

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED EAST SIDE OF THE EAST KINGS HIGHWAY AND HANOVER DRIVE INTERSECTION, CADDO PARISH, LA., FROM R-E RESIDENTIAL ESTATE ZONING DISTRICT TO R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, 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 east side of the East Kings Highway and Hanover Drive intersection, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **R-E Residential Estate Zoning District to R-1-5 Single-Family Residential Zoning District:**

Commencing on the easterly right of way of the abandoned T & P Railroad at the Southwest corner of Lot 1, Sandy Bend Acres Subdivision as recorded in Book 150, Page 334, Conveyance Records of Caddo Parish, Louisiana, thence southeasterly and parallel with the easterly right of way line of East Kings Highway a distance of 805 feet to a set 1/2" iron pipe at an angle point in the boundary of Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, being the Point of Beginning of the tract herein described; Thence South 12°40'13" East a distance of 71.22 feet to a chain link fence post at the northeast corner of that tract recorded in Instrument No. 1685607, Conveyance Records of Caddo Parish, Louisiana; Thence South 89°21'18" West a distance of 92.02 feet to a set nail in asphalt pavement on the east right of way line of said East Kings Highway, being the northwest corner of said tract; Thence North 12°40'13" West a distance of 52.80 feet along said east right of way line to a set 60d nail in top of a plastic culvert pipe at the southwest corner of Tract E, said Partition of Casciola Estate; Thence North 77°48'32" East (passing a set 1/2" iron pipe for reference at a distance of 10.00 feet) a total distance of 90.00 feet along the south line of said Tract E to the Point of Beginning. Said tract herein described containing 0.128 acre, more or less **CASE NO. 23-34-P:** 273 E Flournoy Lucas Road. Application by Mohr and Associates, Inc. for special use permit and site plan approval on the (S side of E Flournoy Rd, approx. 830 ft W of Ellerbe Rd (LA-523), in the (R-1-7 Single-Family Residential Zoning District, C-1 Neighborhood Commercial Zoning District) to allow (Animal Care Facility), being more particularly described (Lots 7 & 8, Blk. 2, Forbing Factory Subn; & Lot 9 & W 8.26 ft of Lot 10, Blk. 2, Forbing Factory Subn., & Lot 11 & E 33.48 ft of Lot 10, & W 29.74 ft of Lot 12, Blk 2, Forbing Factory Subn. Section 08, T16N, R13W), Caddo Parish, Louisiana.

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

23-35-P
JLor LLC

draft

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 29, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, November 29, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Laura Neubert, Chairperson
Jake Brown
Constance L. Green
Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner 1
Emily Trant, Land Development Coordinator
Adam Bailey, Community Planning & Design Manager

Members Absent

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** The Pledge of Allegiance was led by **MS. HART.**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the October 27, 2023 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 23-35-P ZONING REQUEST

Applicant: JLOR LLC
Owner: JLOR LLC
Location: 10501 E KINGS HWY (east side of the E Kings Hwy and Hanover Dr intersection)
Existing Zoning: R-E, R-1-5
Request: R-E to R-1-5
Proposed Use: Neighborhood Commercial Establishment

Representative &/or support:

John Lorick Ellerbe Road

Warwick asked the Board if they had any questions. No further discussion ensued.

Opposition: None

draft

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE informed the Board that it would be best to have the slate of officers selected by December so voting can happen on December 27, 2023, for the new officers to take place in January.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Laura Neubert, Chair

Phyllis Hart, Secretary



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

NOVEMBER 29, 2023

AGENDA ITEM NUMBER: 10

MPC Staff Member: Emily Trant

Parish Commission District: 8/Blake

CASE NUMBER 23-35-P: ZONING REQUEST

APPLICANT: JLOR LLC
OWNER: JLor LLC
LOCATION: 10501 E Kings (east side of the E Kings Hwy and Hanover Dr intersection)
EXISTING ZONING: R-E
REQUEST: R-E to R-1-5
PROPOSED USE: Neighborhood Commercial Establishment

DESCRIPTION: The applicant is requesting to rezone approximately 5,725 square foot tract of land from R-E, Residential Estate District to R-1-5, Single-Family Residential. The property is surrounded by the R-E district to the north, east and south. The properties west of the site are zoned R-3, Multi-Family and R-1-5. There is an existing 545 sq ft building on site that the applicant would like to use for office space.

There is one previous case associated with this property: extended use approval of a beauty shop (P-12-91). Nearby relevant cases include approval to rezone from R-A, Rural Agriculture to R-1B, Single Family Residential; approval to rezone from R-A to B-2-A, Business Park District, for office and warehouse uses; and approval to rezone from R-A to R-3 for townhomes.

Nearby neighborhoods include: Agurs, Cherokee Park, Dixie Highway, Hearne Extension, Martin Luther King, North Highland.

REMARKS: As stated, the applicant is requesting to rezone the site to use it for an office. The existing non-residential building was approved in the 90s with an extended use approval. The Caddo Parish Unified Development Code does not have an application process for extended uses; however, an existing non-residential structure within certain residential districts can request special use permit approval of a Neighborhood Commercial Establishment. Neighborhood Commercial Establishments encompass uses such as an office, art studio, restaurant, personal service establishment, and retail goods establishment. The R-E zoning district does not provide a special use permit pathway for the Neighborhood Commercial Establishment; therefore, the applicant must request approval to change the base zoning district of the property.

The use of an office is permitted by right in the C-1, Neighborhood Commercial zoning district. If this zoning district were requested and approved, the applicant would not have to pursue further development applicants. Being sensitive to the future land use map designation of residential low in this area, the applicant understands that maintaining a residential zoning district is the most appropriate approach. The R-1-5 zoning district does not introduce any new uses that are not already permitted by right in the R-E zoning district.



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STAFF REPORT

In terms of compatibility to surrounding uses, a request to rezone to another residential use has virtually zero impact. Evaluation of the specific use will be forthcoming if rezoning approval is granted and a subsequent special use permit is submitted. The purpose of requesting the R-1-5 district, as opposed to other single-family districts, is because the property meets the district bulk and area requirements. The R-E zoning district requires lots to be a minimum of 25,00 sq ft in area, so approval of the R-1-5 district would alleviate a non-conformity.

The applicant hosted a Neighborhood Participation Plan meeting on Monday, October 30th at 5:00PM. According to the applicant, no one attended the meeting.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted due to neighborhood compatibility and the Master Plan Future Land Use Map.

Alternatively, the Parish Planning and Zoning Commission may:

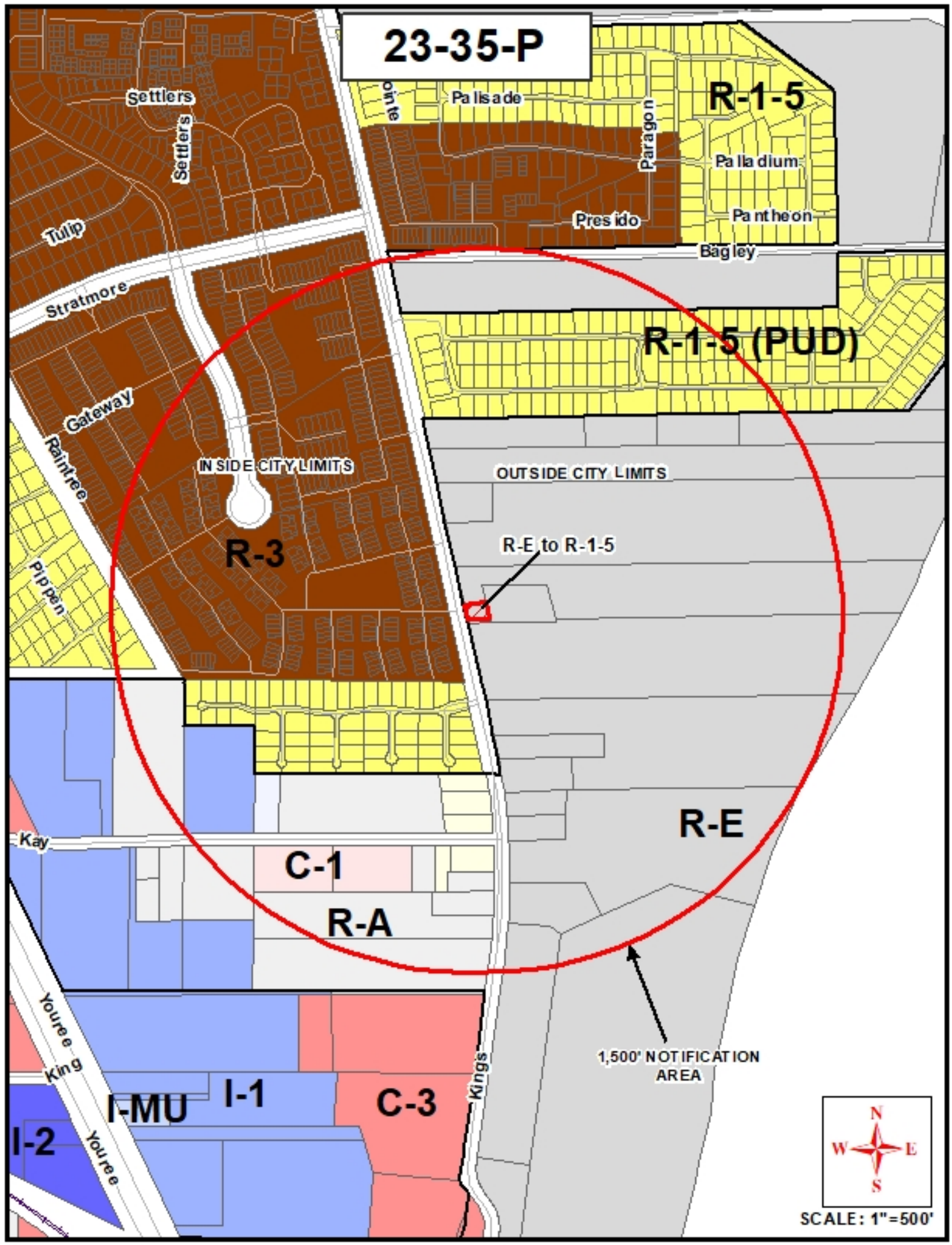
1. Recommend approval of an alternative district, such as the C-1 Zoning District.
2. Recommend denial.

PUBLIC ASSESSMENT: 1 person spoke in support. No opposition was present.

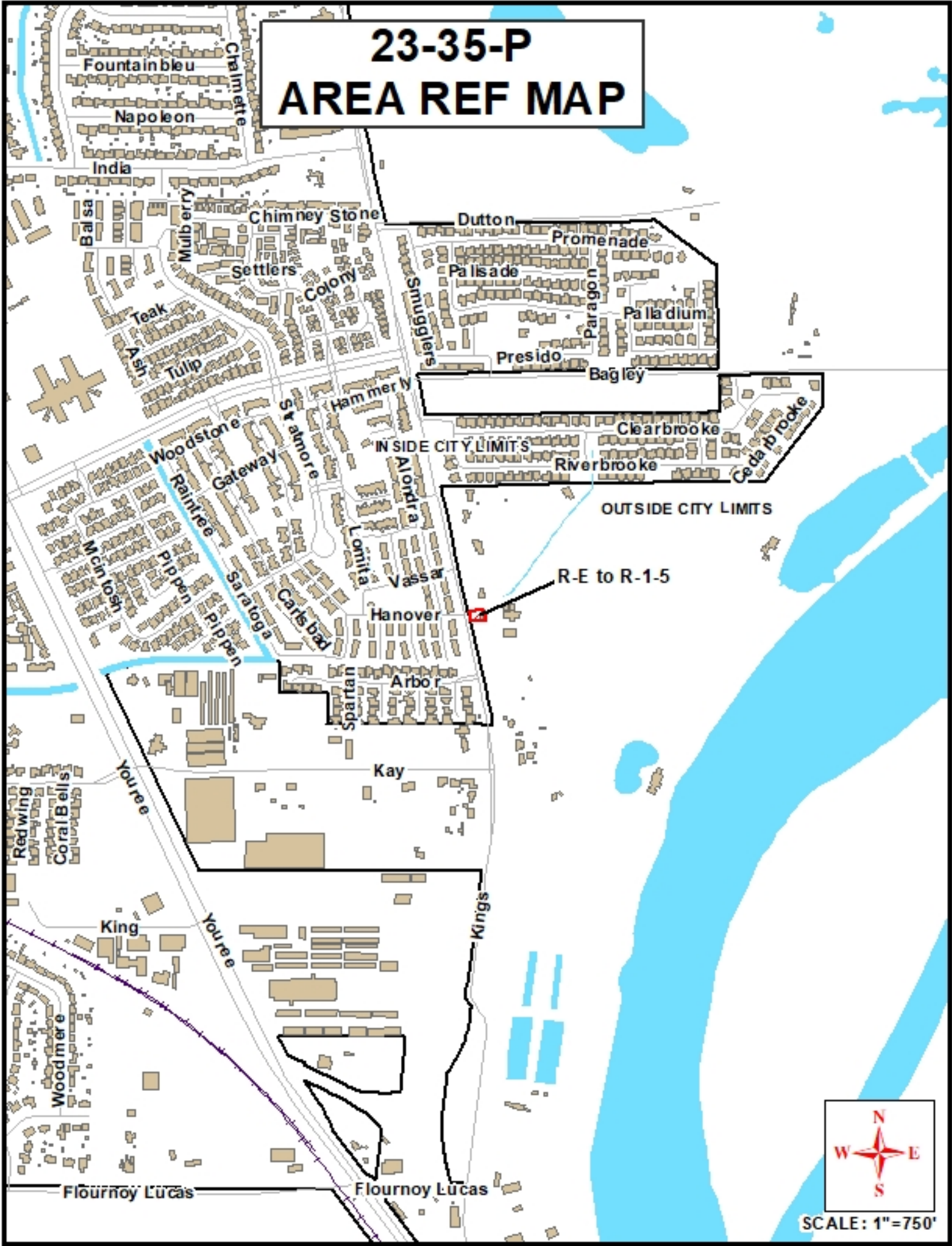
MPC BOARD

RECOMMENDATION: The Board voted unanimously to recommend this application for approval.

23-35-P



23-35-P AREA REF MAP



SCALE: 1"=750'

NPP Neighborhood Meeting

Case: 23-35-P

October 13, 2023

Dear Neighbor,

I am proposing to rezone our property located at 10501 East Kings Hwy from R-1 with exception to C-1 for private office use.

The property has served as a beauty shop under the R-1 with exception zoning. The new zoning will allow me to use the property for my private personal office.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Caddo Parish Planning and Zoning Commission and we are required to do this before our application is deemed complete.

The meeting will take place:

Date/Time: Monday, October 30, 2023 at 5:00 pm

Location: Onsite at 10501 East Kings Hwy, Shreveport, LA 71115

At the meeting I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting or have any additional questions or comments, please feel free to contact me at 318-208-1584 or jlorick@aol.com. I hope to see you at the meeting.

John M. Lorick

| OWNER | STREET AD | CITY | STATE | ZIP | GEOGNO |
|---------------|-------------|-----------------|-------|-----------|----------|
| Yeh, Mintz | 170 Clear B | Shreveport La | | 71115 | 1.71E+14 |
| Chism, Lula | 200 Riverb | Shreveport La | | 71115 | 1.71E+14 |
| Brown, Anr | 9124 Belair | Richland Hi Tx | | 76182 | 1.61E+14 |
| Reese, Dan | 717 Moors | Windcrest Tx | | 78239-263 | 1.71E+14 |
| Wu, Yan M | 196 Riverb | Shreveport La | | 71115 | 1.71E+14 |
| Brubaker, F | 10711 E Kir | Shreveport La | | 71115-370 | 1.61E+14 |
| Carrington, | 10315 Lom | Shreveport La | | 71115-344 | 1.71E+14 |
| Mvh Invest | 1033 Dum | Shreveport La | | 71106 | 1.71E+14 |
| Lpp Mortg | 6000 Legac | Plano Tx | | 75023 | 1.71E+14 |
| Thomas, N | 10111 Salir | Shreveport La | | 71115 | 1.71E+14 |
| Shreveport Po | Box 311 | Shreveport La | | 71130 | 1.61E+14 |
| Riverbrook Po | Box 175 | Shreveport La | | 71161-017 | 1.71E+14 |
| Brittian, Ro | 162 Clearb | Shreveport La | | 71115 | 1.71E+14 |
| Riverbrook Po | Box 175 | Shreveport La | | 71161-017 | 1.71E+14 |
| Cunninghai | 152 Water | Shreveport La | | 71106 | 1.71E+14 |
| Teach, Don | 10503 E Kir | Shreveport La | | 71115-322 | 1.61E+14 |
| Rutherford | 10111 Los | Shreveport La | | 71115 | 1.71E+14 |
| Cuneo, Har | 120 Arbor I | Shreveport La | | 71115 | 1.61E+14 |
| Gellers Rea | 67 Monmo | Oceanport NJ | | 7757 | 1.71E+14 |
| Attaway, Fi | 10113 E Kir | Shreveport La | | 71115-322 | 1.61E+14 |
| Shepard, E | 10305 Lom | Shreveport La | | 71115-344 | 1.71E+14 |
| Mokry, Tir | 10101 E Kir | Shreveport La | | 71115-322 | 1.61E+14 |
| Lawrence, | 209 Riverb | Shreveport La | | 71115 | 1.71E+14 |
| Moak, Rob | 10319 Lom | Shreveport La | | 71115-344 | 1.71E+14 |
| Attaway, Fi | 10113 E Kir | Shreveport La | | 71115-322 | 1.61E+14 |
| Green, Pau | 10605 E Kir | Shreveport La | | 71115-323 | 1.61E+14 |
| Easterling, | 166 Clearb | Shreveport La | | 71115 | 1.71E+14 |
| Kej Propert | 10961 Sanc | Shreveport La | | 71106 | 1.71E+14 |
| Ritchie, Jes | 10113 Salir | Shreveport La | | 71115 | 1.71E+14 |
| Hostas Sou | 214 Lorrair | Montclair NJ | | 7043 | 1.71E+14 |
| Hanson, Ke | 10605 Mec | Shreveport La | | 71115 | 1.61E+14 |
| Decharles, | 205 Riverb | Shreveport La | | 71115 | 1.71E+14 |
| Duong, Car | 124 Arbor I | Shreveport La | | 71115 | 1.61E+14 |
| Hawn Inve | 412 Stanto | Bossier City LA | | 71111 | 1.71E+14 |
| Matriano-L | 10401 E Kir | Shreveport La | | 71115 | 1.71E+14 |
| Svs River Ri | 222 Hallett | Shreveport La | | 71115 | 1.71E+14 |
| Goodwin, J | 1508 East I | Shreveport La | | 71105 | 1.61E+14 |
| River Oaks | 205 Hanov | Shreveport La | | 71115-348 | 1.71E+14 |
| Johnson, F | 10609 Mec | Shreveport La | | 71115 | 1.61E+14 |
| Lane, Tash | 10320 Cort | Shreveport La | | 71115 | 1.71E+14 |
| Rsl And Sor | 9656 Norri | Shreveport La | | 71106 | 1.71E+14 |
| Bella Sorell | 152 Water | Shreveport La | | 71106 | 1.71E+14 |
| Jenkins, Jo | 171 Clear B | Shreveport La | | 71115 | 1.71E+14 |
| Williams, C | 113 Arbor I | Shreveport La | | 71115 | 1.61E+14 |
| Davis, Jane | 9834 High I | Shreveport La | | 71106 | 1.61E+14 |
| Matriano-L | 10401 E Kir | Shreveport La | | 71115 | 1.61E+14 |

| | | |
|--|-----------|----------|
| Green, Pau 10605 E Kir Shreveport La | 71115-323 | 1.61E+14 |
| Strange, Jai 116 Arbor Shreveport La | 71115-474 | 1.61E+14 |
| Greene Ha 405 Vauxh; Bossier City LA | 71111 | 1.71E+14 |
| Jones, Shar 175 Clearb Shreveport La | 71115 | 1.71E+14 |



UDC Caddo Parish
Revised August 21, 2020

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

The following application is required for all properties within the MPC's five-mile Caddo Parish Planning Limits. Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

| DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY | | |
|--|---|--|
| Date: _____ | Planner: _____ | Case No: _____ Application Fee: _____ |
| 1. PROPERTY INFORMATION | | |
| Project Name: | Associated Case: | |
| Project Address/Location: 10501 EAST Kings Hwy | | |
| Current Zoning District: R-E | Proposed Zoning District (if applicable): R-1-S | Parcel Number(s): 161303003002700 |
| 2. CASE TYPE | | |
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) | <input type="checkbox"/> PUD Site Plan (Administrative) | <input type="checkbox"/> Site Plan Revision |
| <input type="checkbox"/> Final Plat (Less than 7 lots) | <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan | <input type="checkbox"/> Site Plan Modification |
| <input type="checkbox"/> Re-Plat | | <input type="checkbox"/> Other: _____ |
| 3. PARCEL DESCRIPTION | | |
| <i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> | | |
| see attached | | |
| 4. GENERAL LOCATION OF PROPERTY | | |
| <i>(street address and/or frontage, and distance to cross street)</i> | | |
| 10501 EAST Kings Hwy | | |
| 5. PROPOSED USE OF THE PROPERTY | | |
| <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial | | |
| <i>Provide a brief explanation, attach additional sheets, if necessary</i> | | |
| TO BE USED AS PERSONAL OFFICE | | |



UDC Caddo Parish
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UDC DEVELOPMENT APPLICATION

| 6. ZONING INFORMATION | | 7. BUILDING INFORMATION | |
|--|--|---|--|
| Current Zoning District(s): R-E Proposed Zoning District(s): R-1-S | | Proposed Building Use(s): PERSONAL PRIVATE OFFICE | |
| If more than one district, provide the acreage of each: | | Existing Building(s) sq. ft. gross: 394 sq ft | |
| Special Purpose Overlay District (if applicable): | | Proposed Building(s) sq. ft. gross: | |
| Total Site Acres: 13.18414 | | Total sq. ft. gross (existing & proposed): | |
| Off-Street Parking Required: | | Proposed height of building(s): | Number of stories: |
| Off-Street Parking Provided: | | Ceiling height of First Floor: | |
| 8. DIMENSIONAL STANDARDS | | | |
| Lot Area (square footage): 5,743 sq ft | | Lot Coverage (Total Area in square feet): 5,743 sq ft | |
| Lot Coverage Percentage of Total Lot Area: | | | |
| 9. STORMWATER INFORMATION | | | |
| Existing Impervious Surface: | acres/square feet | Hazard Flood Area | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed Impervious Surface: | acres/square feet | Red River | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Cross Lake Watershed | <input type="checkbox"/> Yes <input type="checkbox"/> No | Wetlands | <input type="checkbox"/> Yes <input type="checkbox"/> No |



Land Development

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UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.

APPLICANT CONTACT INFORMATION:

Check if Primary Contact

Name: JOHN M LONICK Company: JLOR LLC
E-mail: JLonick@ACL.com Phone: 318 208-1584 Fax: _____
Address: 10555 EIERBE RD City: Spout State: LA Zip: 71106

ARCHITECT CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: John M Lonick Company: JLOR LLC
E-mail: JLonick@ACL.com Phone: 318 208-1584 Fax: _____
Address: 10555 EIERBE RD City: Spout State: LA Zip: 71106
Designee Contact Name: John M Lonick Email Address: JLonick@ACL.com Phone Number: 318 208-1584

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

John M Lonick 10-11-23 John M Lonick 10-11-23
Property Owner Signature Date Applicant Signature Date

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, November 29, 2023 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 23-35-P: 10501 East Kings Highway, Application by Jlor LLC for approval to rezone property located on the (east side of the E Kings Hwy and Hanover Dr intersection), from (R-E Residential Estate Zoning District to R-1-5 Single-Family Residential Zoning District), being more particularly described as (A tract of land located in Section 3, Township 16 North, Range 13 West, Caddo Parish, Louisiana, consisting of a northerly portion of that abandoned 90 foot wide T & P Railroad Right of Way, lying South of and adjacent to Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, also lying east of and adjacent to East Kings Highway (formerly Shreveport-Lucas Rd. and also Harts Island Rd.), and being more particularly described as follows: Commencing on the easterly right of way of the abandoned T & P Railroad at the Southwest corner of Lot 1, Sandy Bend Acres Subdivision as recorded in Book 150, Page 334, Conveyance Records of Caddo Parish, Louisiana, thence southeasterly and parallel with the easterly right of way line of East Kings Highway a distance of 805 feet to a set 1/2" iron pipe at an angle point in the boundary of Tract E, Partition of Casciola Estate, as recorded in Book 800, Page 39, Conveyance Records of Caddo Parish, Louisiana, being the Point of Beginning of the tract herein described; Thence South 12°40'13" East a distance of 71.22 feet to a chain link fence post at the northeast corner of that tract recorded in Instrument No. 1685607, Conveyance Records of Caddo Parish, Louisiana; Thence South 89°21'18" West a distance of 92.02 feet to a set nail in asphalt pavement on the east right of way line of said East Kings Highway, being the northwest corner of said tract; Thence North 12°40'13" West a distance of 52.80 feet along said east right of way line to a set 60d nail in top of a plastic culvert pipe at the southwest corner of Tract E, said Partition of Casciola Estate; Thence North 77°48'32" East (passing a set 1/2" iron pipe for reference at a distance of 10.00 feet) a total distance of 90.00 feet along the south line of said Tract E to the Point of Beginning. Said tract herein described containing 0.128 acre, more or less

Alan Clarke, Executive Director
Metropolitan Planning Commission