

ORDINANCE NO. 5060

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND BEING 3.027 ACRES, MORE OR LESS, LOCATED IN SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, ALSO LOCATED AT 269 KINGSTON ROAD, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL AGRICULTURE DISTRICT, TO B-1, TRANSITION BUSINESS DISTRICT, FOR A PROPOSED COMMERCIAL DEVELOPMENT. (Benton MPC Case BP-22-24)

BE IT ORDAINED, by the Bossier Parish Police Jury in regular and legal session convened on this 5th day of March, 2025, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of a tract of land being 3.027 total acres, more or less, located in Section 17, Township 19 North, Range 13 West, also located at 269 Kingston Road, Bossier Parish, LA, from R-A, Residential Agricultural District, to B-1, Transition Business District, for a proposed commercial development. (Benton MPC Case No. BP-22-24), being more particularly described as follows:

A CERTAIN TRACT OF LAND CONTAINING 3.027 ACRES, MORE OR LESS, LOCATED IN SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND PROCEED NORTH 00° 35' 57" WEST A DISTANCE OF 3.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF KINGSTON ROAD; THENCE PROCEED SOUTH 89° 19' 07" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 209.53 FEET; THENCE PROCEED NORTH 00° 40' 53" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 5.00 FEET; THENCE PROCEED SOUTH 89° 19' 07" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 80.00 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND BELONGING TO SAMMIE HALSELL DESCRIBED IN CONVEYANCE BOOK 1576, PAGE 12 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY OF KINGSTON ROAD PROCEED NORTH 00° 54' 22" EAST ALONG THE EAST SIDE OF SAID HALSELL TRACT A DISTANCE OF 397.27 FEET TO A FOUND 4" IRON PIPE AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT LYING ON THE NORTH LINE OF A 3.72 ACRE TRACT DESCRIBED IN CONVEYANCE BOOK 539, PAGE 739 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA; THENCE LEAVING SAID HALSELL TRACT PROCEED SOUTH 87° 08' 06" EAST ALONG THE NORTH LINE OF SAID 3.72 ACRE TRACT A DISTANCE OF 337.85 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHEAST CORNER OF SAID 3.72 ACRE TRACT; THENCE PROCEED SOUTH 01° 00' 13" WEST ALONG THE EAST LINE OF SAID 3.72 ACRE TRACT AND THE EAST LINE OF A 1.26 ACRE TRACT AS DESCRIBED IN CONVEYANCE BOOK 539, PAGE 741 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA A DISTANCE OF 384.40 FEET TO A FOUND 1/2" IRON PIPE AT THE INTERSECTION OF SAID EAST LINE WITH THE NORTH RIGHT OF WAY OF KINGSTON ROAD; THENCE LEAVING SAID EAST LINE PROCEED NORTH 89° 19' 07" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 337.00 FEET TO THE POINT OF BEGINNING, ALL AS FURTHER SHOWN HEREON, BEING SUBJECT TO THE SERVITUDES, EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON AND ANY AND ALL OTHERS OF RECORD OR OF USE.

SAID TRACT CONTAINING 3.027 ACRES

Applicant: Dana Cherry
Purpose: Commercial Development

The ordinance was offered by Mr. Rodgers, seconded by Mr. Jorden. Upon unanimous vote, it was duly adopted on this 5th day of March, 2025.

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

GLENN BENTON, PRESIDENT
BOSSIER PARISH POLICE JURY