole signs along Shreveport Barksdale Hwy being utilized by many of the businesses in the area, both in C-3 as well as C-4 (Heavy Commercial) zoned property.

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 most of the property directly to the west are to be utilized as “General Commercial” A rezoning to C-3 (General Commercial) would be keeping in line with the Master Plan vision while still having a buffer with the existing residential directly to the north via the existing OS zoning along the bayou.

A Neighborhood Participation Meeting was not required for this application nor did the proposed rezoning trigger the requirement for a meeting.

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 C-3 (General Commercial) is warranted.

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

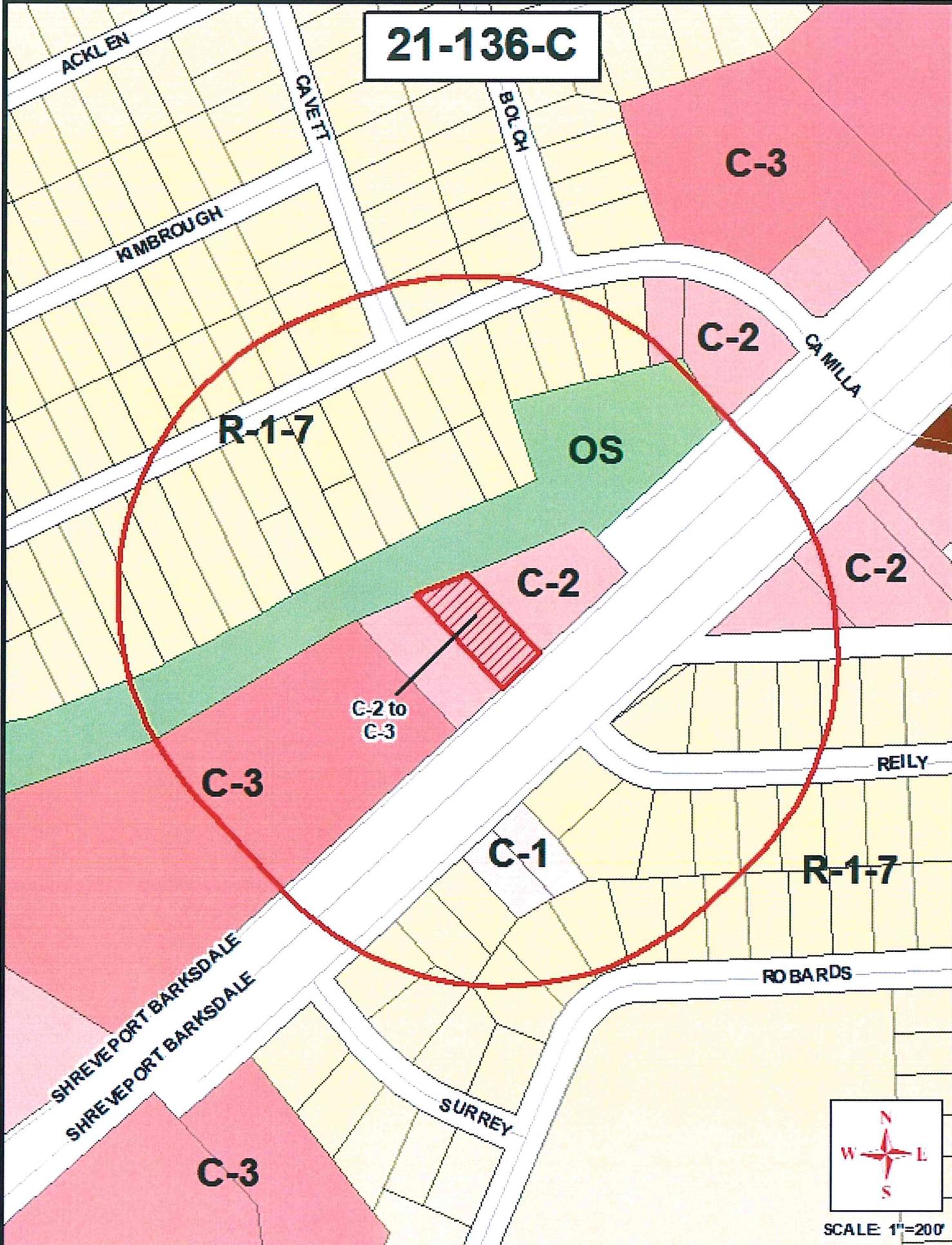
1. Vote to approve a different zoning designation.
2. Vote to deny the rezoning request.

STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT: There was no opposition present.

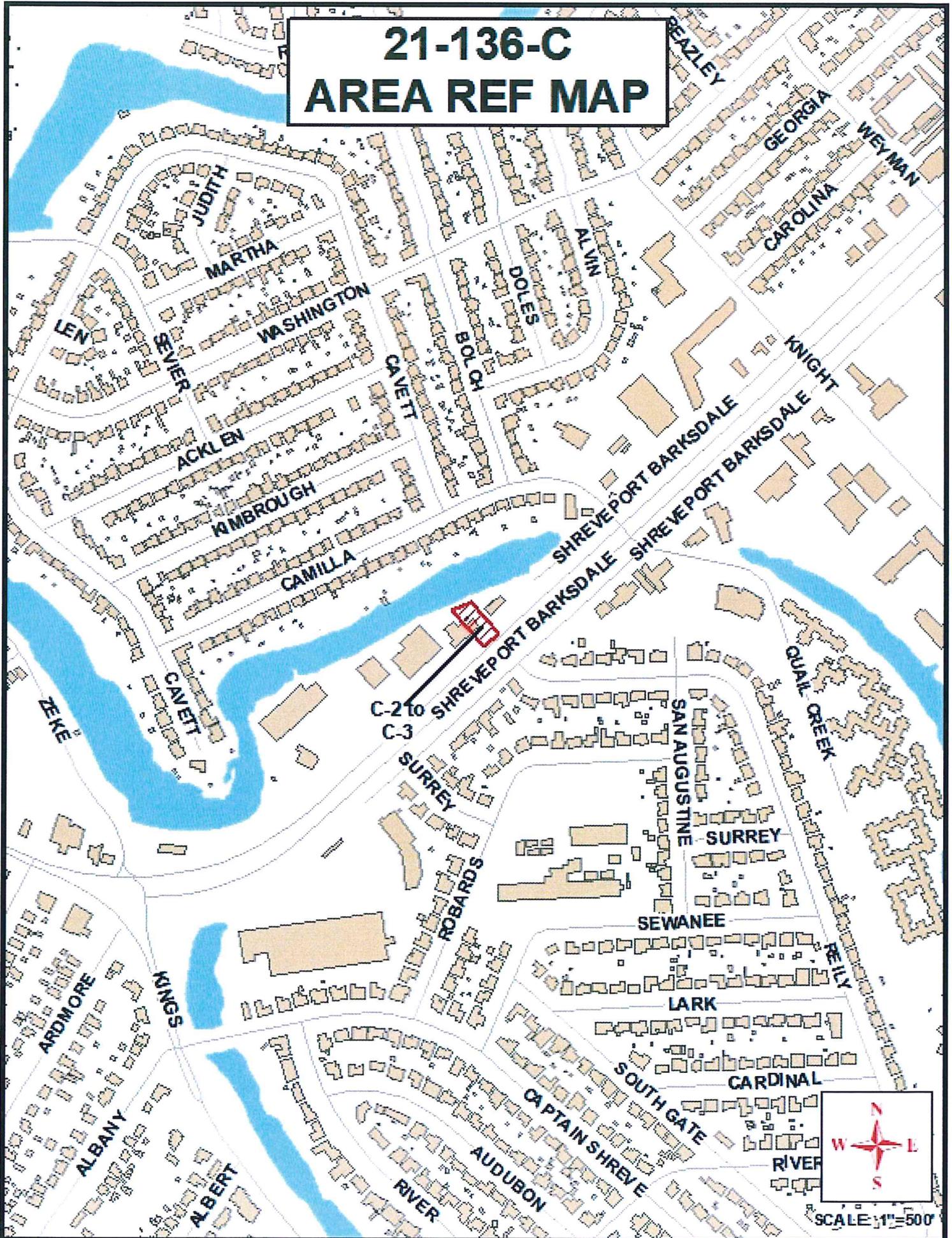
MPC BOARD
RECOMMENDATION: The Board voted 7-1 to recommend this application for approval.

21-136-C



SCALE: 1"=200'

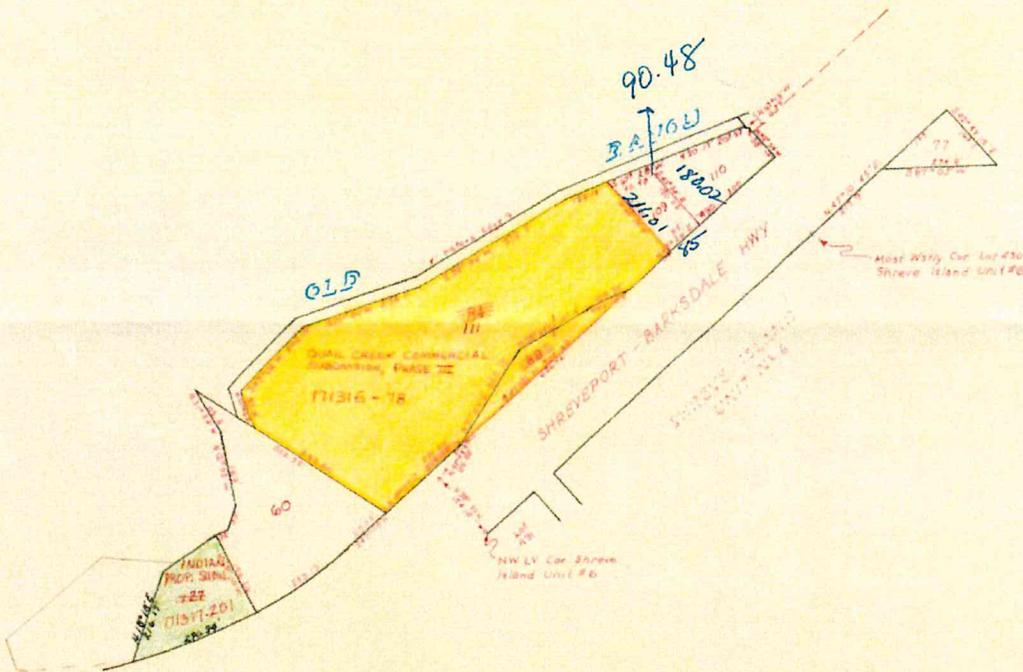
21-136-C AREA REF MAP



No. 171516-1

ASSESSOR'S BLOCK BOOK FOR THE PARISH OF CADDO, LOUISIANA

SUPPLEMENT NO. 5



Hall



Date Created: 8/5/2021
 Created By: Bradley J. Weidner

1 inch = 38 feet

via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



09/23/2021



09/23/2021



09/23/2021



09/23/2021



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: <u>8/6/21</u>	Planner: <u>A Correa</u>	Case No: <u>21-136-C</u> Application Fee: <u>\$650</u>
1. PROPERTY INFORMATION		
Project Name: <u>William and Deborah Hall</u>		Associated Case:
Project Address/Location: <u>828 Shreveport-Barksdale Hwy. Shreveport, Louisiana 71105</u>		
Current Zoning District: <u>C-2</u>	Proposed Zoning District (if applicable): <u>C-3</u>	Parcel Number(s):
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <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) <u>Lot 431, Shreve Island Subdivision, Unit # , Subd CP BK 700/page 225</u>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street) <u>828 Shreveport Barksdale Hwy. Shreveport, Louisiana 71105</u>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<u>This is a law office, need rezoning for sign</u>		



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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): C-2	Proposed Zoning District(s): C-3	Proposed Building Use(s): Law Office	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: 3200 square feet	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: 3200 square feet	
Total Site Acres: .382 Acres I		Total sq. ft. gross (existing & proposed): 3200 square feet	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories: 2
Off-Street Parking Provided:		Ceiling height of First Floor: 10'	
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

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UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION			
IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>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.</p> <p>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.</p>		
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>William D. Hall</u> Company: <u>William D. Hall Firm</u></p> <p>E-mail: <u>William@hallawlorisiana.com</u> Phone: <u>318-868-1246 ext. 2</u> Fax: <u>318-868-1244</u></p> <p>Address: <u>828 Shreveport Burkdale Hwy.</u> City: <u>Shreveport</u> State: <u>Louisiana</u> Zip: <u>71105</u></p>			
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>			
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: _____ Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>			
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>William D. Hall</u> Company: <u>William D. Hall Firm</u></p> <p>E-mail: <u>William@hallawlorisiana.com</u> Phone: <u>318-868-1246 ext. 2</u> Fax: <u>318-868-1244</u></p> <p>Address: <u>828 Shreveport Burkdale Hwy.</u> City: <u>Shreveport</u> State: <u>Louisiana</u> Zip: <u>71105</u></p> <p>Designee Contact Name: _____ Email Address: _____ Phone Number: _____</p>			
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p><input checked="" type="checkbox"/> I will represent the application myself; OR <input type="checkbox"/> 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.</p>			
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>			
<p><u>William D. Hall</u> Property Owner Signature</p>	<p><u>8-16-21</u> Date</p>	<p><u>William D. Hall</u> Applicant Signature</p>	<p><u>8-16-21</u> Date</p>

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 6, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 6, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on October 21 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbersen, Secretary
Laura Neubert
Laura Neubert
Rudy Morton
Gabriel Balderas
Rachel Jackson
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Emily Trant, Executive Assistant
Manushka Desgage, City Attorney's Office
Henry Bernstein, Parish Attorney's Office

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON** . 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 MS. NEUBERT, seconded by MR. MORTON, to approve the minutes of the September 1, 2021 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, ROBERTSON, & SATER and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS & JOSEPH

Mr. Jordan took the time to introduce Ms. Annie Peck and Glenda Thomas.

Mr. Clarke explained Emily Trant transitioned to the Community planning division, while Jasmin Samuels transitioned to Executive Assistant, and making mention of new receptionist, Amber Byerly.

Ms. Desgage explained to the Board members if there is any conflict of interest pertaining to any case listed on the agenda must abstain from discussion and voting. Furthermore, for the sake of quorum that board member cannot be considered. The member must advise the Chair beforehand and must publicly address the reason as to why there is a conflict of interest and why they must abstain from discussion and voting.

CASE NO. 21-136-C ZONING REQUEST

Applicant: William Hall
Owner: William Hall
Location: 828 SHREVEPORT BARKSDALE HWY (NW side of Shreveport Barksdale Hwy. at the intersection of Reily Lane)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Law Office

Representative &/or support:

William Hall 828 Shreveport Barksdale Highway, Shreveport, LA 71105

Mr. Hall stated he is requesting to rezone from C-2 to C-3 for the purposes of obtaining a pole sign along the Shreveport Barksdale corridor. He explained to the Board there are two businesses beside him that are zoned-C-2 as well, disclosing they have big, monument signs and they have no objections to his request to rezone to C-3.

Mr. Robertson inquired staff about the size of the signs permitted in C-2 and C-3.

Mr. Jordan clarified for C-3, a pole signs the size is 40 ft in height and 80 sq ft in area and for a monument sign 8 ft in height, 64 sq ft in area. He stated pole signs are prohibited in C-2. Mr. Jordan explained monument signs are permitted in C-2, further explain the maximum dimensions; 8ft in height and 48 sq ft in area.

Mr. Robertson asked about a resolution of the matter be found without having to rezone the property and if the commission approve a specific sign for the property without rezoning to C-3.

Mr. Clarke clarified that it would not be possible, stating Mr. Hall would have to go through the Zoning Board of Appeals and request a variance.

Mr. Robertson inquired about Mr. Hall installing a flush-mounted sign on the building in C-2.

Mr. Jordan stated wall signs are permitted in C-2. He shared if the property is 200 feet street frontage and it is two acres or more, Mr. Hall is allowed a 25 ft and 200 sq ft in area monument sign

Mr. Robertson expressed concern with Mr. Hall's application, asking him for specifics on the type of sign he plans to build.

Mr. Hall presented pictures to the Board pictures of pole signs that already exist in the area and further explained if he were to get a monument sign it would not be consistent with the neighborhood and it just would not look right. He stated he wants a sign that will give him equal footing. He shared with the Board that he would be unable to do a wall mounted sign due to the slanted roof that when the roof comes together it has angles. He reassured Mr. Robertson that he plans to build the neighborhood up and he does not plan to be intrusive.

Mr. Robertson inquired about the length Mr. Hall has occupied the building with the law firm.

Mr. Hall answered about 25 years. He shared that he was taught that word of mouth and representation should speak for itself which is why he has worked so long without a sign thus far. Mr. Hall recognized that times have changed regarding advertisement. He also explained that he plans to hand over the business to his son, who would not have the 50 years' experience to build up a practice which is the cause for a request to rezone for a sign.

Opposition:

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MS. JACKSON to recommend this application for approval.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MORTON & SATER and Mses. JACKSON & NEUBERT Nays: ROBERTSON. Absent: Messrs. JOSEPH.

END OF PUBLIC HEARING

OLD BUSINESS

Mr. Clarke shared with the Board once more the upcoming Louisiana Chapter American Planning Association Conference that will be held in Lafayette on October 27th-29th. He stated the Planning Commission Training will be held on the 29th. He clarified the standard mileage cost per the city will be covered. He encouraged the Board to attend the training. He stated the training would give the Board the opportunity to get an idea of what the responsibilities are for the planning commissioners and the ethics involved in being a planning commissioner.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Elberson mentioned the school board issue, stating he had the opportunity to speak to a school board member. He inquired if staff would entertain some effort to work with the school board with planning with these schools in helping them work through their process.

Mr. Clarke stated the MPC will go into a study of repurposing the schools as they are being done around the country.

Mr. Robertson stated before the meeting he dropped letters off on behalf of the neighborhood association Broadmoor to the school board members, inquiring to hire professional planning consultants to guide them in the disposition of their closed campuses throughout Caddo Parish. He stated he was inspired by the Arthur Circle closure that occurred last year. He further explained the school board publicly assured the neighborhood association they would listen to the concerns of the citizens. Mr. Robertson stated the school board has a public responsibility to not only guard its treasury, but to guard the public interest.

Mr. Clarke expressed he had the opportunity to employ extremely brilliant individuals. He stated the staff are truly trained and well adverse at doing the things that requested from the board members to do.

Mr. Robertson inquired that Mr. Clarke copy all the members of the commission on the email that was sent to him and Mr. Jean.

Ms. Neubert asked about the number of campuses being discussed in the area for Caddo.

Mr. Clarke stated the staff will know for future reference.

Ms. Neubert mentioned one of the things she noticed that these schools would make a great facility for senior living. Stating there are many uses for these properties, and it is quite shocking that they sit there abandoned. She stated she appreciates the staff for getting involved.

ADJOURN 5:18 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, October 6, 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. 21-136-C: 828 SHREVEPORT BARKSDALE HIGHWAY. Application by WILLIAM HALL for approval to rezone property located on the northwest side of Shreveport Barksdale Hwy. at the intersection of Reily Lane, from C-2, Corridor Commercial District to C-3, General Commercial District, being more particularly described as a 0.382 acre, more or less, tract of land located in Section 8, Township 17 North, Range 13 West, Caddo Parish, Louisiana, more fully described as follows to-wit: From the Southwest rear corner of LOT 431, SHREVE ISLAND SUBDIVISION, UNIT NO. 6, a subdivision of Caddo Parish, Louisiana, as per plat recorded in Book 700, Page 225, of the Conveyance Records of Caddo Parish, Louisiana, run North 38 degrees 52 minutes West a distance of 154.14 feet; thence North 32 degrees 2 minutes East a distance of 86.88 feet to point of intersection with west right-of-way line of Shreveport-Barksdale Highway; thence North 47 degrees 26 minutes East along said West right-of-way line a distance of 636.72 feet to point of beginning of tract herein described; Thence North 42 degrees 34 minutes West a distance of 211.01 feet; thence North 67 degrees 28 minutes East, a distance of 90.48 feet; thence South 42 degrees 34 minutes East a distance of 180.02 feet to point of intersection with west right-of-way line of Shreveport-Barksdale Highway; thence South 47 degrees 26 minutes West along said West right-of way line a distance of 85 feet to POINT OF BEGINNING, Section 16, T17N, R13W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times