

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 A TRACT 177 GOOD HOPE ROAD, WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT “A”, PURSUANT TO THE APPLICATION OF RICHARD T. TONNESON, 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 177 Good Hope 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 Richard T. Tonneson.

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 12<sup>th</sup> day of April, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 12TH DAY OF  
APRIL, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

**EXHIBIT "A"**

ADDRESS: 177 GOOD HOPE ROAD  
WEST MONROE, LOUISIANA

A certain tract or parcel of land situated in Section 26, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, Land District North of Red River and being more particularly described as follows to wit:

Commencing at an existing 1 inch iron pipe marking the southeast corner of a 5.02 acre tract of land conveyed to Murry G. Streetman, et ux in that deed of record in Conveyance Book 1016, page 788, instrument number 685239, records of Ouachita Parish, Louisiana, with attached plat of survey by Alvin P. Andrews dated March 1, 1974, said point of beginning noted to be approximately 516 feet west of the west line of Good Hope Road, (formerly Old Mud Bridge Road) and being on the north right-of-way line of Arkansas Road; thence N 1°18'00" E, along a chain link fence and also along the easterly line of said 5.02 acre tract surveyed by Alvin P. Andrews and being the basis of bearing of the property herein described, a distance of 531.32 feet to a 1 inch iron rod for the Point of Beginning; Thence continue N 1°18'00" E along said fence and east line of Alvin P Andrews Survey, a distance of 176.80 feet to a 2 inch iron pipe and being the same pipe shown on the Andrews Survey; Thence N 1°11'44" E a distance of 203.77 feet to a ½ inch rebar; Thence S 79°14'54" E, a distance of 222.43 feet to a ½ inch rebar; Thence S 1°38'07" E, a distance of 127.97 feet to a ½ inch rebar; Thence S 84°41'23" E, a distance of 230.42 feet to a ½" rebar and the westerly right-of-way line of Good Hope Road; Thence S 1°42'42" E along said west right-of-way line of Good Hope Road, a distance of 234.77 feet to a ½ inch rebar; Thence N 84°30'14" W, a distance of 469.04 feet back to the Point of Beginning. Containing 3.17 Acres, more or less.

