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ORDINANCE NO. 161 OF 1972

BY MAYOR ALLEN

An ordinance amending Ordinance No. 184 of 1957 of the City of Shreveport, Louisiana, by changing the zoning classification of a tract of land located in the Southwest corner of the intersection of West 70th Street and the Mansfield Road, from R-1, One-Family Residence District to B-3, Community Business District.

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in legal and regular session convened, that the portion of the following described property lying South and West of the drainage canal which traverses it, be and the same is hereby changed from R-1, One-Family Residence District to B-3, Community Business District: that parcel of land in Block "M" of the Sunset Acres Subdivision, Caddo Parish, Louisiana, as per plat of said subdivision filed and recorded in Plat Book 300, page 494 of the Conveyance Records of Caddo Parish, La., and beginning at the Northeast corner of said Block M, said corner being the intersection of the south line of 70th Street with the west line of the Mansfield Road, run thence west along the south line of 70th Street a distance of 879.5 feet to a concrete right-of-way marker, run thence south 10 feet to a concrete right-of-way marker, run thence west along said right-of-way, the south line of 70th Street a distance of 218.5 feet to a point on the south line of 70th Street, run thence south at right angles to the south line of 70th Street a distance of 740 feet; run thence east parallel to the center line of 70th Street a distance of 916.34 feet to the west line of the Mansfield Road, thence along the west line of the Mansfield Road 771.58 feet to the point of beginning, and all located in the Southwest corner of the intersection of West 70th Street and the Mansfield Road.

SECTION II: BE IT FURTHER ORDAINED, Etc., that this zoning is granted with the following stipulations, and failure to comply will cause this ordinance to become null and void:

- (1) a six-foot, masonry wall will be constructed along the West property line prior to issuance of a certificate of occupancy for commercial use of the property.
- (2) access from Dollarway Drive will be limited to pedestrian traffic only.
- (3) the easternmost drive on 70th Street will be relocated further West in accordance with the Traffic Engineer's request, and the western service entrance will be one-way in from 70th St.
- (4) the corner site indicated on the plan as "reserved" will be accessible only from the parking lot.

September 26, 1972 - Read by title and as read, passed first reading by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

October 10, 1972 - Having passed first reading on September 26, 1972, was read by title and on motion, ordered passed to third reading. Read the third time in full and as read, adopted by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

Gladys S. Witte
Clerk of Council

Allen Jr
Mayor

Secretary-Treasurer

