

ORDINANCE NO. 124

**ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF
CHOUDRANT BY CHANGING CERTAIN OF THE BOUNDARIES THEREOF**

WHEREAS, application was made to the Zoning Commission of the Village of Choudrant, for reclassification of property referred to below:

Application: Zoning Map Amendment – From Commercial B-1 to Residential R-2

Applicants: Patrick and Ashley Taylor

Location: 2310 Highway 80, Choudrant, Louisiana
(Lincoln Parish Assessor Parcel No. 19181080714)

Legal Description:

A certain tract or parcel of land situated in the Northwest Quarter of the Southeast Quarter (NW ¼ of the SE ¼) of Section 19, Township 18 North, Range 1 West, Land District North of Red River, Village of Choudrant, Lincoln Parish, Louisiana, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the NW ¼ of the SE ¼ of Section 19, Township 18 North, Range 1 West, proceed North coincident with the East line of the NW ¼ of the SE ¼, a distance of 157.50 feet to a 60d nail on the North right-of-way line of U.S. Highway 80 (80' ROW) at the Southeast corner of a certain 6.25 acre tract acquired by James A. McGrew, Jr., et ux; thence, proceed N87°15'00"W coincident with the South line of the McGrew Tract and North right-of-way line of U.S. Highway 80, a distance of 310.59 feet to a 5/8" rebar and the POINT OF BEGINNING, thence, continue N87°15'00"W coincident with the South line of the McGrew Tract and North right-of-way line of U.S. Highway 80, a distance of 102.66 feet to the point of curvature of a curve concave to the North; thence, proceed Westerly coincident with the South line of the McGrew Tract and North right-of-way line of U.S. Highway 80 being a curve concave to the North having a radius of 3,914.97 feet, thru a central angle of 1°39'15", the chord of which bears N85°45'25"W for a chord length of 113.01 feet and an arc length of 113.02 feet to a ¾" rebar at the Southwest corner of the McGrew Tract; thence, proceed N00°00'00"E, coincident with the West line of the McGrew Tract, a distance of 171.80 feet to a 5/8" rebar; thence, proceed S74°10'35"E, a distance of 223.92 feet to a 5/8" rebar; thence, proceed S00°13'43"E, a distance of 124.23 feet to the POINT OF BEGINNING, containing 0.735 acres, more or less, and being subject to all rights-of-way, easements, and servitudes of record or of use, and being more fully shown on an April 16, 2010 plat of survey, prepared by Walter Ballard, P.L.S.

WHEREAS, the property requested to be reclassified is shown on attached Exhibit A; and,

WHEREAS, after notice and advertisement regarding such application, a public hearing was held by the Planning and Zoning Commission on November 17, 2020; and,

WHEREAS, on November 17, 2020, the Planning and Zoning Commission recommended that the property be reclassified as requested and the Zoning Map be amended accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF CHOUDRANT, LOUISIANA:

§1. The Zoning Map of the Village of Choudrant is hereby amended so as to reclassify the above described property to Residential R-2.

§2. All other Ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in conflict with any other provision of this Ordinance or any regulation of the Village, the provisions of this Ordinance shall be deemed to control.

§3. If any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein and such provisions are declared severable. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

§4. This Ordinance shall become effective after final adoption and publication of the same in the manner prescribed by law or on January 4, 2021, whichever last occurs.

This Ordinance was introduced on December 7, 2020, by Alderman Croswell; Notice of Public Hearing having been published on December 23, 2020, and said Public Hearing having been held, the title having been read and the Ordinance considered, a motion to adopt was made by Alderman Croswell, seconded by Alderman Patton, a record vote was taken and the following result was had:

YEA: Croswell, Maier, Patton

NAY: None

ABSENT: None

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the 4th day of January, 2021.

CELESTE BUTLER, CLERK

BILL SANDERSON, MAYOR