

ORDINANCE NO. 4886

AN ORDINANCE TO AMEND BOSSIER PARISH ORDINANCE NO. 4705 OF 2018, WHICH ADOPTED AN AMENDED UNIFIED DEVELOPMENT CODE FOR THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 1.691 ACRES, MORE OR LESS, LOCATED AT 117 BODCAU STATION ROAD, HAUGHTON LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-1, BUSINESS, COMMERCIAL OFFICE DISTRICT, FOR COMMERCIAL MARKETING PURPOSES. (CASE P-1-22)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 18<sup>th</sup> day of May, 2022, that Ordinance No. 4705 of 2018 (Amended Unified Development Code) of the Police Jury of Bossier Parish, is hereby amended to change the zoning classification of a certain tract of land being 1.691 acres, more or less, located at 117 Bodcau Station Road, Haughton LA, from R-A, Residence-Agricultural District, to B-1, Business, Commercial Office District, for commercial marketing purposes, being more particularly described as follows:

COMMENCING AT A POINT 600 FEET WEST FROM WHERE THE HALF SECTION LINE BETWEEN THE NORTHEAST QUARTER (NE/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 16 INTERSECTS THE SOUTH LINE OF HIGHWAY 80 RIGHT OF WAY; THENCE SOUTH 600 FEET, THENCE WEST TO THE RIGHT OF WAY OF THE BELLEVUE-BODCAU ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG RIGHT OF WAY OF SAID ROAD TO WHERE IT INTERSECTS THE RIGHT OF WAY OF HIGHWAY 80; THENCE EAST ALONG RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 12 WEST IN BOSSIER PARISH, LOUISIANA (BEING THE PROPERTY ACQUIRED BY CARLOS RAY GIBSON AND MARY O. GIBSON BY DEED RECORDED IN CONVEYANCE BOOK 196 AT PAGE 448 OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA), TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON, LESS AND EXCEPT 75 FEET OF LAND ON THE SOUTH SIDE OF THE HEREIN ABOVE DESCRIBED PROPERTY, WHICH SAID 75 FEET WAS CONVEYED BY CARLOS RAY GIBSON AND MARY O. GIBSON TO HAROLD LAREED PORTER BY DEED DATED MARCH 27, 1958, AND RECORDED IN CONVEYANCE BOOK 292 AT PAGE 237 OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA, AND LESS AND EXCEPT A TRACT OF LAND CONVEYED ON JANUARY 29, 1980, TO BECKHAM-HARVILL, INC.; JOHN W. EVANS AND RONNY JOE HAMPTON, DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LOUISIANA, BEING DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION AND THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 80; PROCEED THENCE SOUTH 89 DEGREES 03' WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 600.0 FEET TO THE POINT OF BEGINNING OF TRACT, RUN THENCE SOUTH A DISTANCE OF 220.0 FEET; RUN THENCE WEST A DISTANCE OF 278.35 FEET TO THE EASTERLY RIGHT OF WAY OF THE BELLEVUE-BODCAU ROAD; RUN THENCE ON SAID RIGHT OF WAY NORTH 9 DEGREES 42'30" WEST A DISTANCE OF 228.50 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 80; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 03' EAST A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING OF TRACT, CONTAINING 1.52 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

Applicant: Bryan Scott Gibson  
Purpose: Commercial Marketing Purposes

The ordinance was offered by Mr. Benton, seconded by Mr. Rimmer. Upon unanimous vote, it was duly adopted on this 18<sup>th</sup> day of May, 2022.

RACHEL D. HAUSER  
PARISH SECRETARY

THOMAS D. SALZER, PRESIDENT  
BOSSIER PARISH POLICE JURY