

** APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING

**

**BOSSIER CITY—PARISH
METROPOLITAN PLANNING COMMISSION**

PHONE 741-8824 – 620 BENTON RD.
BOSSIER CITY, LOUISIANA 71111

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC HEARING AND PRELIMINARY HEARING – AGENDA

MONDAY, JANUARY 11, 2021, 2:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVE AGENDA

1. Approve agenda.

D. PUBLIC HEARING/ ACTION

1. **C-63-20** – The application of Yuan Qiao Han, Shangri-La Spa, for a Zoning Amendment to change the zoning classification of 1603 Airline Dr. also described as Coleman Park Subdivision, Unit 6, Lot 1, from B-1 (Business Office) to B-2 (Limited Business), Bossier City, Louisiana for a proposed massage therapy business. (City Council District 3) (Police Jury District 9)
2. **C-65-20** – The application of Javier Lopez, Heritage Enterprises, for a Zoning Amendment to change the zoning classification of a certain tract of land described as Airport Annex, Lots 12, 13, 20 & 21, from R-LD (Residential Low Density) to R-MD (Residential Medium Density) for a proposed apartment complex. (City Council District 3) (Police Jury District 10)
3. **C-79-20** – The application of Javier Lopez, Heritage Enterprises, for a Planned Unit Development for a proposed apartment complex being .756 acres, more or less, Airport Annex, Lots 12, 13, 20 & 21 (Lamar and Barbara St.) in Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)
4. **P-64-20** – The application of Sean Diel, Louisiana Realty & Associates, for a Zoning Amendment to change the zoning classification of Willow Chute Commercial Subdivision Unit 4, Lot 1, being 8.392 acres, more or less, from R-A (Residential Agriculture) to B-3 (General Business) Bossier Parish, LA for future commercial development. (Police Jury District 5)

5. **P-73-20** – The application of Sean Diel, Louisiana Realty and Associates, for a Preliminary Plat, Airline Lagniappe Subdivision Unit 1 being a planned unit development, being 8.392 acres, more or less, located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)
6. **C-74-20** – The application of Corey Oliphint, Oliphint Investments, for a Planned Unit Development for Shed Road Storage, being 1.676 acres more or less, located at 3805 Shed Road, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)
7. **P-71-20** – The application of Travis Sturdivant, Raley and Associates, for an Amended Plat, Willow Trace Subdivision, Unit No. 6, being 6.562 acres, more or less, located in Section 36, Township 19 North, Range 13, West, Bossier Parish, Louisiana. (Police Jury District 5)
8. **P-70-20** – The application of Dudley Chewing for a Minor Plat, Wemple Subdivision, Unit 3, being 7.05 acres, more or less, located in Section 34, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)
9. **C-82-20** – The application of Rajan Khadka, Khadka United LLC, for a Conditional Use Approval for the sale of low content alcohol for off-premise consumption at a convenience store located at 2201 East Texas Street, Bossier City, Louisiana. (northeast corner of Benton Rd. and E. Texas St.) (City Council District 5) (Police Jury District 9)
10. **P-74-20** – The application of Rodney Savoy, Willow Heights, LLC, for a Preliminary Plat, Willow Heights Unit 3, being a planned unit development, being 40.17, acres more or less, located in Section 20, Township 19 North Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)
11. **C-83-20** – The application of Chris Graham, requesting Temporary Use Approval for the Bossier City Farmers Market and Night Market to be located at 2950 East Texas Street and the Makers Fair to be located at 540 Boardwalk Blvd. Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)
12. **C-84-20** – The application of Luis Antonio Espinoza Lopez, Espinoza Automotive, for a Conditional Use Approval to allow for an 8' metal fence to be located on the front property line located at 2001 East Texas Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)
13. **C-85-20** – The application of Steven Chhang, New Star Donuts, for a Conditional Use Approval for a drive through window with reduced vehicle stacking at a donut shop located at 2301 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

14. **C-80-20** - The application of Luther Hagler for a Zoning Amendment to change the zoning classification of a certain tract of land located at 1106 Violet Avenue from B-1 (Business Office) to R-LD (Residential Low Density) Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

15. **C-86-20** – The application of Keith Lybrand, Brookshire Grocery Company, for a Zoning Amendment to change the zoning classification of a 7.056 acre tract of land, more or less, from R-A (Residential Agriculture) to B-3 (General Business) located on the southeast corner of Airline Drive and Wemple Road, Bossier City, Louisiana. (immediately south of CVS) (City Council District 5) (Police Jury District 5)

G. MINUTES

Approval of December 14, 2020 MPC Meeting Minutes.

H. OLD/NEW BUSINESS

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN