

ORDINANCE NO. 5062

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE FOR THE HAUGHTON METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 104.75 ACRES, MORE OR LESS, LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 18 NORTH, RANGE 11 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT. (HAUGHTON MPC CASE NO. HP-12-24)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 19th day of October, 2025, that the Unified Development Code of the Haughton MPC and the Police Jury of Bossier Parish, LA, is hereby amended to change the zoning classification of a certain tract of land being 104.75 acres, more or less, located in Sections 9 and 16, Township 18 North, Range 11 West of the Louisiana Prime Meridian, Northwestern Land District, Bossier Parish, LA, from R-A, Residence-Agricultural District, to B-3, General Business District, for proposed automobile Travel Center and Truck Stop, being more particularly described as follows:

A CERTAIN TRACT OF LAND CONTAINING 104.75 ACRES, MORE OR LESS, LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 18 NORTH, RANGE 11 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 16, AND PROCEED SOUTH 89° 01' 54" EAST A DISTANCE OF 56.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 157 AND THE POINT OF BEGINNING; THENCE PROCEED NORTH 00° 43' 32" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 1,676.00 FEET; THENCE PROCEED NORTH 13° 01' 25" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 63.41 FEET; THENCE LEAVING SAID RIGHT OF WAY PROCEED SOUTH 89° 14' 31" EAST ALONG THE SOUTH LINE OF A 2.20 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 1300462 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, TAX ASSESSMENT NO. 115718, A DISTANCE OF 387.72 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE PROCEED NORTH 00° 41' 58" EAST A DISTANCE OF 239.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE PROCEED NORTH 89° 17' 22" WEST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 379.85 FEET TO SAID EAST RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 157; THENCE PROCEED NORTH 00° 20' 40" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 159.74 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 80; THENCE PROCEED NORTH 77° 42' 58" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 172.13 FEET; THENCE PROCEED NORTH 64° 02' 34" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 103.00 FEET; THENCE PROCEED NORTH 73° 25' 36" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 319.10 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY PROCEED SOUTH 48° 08' 42" EAST A DISTANCE OF 585.17 FEET; THENCE PROCEED ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET (CHORD BEARING SOUTH 18° 48' 16" EAST A DISTANCE OF 441.00 FEET), AN ARC DISTANCE OF 460.88 FEET; THENCE PROCEED SOUTH 10° 32' 09" WEST A DISTANCE OF 421.74 FEET; THENCE PROCEED ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 715.00 FEET (CHORD BEARING SOUTH 01° 49' 40" EAST A DISTANCE OF 306.19 FEET), AN ARC DISTANCE OF 308.58 FEET; THENCE PROCEED SOUTH 14° 11' 29" EAST A DISTANCE OF 431.08 FEET; THENCE PROCEED ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,000.00 FEET (CHORD BEARING SOUTH 00° 49' 07" WEST A DISTANCE OF 517.98 FEET), AN ARC DISTANCE OF 523.95 FEET; THENCE PROCEED SOUTH 15° 49' 43" WEST A DISTANCE OF 347.40 FEET; THENCE PROCEED ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 465.00 FEET (CHORD BEARING SOUTH 01° 10' 13' 18" EAST A DISTANCE OF 272.69 FEET), AN ARC DISTANCE OF 276.75 FEET; THENCE PROCEED SOUTH 18° 16' 20" EAST A DISTANCE OF 70.25 FEET; THENCE PROCEED SOUTH 22° 16' 13" EAST A DISTANCE OF 122.44 FEET; THENCE PROCEED SOUTH 24° 16' 59" EAST A DISTANCE OF 42.69 FEET; THENCE PROCEED ALONG A CURVE TO

THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET (CHORD BEARING SOUTH 59° 14' 12" EAST A DISTANCE OF 252.08 FEET), AN ARC DISTANCE OF 268.42 FEET; THENCE PROCEED NORTH 85° 48' 35" EAST A DISTANCE OF 92.99 FEET; THENCE PROCEED ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.00 FEET (CHORD BEARING SOUTH 67° 33' 50" EAST A DISTANCE OF 71.71 FEET), AN ARC DISTANCE OF 74.35 FEET TO THE NORTH RIGHT OF WAY OF INTERSTATE 20; THENCE PROCEED SOUTH 49° 03' 44" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 926.41 FEET; THENCE PROCEED ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,085.92 FEET (CHORD BEARING SOUTH 75° 53' 14" WEST A DISTANCE OF 558.23 FEET), AN ARC DISTANCE OF 564.56 FEET; THENCE PROCEED NORTH 89° 05' 38" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 83.42 FEET; THENCE PROCEED ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 894.93 FEET (CHORD BEARING NORTH 81° 46' 25" WEST A DISTANCE OF 234.21 FEET), AN ARC DISTANCE OF 234.88 FEET; THENCE PROCEED NORTH 07° 17' 15" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 66.95 FEET; THENCE PROCEED NORTH 00° 43' 30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 604.20 FEET; THENCE PROCEED NORTH 25° 48' 00" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 112.17 FEET TO THE EAST RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 157; THENCE PROCEED NORTH 00° 34' 09" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 1,066.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 104.75 ACRES.

Applicant: Gary M. Clark

Purpose: Proposed Automobile Travel Center and Truck Stop

The ordinance was offered by Mr. Gaspard, seconded by Ms. Glorioso. Upon unanimous vote, it was duly adopted on this 19th day of March, 2025.

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

GLENN BENTON, PRESIDENT
BOSSIER PARISH POLICE JURY