

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO 525 THOMAS ROAD (PARCEL #19796, 19798, & 19799), WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF TJO HOLDINGS, LLC, SO AS TO RE-ZONE SAID PROPERTIES FROM AN O-L (OPEN LAND) DISTRICT TO A B-3 (GENERAL BUSINESS) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone 525 Thomas Road, West Monroe, Louisiana, as more particularly described on the attached Exhibit "A",

from an O-L (Open Land) District to a B-3 (General Business) District, pursuant to the application of TJO Holdings, LLC.

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 21st day of November, 2023, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 21ST DAY OF
NOVEMBER, 2023

CINDY EMORY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

EXHIBIT "A"

MUNICIPAL ADDRESS: 525 THOMAS ROAD
WEST MONROE, LOUISIANA

Properties identified by Ouachita Parish Assessor Parcel ID No. 19796 described therein as 0.600 acres m/l, Parcel ID No. 19798 described therein as 0.782 acres m/l, and Parcel ID No. 19799 described therein as 0.089 acres m/l, said parcels being further described in total as: Beginning at the Northwest corner of the South half of the South half Section 34, Township 18 North, Range 3 East run East along North line of forty for 417.45 feet; thence run South parallel with the West line of Section for 210 feet; thence run West parallel with Section line for 357.45 feet; thence run North parallel with Section line for 60 feet; thence run West parallel with Section line for 60 feet to the West line of said Section; thence run North along Section line for 150 feet to Point of Beginning; Less and Except a 0.075 acre tract identified by Ouachita Parish Assessor Parcel ID No. 133989 described as from the Northwest corner of said Section, run S89°59'44"E for 70.90 feet to the East r/w line of La. Hwy 617; thence run S02°45'27"W along said r/w for 9.21 feet; thence run Southerly along a curve to the left an arc length of 162.97 feet (radius 11,409.16'; chord S02°16'02"W for 162.97) feet to the Point of Beginning; thence from POB run S89°59'44"E for 101.25 feet; thence run S00°24'27"E for 32.14 feet; thence run N89°59'44"W for 102.52 feet to the East line of said highway; thence run Northerly along a curve to the right and the East line of La. Hwy. 617 for an arc length of 32.14 feet (radius 11,409.16 feet; chord N01°51'13"E for 32.14 feet) to the Point of Beginning of L/E tract; and Less and Except properties previously conveyed to the Department of Transportation and Development of the State of Louisiana.