

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 415/417 THOMAS ROAD, WEST MONROE, LOUISIANA (ASSESSOR PARCEL #50488), AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF QUARLES PROPERTIES, LLC, SO AS TO RE-ZONE SAID PROPERTY FROM AN O-L (OPEN LAND) DISTRICT TO AB-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 415/417 Thomas Road (assessor parcel #50488), 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 Quarles Properties, 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 7th day of January, 2025, the final vote being as follows:

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

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

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

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

ATTEST:

APPROVED THIS 7TH DAY OF  
JANUARY, 2025

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

\_\_\_\_\_  
ANDREA PATE, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

**EXHIBIT "A"**

MUNICIPAL ADDRESS: 415/417 THOMAS ROAD  
WEST MONROE, LOUISIANA 71292

TOWNSHIP 18 NORTH, RANGE 3 EAST, WEST MONROE, OUACHITA  
PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly  
described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR#948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning (Municipal Address - 417 Thomas Road, West Monroe, LA 71292)