



AGENDA

Metropolitan Planning Commission Meeting

2:00 PM - Monday, June 8, 2026

Bossier City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

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

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL/DECORUM SPEECH

E. AGENDA

1. Motion for agenda.

F. PUBLIC HEARING/ACTION

2. **P-ZON-000008-2026**- The application of Kurt Nixon, Nixon Engineering Solutions, for PBRG Properties LLC, requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 118.312 acres, more or less, from R-T (Racetrack) to R-MHS (Residential Manufactured Home Subdivision), located at 1255 River Bend, Bossier Parish, Louisiana for a proposed training center and condos (Police Jury District 2)
3. **C-ZON-000067-2026**- The application of James Fine for Abdulrazak Algahim, requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 0.3594 acres, more or less, from R-LD (Residential Low Density) to R-MD (Residential Medium Density), located at 129 Bobbie Street, for a proposed residential duplex. (City Council District 3) (Police Jury District 9)
4. **C-PUD-000064-2026**- The application of Niall Whatley, on behalf of Carl Roussel, requesting approval of a Planned Unit Development for the development of a Baseball Training Facility on a tract of land being 1.642 acres, more or less, generally located

at the northwest corner of Tipton Street and Nina Street, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

5. **P-AM-MAS-000105-2026**- The application of Donald Barker for LP Development LLC, for an Amended Master Development Plan, Edgewater Pass, being 61.491 acres, more or less, located in Sections 33, Township 19 North, Range 13 West, Bossier City, Louisiana. (Police Jury District 5)
6. **P-PLAT-000090-2026**- The application of Donald Barker, Mohr and Associates, for LP Development, requesting a Preliminary Plat, Edgewater Pass Unit 3, being 26.996 acres more or less, located south of Deen Point Road, Bossier Parish, Louisiana. (Police Jury District 5)
7. **P-AM-MAS-000106-2026**- The application of Donald Barker for LP Development LLC, for an Amended Master Development Plan, Waterford Lake Subdivision, being 280.477 acres, more or less, located in Sections 22, Township 19 North, Range 13 West, Bossier City, Louisiana. (Police Jury District 5)
8. **P-PLAT-000091-2026**- The application of Donald Barker, Mohr and Associates, for LP Development, requesting a Preliminary Plat, Waterford Lake Unit 3, being 9.168 acres more or less, located south of Deen Point Road, Bossier Parish, Louisiana. (Police Jury District 5)
9. **C-ZON-000061-2026**- The application of Michael Kelsch, Raley and Associates for James Ardese, requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 1.837 acres, more or less, from R-LD (Residential Low Density) to B-3 (General Business), located at 4208 Benton Road Bossier City, Louisiana for proposed office warehouses. (City Council District 5) (Police Jury District 6)
10. **C-PUD-000062-2026**- The application of Michael Kelsch, Raley and Associates, for James Ardese, requesting a Planned Unit Development, being 1.837 acres, more or less, located at 4208 Benton Road, Bossier City, Louisiana for proposed office warehouses. (City Council District 5) (Police Jury District 6)
11. **C-USE-000097-2026**- The application of Jacob Malone, Raley and Associates, on behalf of Red River Motor Company, LLC, requesting Conditional Use Approval to allow the renovation and continued use of an existing modular building for office purposes, located at 207 East Texas Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)
12. **C-AM-MAS-000060-2026**- The application of Jacob Malone, Raley and Associates, for an Amended Master Development Plan Approval for Folia Development, being 66.48 acres, more or less, located in Sections 33, Township 19 North, Range 13 West and in Section 4, Township 18 North, Range 13 West Bossier Parish, Louisiana. (Located West of Airline Drive, just north of Transformation Church of God) (City Council District 5) (Police Jury District 6)
13. **C-PUD-000041-2026**- The application of Jacob Malone, Raley & Associates, for Folia LLC, for a Planned Unit Development, Folia Development, being 27.4 acres, more or less, located in Sections 33, Township 19 North, Range 13 West and in Section 4, Township 18 North, Range 13 West Bossier Parish, Louisiana. (Located West of

Airline Drive, just north of Harvest Fellowship) (City Council District 5) (Police Jury District 6)

14. **C-PLAT-000046-2026**- The application of Jacob Malone, Raley and Associates, for Folia LLC, for a Preliminary Plat, Folia Unit 2, being 12.635 acres, more or less, located in Sections 33, Township 19 North, Range 13 West and in Section 4, Township 18 North, Range 13 West Bossier Parish, Louisiana. (Located West of Airline Drive, just north of Harvest Fellowship) (City Council District 5) (Police Jury District 6)
15. **P-LAND-000088-2026**- The application of Ryan Estess, Raley and Associates, for A-PAX Property Management LLC, requesting a Conditional Use Approval to construct a commercial building with waiver of the landscaping, architectural, and hard surfaces requirements for parking and driving aisles, located at 5501 Benton Road, Bossier Parish, Louisiana. (Police Jury District 3)
16. **P-LAND-000096-2026**- The application of Jordy Babineaux, Approach Environmental LLC, requesting a Conditional Use Approval to waive the hard surface requirements for parking and driving isles in order to allow the use of gravel at a well facility, located at 151 Viewpoint, Bossier Parish, Louisiana. (Police Jury District 12)
17. **P-PLAT-000100-2026**- The application of Jordy Babineaux, Approach Environmental LLC, requesting an Amended Plat, HRWN Bossier, being 14.507 acres more or less, located at 151 Viewpoint, Bossier Parish Louisiana. (Police Jury District 12)
18. **C-ALC-000099-2026**- The application of Joseph Reynolds, for CJ Reynolds LLC, requesting a Conditional Use Approval for the sale of high and low content alcohol for off premise consumption at a liquor store, CJ's Wine and Spirits, located at 4160 Airline Drive, Bossier City, Louisiana. (east of the Circle K on Brownlee and north of Mini Max Dr.) (City Council District 5) (Police Jury District 6)
19. **C-USE-000103-2026(SC)**- The application of Michael Kelsch for Musket Corporation requesting a Conditional Use Approval to waive the hard surface requirements for parking and driving aisles in order to allow the use of gravel, located at 4800 Viking Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)
20. **C-OFFSIG-000010-2026**- The application of Brian McNew, McNew Architecture for Edward Bass, requesting a Conditional Use Approval to update a static off-premise sign, with a digital off-premise advertising sign, located north of the intersection of Airline Drive and East Texas Street, Bossier City, Louisiana (City Council District 2) (Police Jury District 9)

G. MISCELLANEOUS

H. PRELIMINARY HEARINGS

I. APPROVE MINUTES

21. Approval of May 14, 2026 Workshop minutes.
22. Approval of May 14, 2026 minutes.

J. OLD/NEW BUSINESS

K. ADJOURN