

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND CHAPTER 54 OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH ZONING ORDINANCE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE SE CORNER OF WALLACE LAKE ROAD AND FLOURNOY LUCAS ROAD, CADDO PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURE DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND R-1H, URBAN, ONE FAMILY RESIDENCE DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Chapter 54 of the Code of Ordinances of the Parish of Caddo is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the SE corner of Wallace Lake Road and Flournoy Lucas Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-A, Residence-Agriculture District to B-2, Neighborhood Business District and R-1H, Urban, One Family Residence District:**

**TRACT 1 (From R-A to R-1H):** A tract of land in the SE/4 of Section 7, T16N, R13W, Caddo Parish, LA, more fully described as: From the SE corner of Section 7 run thence N89°27'2"W 1163.24 feet to a 5/8 inch diameter iron rod being the POB of the tract herein described; From said POB, run thence N89°27'2"W 925.24 feet to a 5/8 inch diameter iron rod; thence run N0°27'48"E 210 feet to a 5/8 inch diameter iron rod; thence run N89°27'2"W 210 feet to a 5/8 inch diameter iron rod on the east R/W line of Wallace Lake Road; thence run N0°27'48"E along said east R/W line 2088.63 feet; thence run S89°21'3"E 1173 feet; thence run S4°15'6"W 357.53 feet to a 5/8 inch diameter iron rod; thence run S6°23'6"W 99 feet to a 5/8 inch diameter iron rod; thence run S0°35'6"W 1841.31 feet to the POB. Said tract containing 59.18 acres.

**TRACT 2 (From R-A to B-2):** A tract of land in the SE/4 of Section 7, T16N, R13W, Caddo Parish, LA, more fully described as: From the SE corner of Section 7 run thence N89°27'2"W 1163.24 feet to a 5/8 inch diameter iron rod; thence N89°27'2"W 925.24 feet to a 5/8 inch diameter iron rod; thence run N0°27'48"E 210 feet to a 5/8 inch diameter iron rod; thence run N89°27'2"W 210 feet to a 5/8 inch diameter iron rod on the east R/W line of Wallace Lake Road; thence run N0°27'48"E along east R/W line 2088.63 feet to the POB of the tract herein described. From said POB, run thence N0°27'48"E 300 feet to a 5/8 inch diameter iron rod on the south R/W line of Flournoy Lucas Road; thence run S89°21'3"E along south R/W line 1142.25 feet to a 5/8 inch diameter iron rod; thence run S0°45'1"W 214.22 feet to a 5/8 inch diameter iron rod; thence run N48°32'14"E 53.60 feet to a 5/8 inch diameter iron rod; thence run S4°15'6"W 121.96 feet; thence run N89°21'3"W 1173 feet to the POB; said tract containing 7.95 acres.

BE IT FURTHER ORDAINED that the rezoning of the property described herein is approved as submitted.

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 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 this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

\_\_\_\_\_  
Parish Attorney

\_\_\_\_\_  
Date

**P-20-15**  
Forte & Tablada