

ORDINANCE NO. 5048

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 10.77 ACRES, MORE OR LESS, LOCATED IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LA, FROM B-1, BUSINESS COMMERCIAL OFFICE, TO B-3, GENERAL BUSINESS, FOR PROPOSED CONVENIENCE STORE WITH FUEL SALES, AND A CARWASH FACILITY, SUBJECT TO SELF-IMPOSED DEED RESTRICTIONS AND FUTURE PLAT APPROVAL, BOSSIER PARISH, LA. (BOSSIER CITY - PARISH MPC CASE P-ZON-000094-2024)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 20<sup>th</sup> day of November, 2024, 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 10.77 acres, more or less, located in Section 14, Township 18 North, Range 12 West, Bossier Parish, LA, from B-1, Business, Commercial Office, to B-3, General Business, Bossier Parish, LA. (Bossier City - Parish MPC Case P-ZON-000094-2024), being more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, RUN THENCE SOUTH 89° 25' 09" EAST FOR A DISTANCE OF 1321.40 FEET, THENCE RUN SOUTH 00° 24' 30" WEST FOR A DISTANCE OF 267.80 FEET TO A FOUND 1/2" IRON PIPE ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 80, THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 88° 53' 47" EAST FOR A DISTANCE OF 298.93 FEET TO A FOUND 1" IRON PIPE, THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 88° 33' 04" EAST FOR A DISTANCE OF 300.57 FEET TO A FOUND 1" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 89° 06' 37" EAST FOR A DISTANCE OF 468.41 FEET TO THE WESTERLY RIGHT OF WAY OF FOREST HILLS BOULEVARD AS DEDICATED IN BOOK 808, PAGE 687 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING TWO CALLS: ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 79.75 FEET (SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING SOUTH 45° 11' 38" EAST FOR A DISTANCE OF 71.56 FEET), SOUTH 00° 30' 06" WEST FOR A DISTANCE OF 459.99 FEET, THENCE RUN SOUTH 55° 58' 32" WEST FOR A DISTANCE OF 722.66 FEET, THENCE RUN SOUTH 56° 17' 11" WEST FOR A DISTANCE OF 271.73 FEET, THENCE RUN NORTH 00° 30' 03" EAST FOR A DISTANCE OF 484.49 FEET TO A FOUND 1" IRON PIPE, THENCE RUN SOUTH 88° 45' 32" EAST FOR A DISTANCE OF 299.24 FEET TO A FOUND 1" IRON PIPE, THENCE RUN NORTH 00° 38' 18" EAST FOR A DISTANCE OF 580.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10.77 ACRES.

BE IT FURTHER ORDAINED, etc., that the following self-imposed deed restrictions for Forest Hills Commercial Subdivision shall apply:

Prohibited Uses: No portion of the lot shall at any time be used, whether owned or leased, in whole or in part, for any of the following uses:

- A. Gas Station

- B. Bar, Saloon or lounge (a bar, saloon or lounge being defined for purposes of this covenant as any establishment offering the sale of alcoholic beverages for consumption on the premises where such sales are not incidental to the sale of food for on-premise consumption in a bona fide restaurant)
- C. Nightclub, Discotheque, or dance hall
- D. Pawn Shops
- E. Flea Markets
- F. Carnivals, amusement parks or fairs
- G. Adult bookstore, adult video store or any other establishment selling, exhibiting, renting or distributing pornographic or obscene materials (including, without limitation, magazines, books, movies, videos, photographs or “sexual toys”)
- H. Peepshow, “gentlemen’s club”, or any other establishment featuring nude or semi-nude dancers or workers, or any other business providing “adult” entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts)
- I. Tattoo parlor or school
- J. Body Piercing Establishment
- K. Massage Parlor
- L. Peepshow, “gentlemen’s club”, or any other establishment featuring nude or semi-nude dancers or workers, or any other business providing “adult” entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts)
- M. Truck Washes
- N. Truck Stops
- O. Mobile Home Parks or trailer courts
- P. Mortuaries, crematoriums, funeral homes, mausoleums or cemeteries.

Applicant: Jacob Malone, Raley and Associates

Purpose: Proposed Convenience Store, Fueling Station and Car Wash

The ordinance was offered by Mr. Benton, seconded by Mr. Jorden. It was duly adopted on this 20<sup>th</sup> day of November, 2024, with the following votes recorded:

**Yes:** Glenn Benton, Jimmy Cochran, Julian Darby, Pam Glorioso, John Ed Jorden, Chris Marsiglia, Julianna Parks, Philip Rodgers, Doug Rimmer, Tom Salzer, Keith Sutton  
**No:** None  
**Abstain:** None  
**Absent:** Bob Brotherton

MEGAN C. RAMOS  
 INTERIM PARISH SECRETARY

PHILIP RODGERS, PRESIDENT  
 BOSSIER PARISH POLICE JURY