



AGENDA

Metropolitan Planning Commission Meeting

2:00 PM - Thursday, February 12, 2026
Bossier City Court Chambers
620 Benton Road, Bossier City, Louisiana

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING

Page

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL/DECORUM SPEECH

E. AGENDA

1. Motion for Agenda.

F. VISITORS

G. PUBLIC HEARING/ACTION

- 4 - 30 2. **P-LAND-000001-2026**- The application of Patti Lann, Rosedale HOA, requesting a Conditional Use Approval for the construction of an 8' fence at the rear boundary of the subdivision and also located at 1351 Quincy Drive, Bossier Parish, Louisiana. (Police Jury District 6)
[P-LAND-000001-2026 CUA for an 8' fence at the rear boundary, 1351 Quincy Drive, Patti Lann, Rosedale HOA](#)
- 31 - 52 3. **C-ALC-000240-2026**- The application of Robert Magee, Goodtimes Billiards LLC, requesting a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a bar/pool hall located at 2648 Barksdale Boulevard, Bossier City, Louisiana. (City

Council District 10) (Police Jury District 6)
[C-ALC-000240-2026 CUA for High & Low Content of Alcohol for On-Premise Consumption, Goodtime Billiards, 2648 Barksdale Blvd, Robert Magee](#)

53 - 92 4. **C-ALC-000216-2025**-The application of Liliana Aveja, for Taqueria Mexico #2, requesting a Conditional Use Approval for the sale of low content alcohol for on premise consumption at a restaurant, Taqueria Mexico #2 located at the restaurant 1421 Airline Drive, Suite 900, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)
[C-ALC-000216-2025 For Low Content Alcohol On-Premise, Taqueria Mexico #2, 1421 Airline Dr. Suite 900, Liliana Aveja](#)

93 - 139 5. **C-ALC-000217-2025**- The application of Liliana Aveja, for Mini Super La Fiesta, requesting a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a mini grocery store, Mini Super La Fiesta, located at 1421 Airline Drive Suite 800, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)
[C-ALC-000217-2025 For Low Content Alcohol Off-Premise Consumption, Mini Super La Fiesta, 1421 Airline Dr. Suite 800, Liliana Aveja](#)

H. MISCELLANEOUS

I. PRELIMINARY HEARINGS

140 - 153 6. **P-ZON-000238-2025**- The application of Aidan Metcalfe, Coyle Engineering, for Two Siblings Swan LLC, requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 28.73 acres, more or less, from R-A (Residential Agriculture) to B-2 (Limited Business), located in Section 36, Township 19 North, Range 13 West, Bossier Parish, Louisiana, lying northeast of Cross Point Baptist Church. (Police Jury District 5)
[P-ZON-000238-2025 Zoning Amendment from R-A to B-2, Assessment 105315 Swan Lake Rd, Aidan Metcalfe Coyle Engineering](#)

J. APPROVE MINUTES

154 7. Approval of March 2025 workshop minutes.
[March 10 WK Min](#)

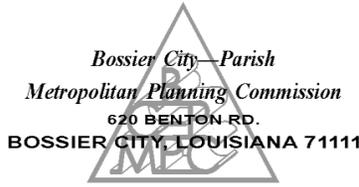
155 8. Approval of April 2025 workshop minutes.
[April 14 WK Min](#)

156 9. Approval of May 2025 workshop minutes.
[May 12 WK Min](#)

- 157 10. Approval of June 2025 workshop minutes.
 [June 9 WK Min](#)
- 158 11. Approval of July 2025 workshop minutes.
 [July 14 WK Min](#)
- 159 12. Approval of October 2025 workshop minutes.
 [October 13 Work Min](#)

K. OLD/NEW BUSINESS

L. ADJOURN



P-LAND-000001-2026
MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION
REGULAR MEETING**

**February 12, 2026
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

APPLICANT: Patti Lann, Rosedale HOA

P-LAND-000001-2026 – The application of Patti Lann, Rosedale HOA, requesting a Conditional Use Approval for the construction of an 8' fence at the rear boundary of the subdivision, located at 1351 Quincy Drive, Bossier City, Louisiana. (Police Jury District 6)

<input type="checkbox"/> ZONING AMENDMENT <input type="checkbox"/> TEMPORARY USES <input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> OTHER
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APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Patti Lann,
Rosedale HOA
3107 Trinity Dr
Bossier City, LA 71111

I. APPLICATION SUBMITTAL DATE: January 7, 2025

II. PROJECT NAME:

Conditional Use request for 8-ft Fence

III. LOCATION:

Generally located at 2045 Highpoint Place, Haughton, LA 71037.
Lot 89, Forest Hills Subdivision, Unit 1, Bossier Parish, Louisiana

IV. BACKGROUND INFORMATION:

The applicant, Patti Lann, on behalf of the Rosedale Place Homeowners Association, is requesting Conditional Use Approval to allow an existing 8-foot wooden privacy fence, which was constructed prior to approval to remain along the rear boundary of the subdivision

According to the applicant the request is primarily driven by existing elevation differences between adjacent properties. The neighboring property to the east is situated at a higher elevation, resulting in direct visibility into rear yards and living areas within the Rosedale Place subdivision. Additionally, to the north, there is a heavily used pedestrian pathway where changes in elevation create similar privacy and safety concerns.

The applicant states that due to the required fence placement approximately 10 feet from the back of curb, within a sloping drainage ditch as directed by the Parish Engineer a standard 6-foot fence height would be insufficient to provide effective screening. The increased fence height is intended to compensate for the lower installation elevation and restore privacy between adjacent residential areas.

Previous Case:

- Permit RBLDR-005592-2025 for 8-ft fence. On-hold
 - Requires resubmit. add fence building material and height of fence

V. PHYSICAL CONDITIONS:

Empty lots.

VI. UNRESOLVED ISSUES:

- Site plan needs to be updated reflecting fence height and length before a permit can be issued.

VII. PLANNING ANALYSIS:

The Planning Staff requires that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan:	Village Development Area
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Thoroughfare Plan: This property is accessed from Quincy Drive a residential street.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: R-LD (Residential Low Density)

Base Zoning District Requirements:

- Minimum Lot Area:
 - Residential uses 6,000 sq. ft. per unit
 - Any other permitted use None
- Maximum Height: 2 stories or 35', whichever is less
- Yard requirements: 25' Front, 5' Side, 20' Rear

Adjacent Zoning:

	Zoning
North	R-LD Residential Low Density
South	Quincy Drive
East	R-LD Residential Low Density
West	R-LD Residential Low Density

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

Water Provider by Bossier City
Sewer Provider by Bossier City

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- MPC Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- Letter of Intent
- Proposed Site Plan
- Photos
- Hold Harmless Agreement
- Property Owners within 300'



Property Owner Certification

Application Instructions and Submittal Documents

1. ALL owners of record must sign this certificate and upload it into the Energov system.
2. If a company (including an LLC), corporation, partnership, or other group is an owner of the property, the signee must indicate company/corporate position/title AND submit substantiating documentation.
3. Any person signing with Power of Attorney for others must print the names of those individuals AND attach a notarized copy of the Power of Attorney.

Application Type*

- | | | |
|--|--|---|
| <input type="checkbox"/> Alcohol | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Amended/Minor Plat | <input type="checkbox"/> Miscellaneous Request | <input type="checkbox"/> Small Cell Tower |
| <input type="checkbox"/> BOA – Variance, Special Exception Use, Appeal | <input type="checkbox"/> Off-Premise Sign Review | <input type="checkbox"/> Telecommunication Tower |
| <input checked="" type="checkbox"/> Conditional Use (land use, parking, landscaping, etc.) | <input type="checkbox"/> On-Premise Sign Review | <input type="checkbox"/> Temporary Use |
| | | <input type="checkbox"/> Zoning Amendment |

Project Information

Name of Project*: 8 foot privacy neighborhood fence

Property Address*: Creole Drive, Quinay Drive

(If property address is not assigned, please indicate assessment number(s).)

Tax Assessment Number*: 203675

Property Owner Contact Information

Check here if primary contact

First Name* Patti	Last Name* Lann	Business Name Rosedale Place HOA, Inc.
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Mailing Address

Address* 3107 Trinity Dr	City* Bossier City	State* LA	Zip Code* 71111
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Email: *pattilann.pm@gmail.com Phone Number: *(318) 426-4508

Authorized Representative*

I, Rosedale Place HOA, Inc. will represent myself; or I hereby designate Patti Lann
(Property Owner) (Name of Project Representative)

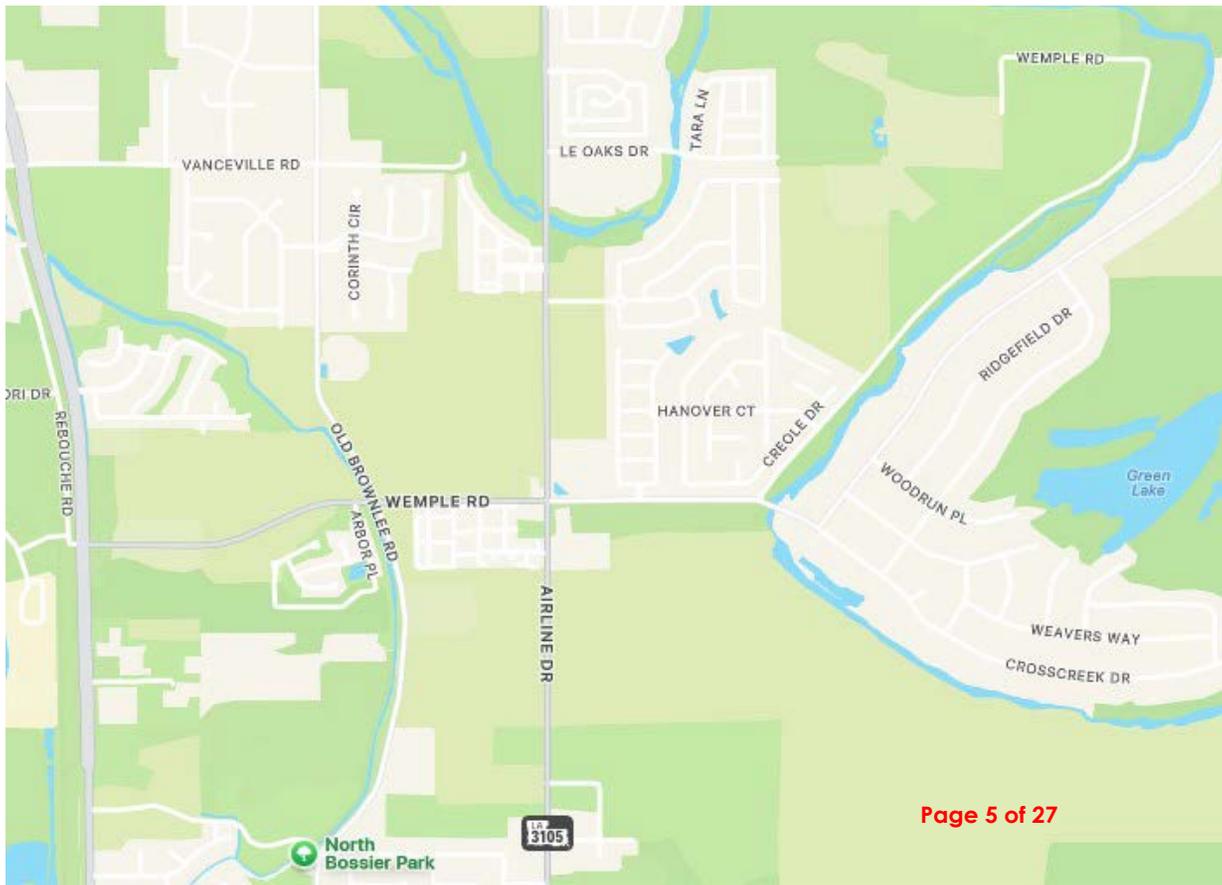
to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

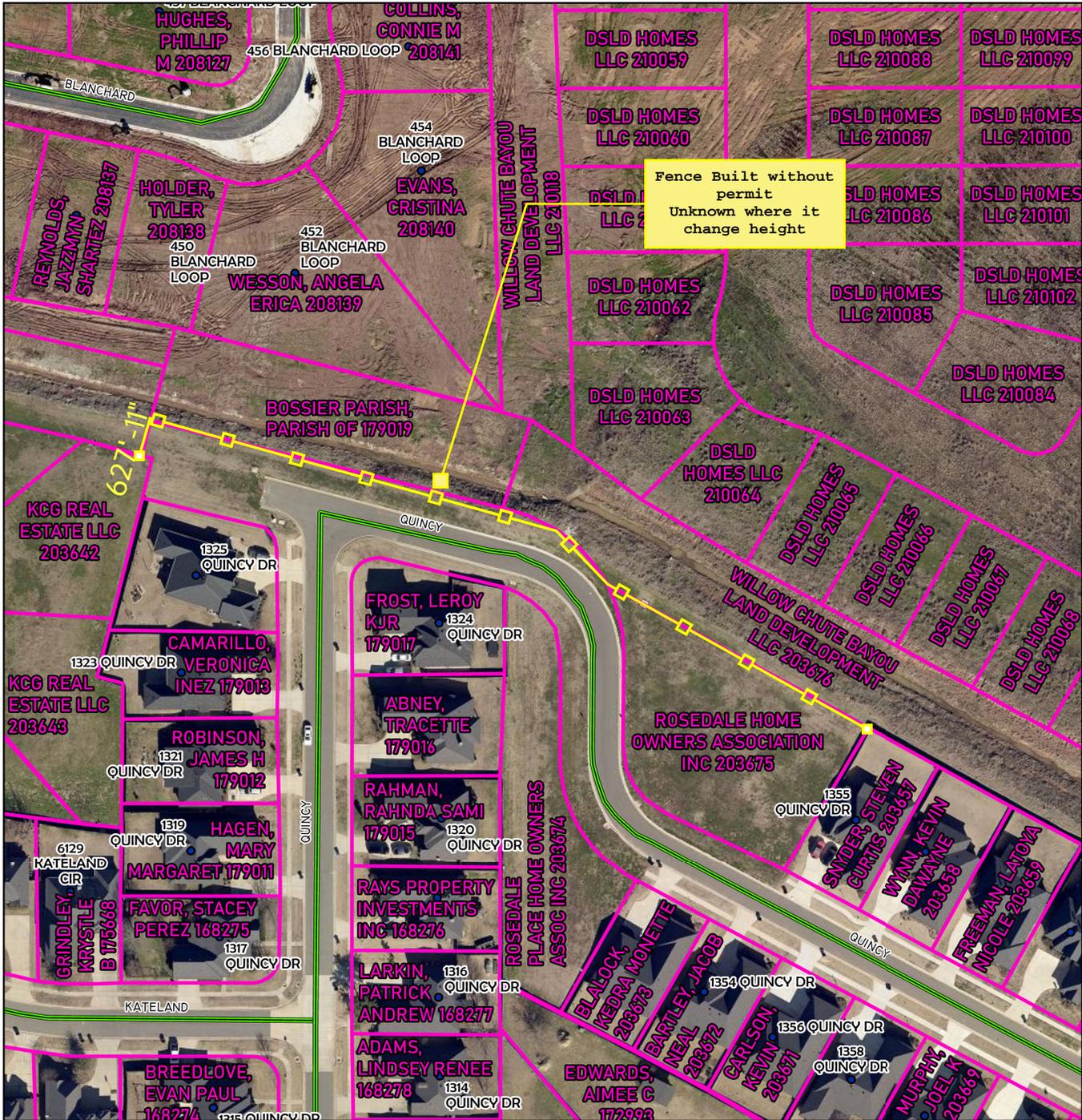
Acknowledgment*

1. I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Bossier City – Parish Metropolitan Planning Commission (MPC) nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application.
2. I understand that the application fee is nonrefundable.
3. Pending Application Expiration: The applicant understands that the application expiration timeframe begins when the applicant submits the application. Pending applications shall expire 180 days from the date of submittal.
4. I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct. (Attach additional pages if necessary)

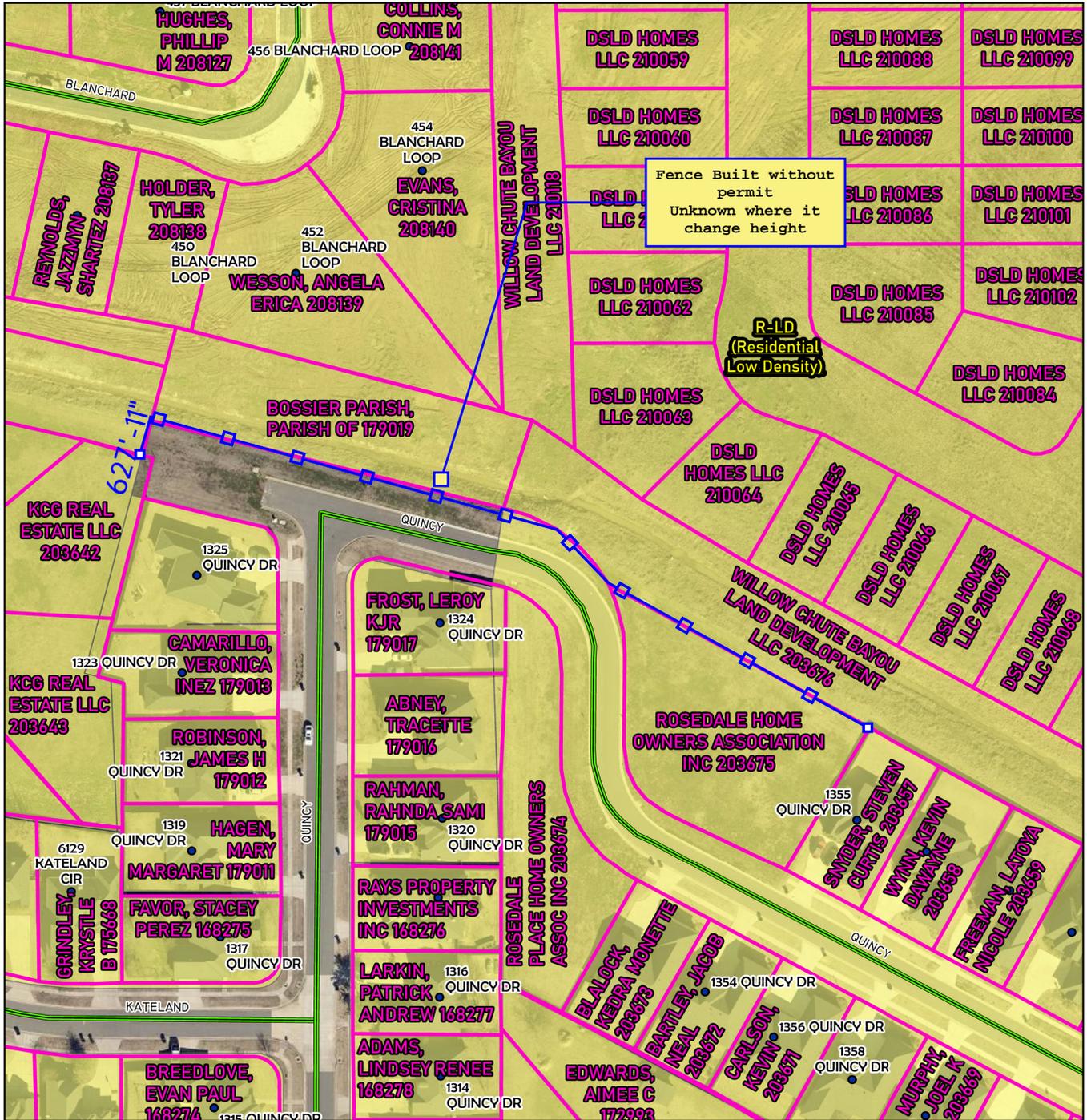
Property Owner(s) Signature <u>Thad Kiers</u>	<u>Board President</u>	10-31-25
		Date
Property Owner(s) Signature		10-31-25
		Date

* Required information in order to process Application.

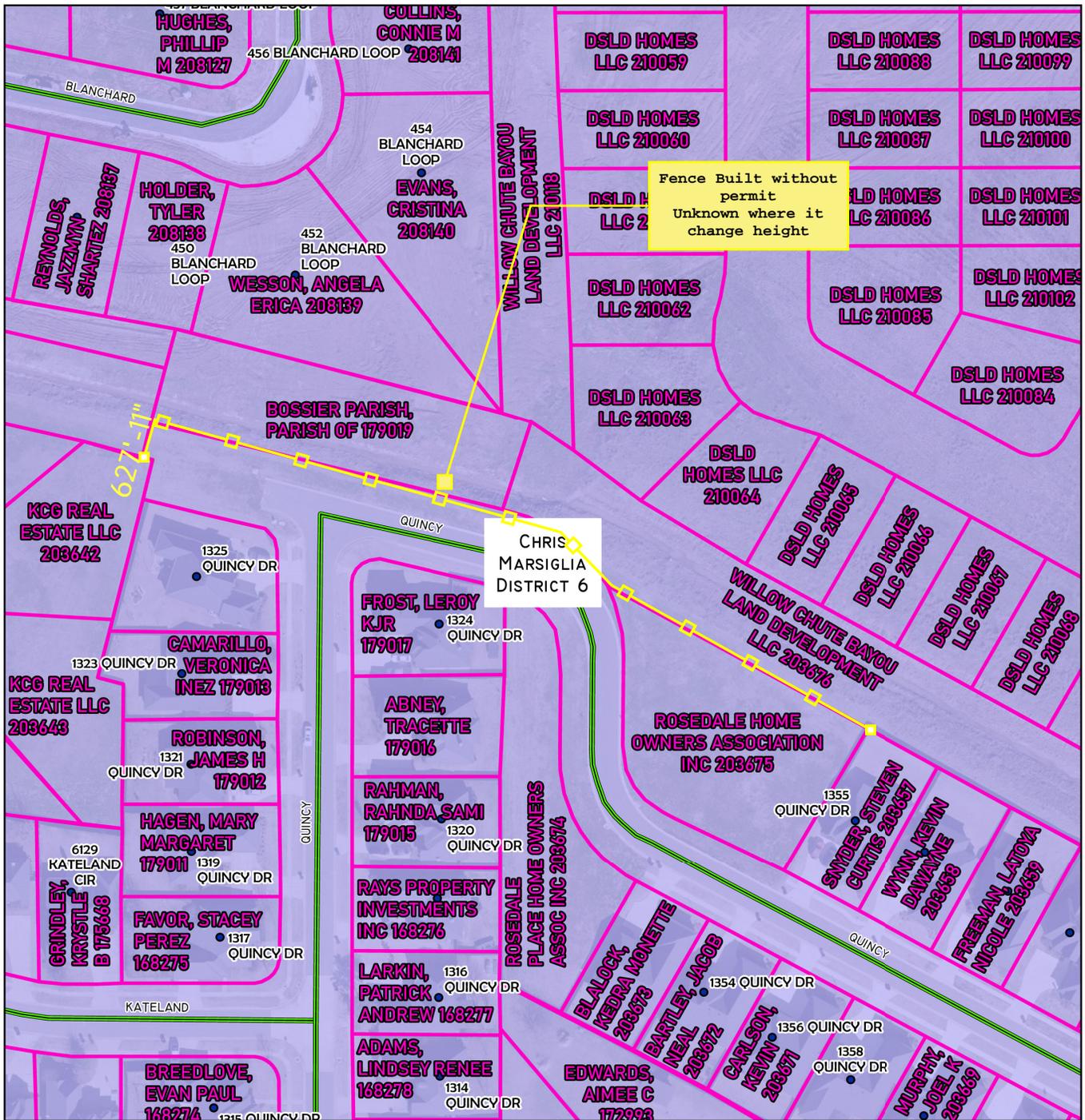




<ul style="list-style-type: none"> ● PARISH ADDRESSES (28) — PARISH STREET (4) ▭ PARCELS (73) 	<p>MAP - BOSSIER</p> <p>Assessment No.: 203675</p> <p>Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p>P-LAND-000 001-2026</p>
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>Assessment No.: 203675</p> <p>Bossier City, LA 71111</p>	<p>Page 6 of 29</p> <p>Drawn by: Blunck Map Revised: 1.28.26</p>	<p>0 50 100 Feet</p>



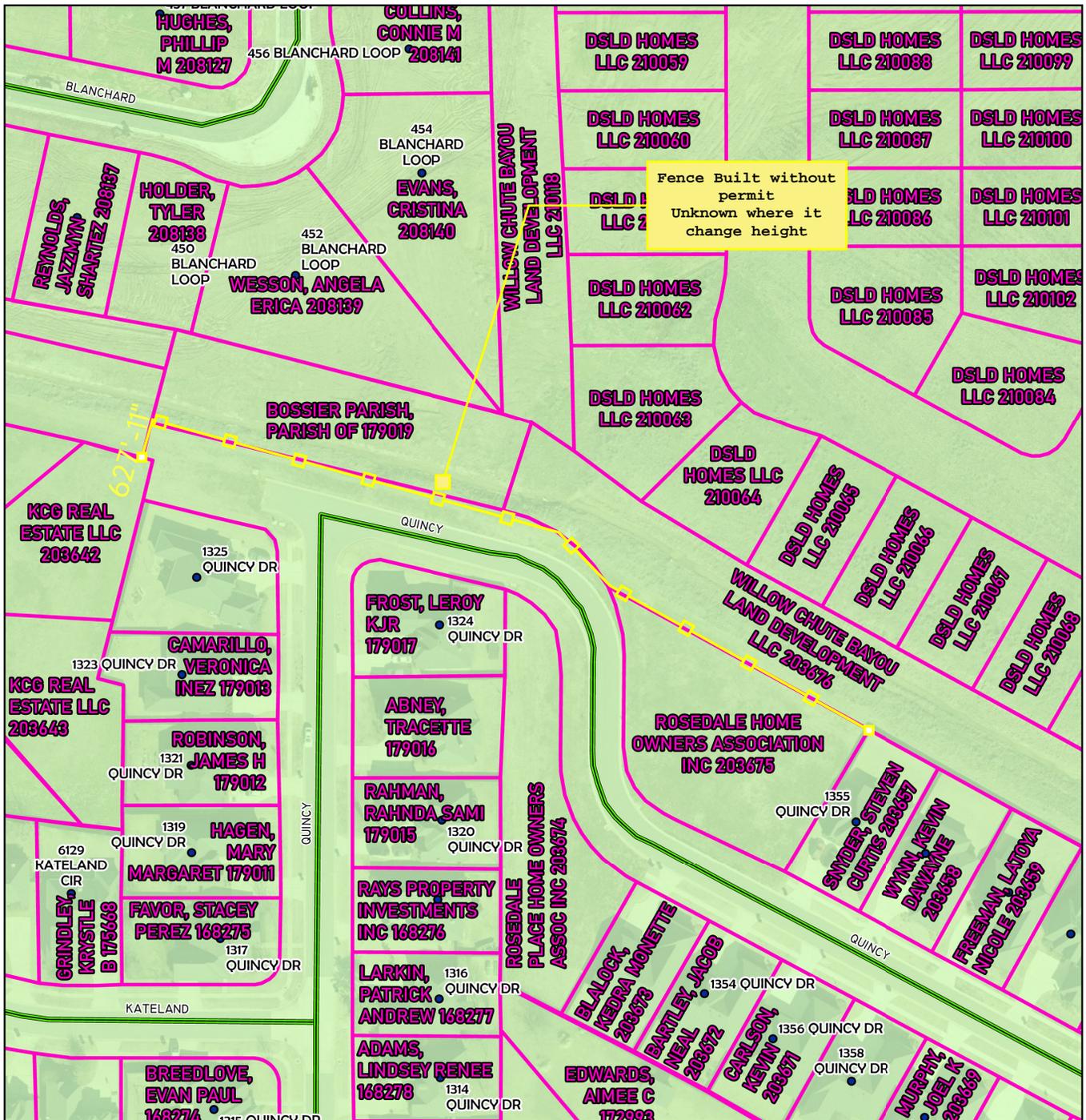
<ul style="list-style-type: none"> ● PARISH ADDRESSES (28) ZONE1 — PARISH STREET (4) □ PARCELS (73) 	<ul style="list-style-type: none"> □ R-LD (RESIDENTIAL LOW DENSITY) (5) 		
<p align="center"> BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION <small>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</small> </p>	<p align="center"> ZONING MAP - BOSSIER Assessment No.: 203675 Bossier City, LA 71111 </p>	<p align="center"> Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA </p>	<p align="center"> P-LAND-000 001-2026 Page 7 of 29 </p>
<p>Drawn by: Blunck Map Revised: 1.28.26</p>			



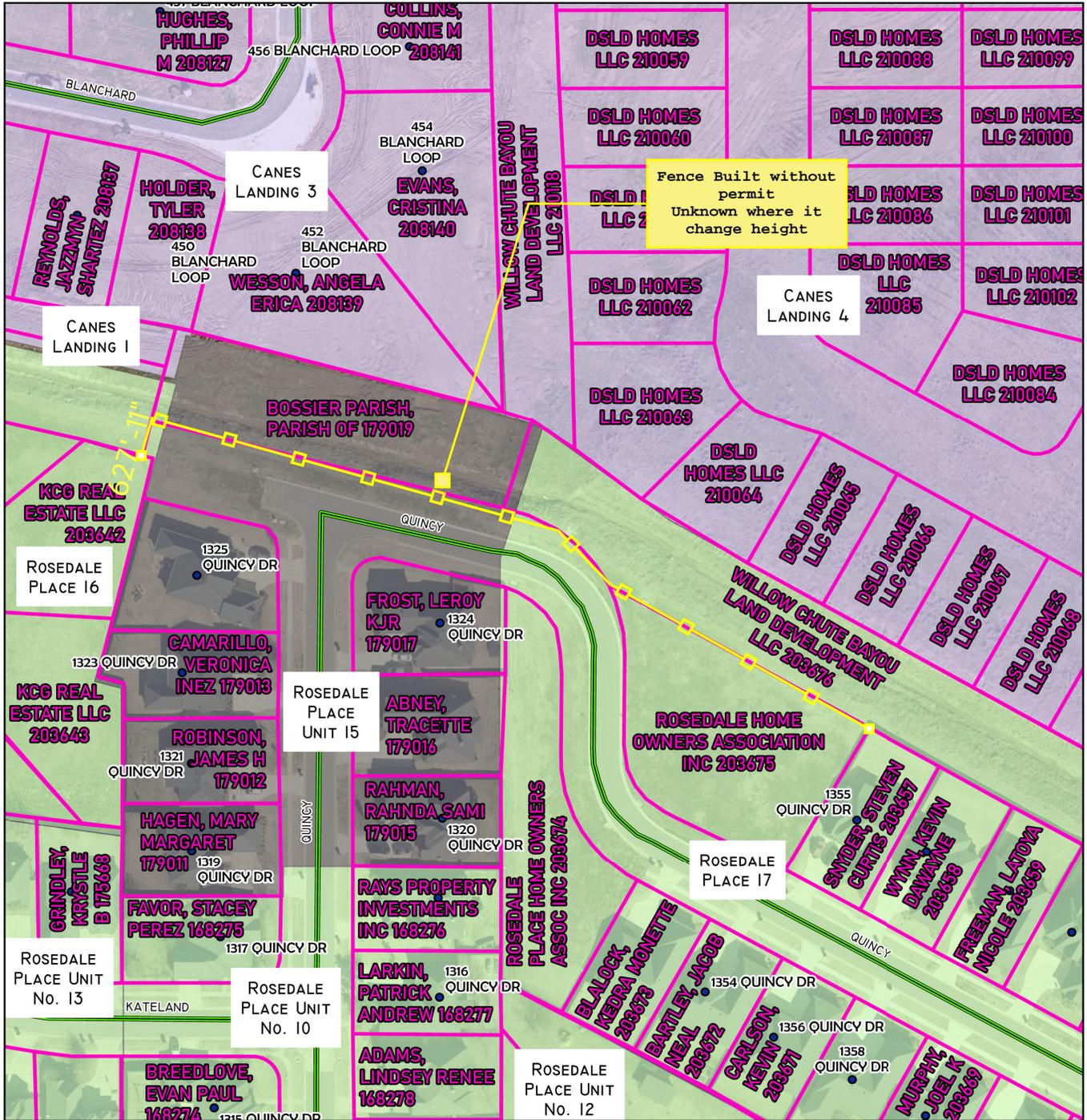
Fence Built without permit
Unknown where it change height

CHRIS MARSIGLIA
DISTRICT 6

<ul style="list-style-type: none"> ● PARISH ADDRESSES (28) — PARISH STREET (4) ▭ PARCELS (73) ▭ BPPJ DISTRICT 6 - MR. CHRIS MARSIGLIA (1) 	<p align="center">DISTRICT MAP - BOSSIER</p> <p align="center">Assessment No.: 203675</p> <p align="center">Bossier City, LA 71111</p>	<p align="center">Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p align="center">P-LAND-000 001-2026</p>
<p align="center">BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION</p> <p align="center">PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>			



<ul style="list-style-type: none"> ● PARISH ADDRESSES (28) BOSSIER_PARISH_FLU — PARISH STREET (4) □ PARCELS (73) 	<ul style="list-style-type: none"> ■ VILLAGE DEVELOPMENT AREA (1) 	
<p>BOSSIER CITY - PARISH METROPOLITAN PLANNING COMMISSION</p> <p>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p align="center">FLU MAP - BOSSIER</p> <p align="center">Assessment No.: 203675</p> <p align="center">Bossier City, LA 71111</p>	<p align="center">Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p align="right">P-LAND-000 001-2026</p> <p align="right">Page 9 of 29</p> <p>Drawn by: Blunck Map Revised: 1.28.26</p>



<ul style="list-style-type: none"> ● PARISH ADDRESSES (28) — PARISH STREET (4) □ PARCELS (73) 	<ul style="list-style-type: none"> □ CANES LANDING (3) □ ROSEDALE PLACE (5) □ <ALL OTHER VALUES> (1) 	 	
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 820 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>SUBDIVISION MAP - BOSSIER</p> <p>Assessment No.: 203675</p> <p>Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Page 10 of 29</p> <p>Drawn by: Blunck Map Revised: 1.28.26</p>	<p>P-LAND-000 001-2026</p>



Homeowner's Association
3107 Trinity Drive
Bossier City, LA 71111

LETTER OF INTENT

Re: Construction of 8-Foot Privacy Fence – End of Quincy Drive

Date: December 12, 2025

Bossier City – Parish Metropolitan Planning Commission
620 Benton Road
Bossier City, LA 71111

The purpose of this letter is to formally state the intent of the Rosedale Place Homeowners Association to construct an 8-foot privacy fence along the rear boundary of the subdivision at the end of Quincy Drive.

This portion of Rosedale Place directly abuts the Cane's Landing development. As a result of this adjacency, the rear yards and rear porches of homes in Cane's Landing face directly toward Quincy Drive. When traveling down Quincy Drive, residents and visitors have a clear and direct line of sight into neighboring backyards and living spaces, creating an ongoing privacy concern for Rosedale residents.

The Association initially sought approval to place the fence five (5) feet from the curb to minimize visual exposure. However, per the Parish Engineer, the fence must instead be constructed approximately ten (10) feet from the curb, within a sloping drainage ditch area. Due to the grade changes and lower elevation at this location, a standard fence height would be insufficient to provide meaningful privacy.

Because of:

- The required setback from the roadway,
- The sloping terrain of the drainage ditch, and
- The direct visibility into adjacent residential backyards and porches,

the Association is requesting approval to utilize 8-foot fence pickets to achieve an effective privacy barrier. The increased height is necessary to compensate for the lower installation elevation and to fulfill the intended purpose of screening residential views. Only 283 feet will be 8-foot pickets. The remaining 298 feet will be 6-foot cedar pickets.



Homeowner's Association
3107 Trinity Drive
Bossier City, LA 71111

The fence will be constructed in a manner consistent with safety, drainage considerations, and applicable parish requirements. The Association's sole intent is to restore privacy and visual separation between the two neighborhoods while complying with all parish directives regarding placement.

Thank you for your consideration of this request. Please feel free to contact the undersigned should additional information or clarification be required.

Sincerely,

Rosedale Place Homeowners Association

By: Patti Lann, Property Manager
c: 318.426.4508
pattilann.pm@gmail.com

Exhibit A - Rosedale Fence



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel data presented. The Bossier Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Bossier for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.







2025/10/28
08:30
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2025/08/14
09:44

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STATE OF LOUISIANA

PARISH OF BOSSIER

HOLD HARMLESS AGREEMENT

That the Bossier Parish Police Jury, represented by Eric Hudson, Parish Engineer, and Rosedale Place Home Owners Association, Inc., represented by Thad Miers, President, entered into an agreement on October 2, 2025 as follows:

1. Bossier Parish Police Jury is the owner of the right-of-way located adjacent to property owned by Rosedale Place Home Owners Association, Inc., Lot 1701 – Rosedale Place #17 (Assessment No. 203675), Bossier Parish, Louisiana, which may be sold at a later date.
2. That an agreement has been made between the parties to allow a privacy fence to be installed along said northern property line of Lot 1701 which will then encroach on the Parish's right-of-way along the north side of Quincy Drive, as depicted in the attached Exhibit A.
3. Rosedale Place Home Owners Association, Inc. shall provide an access gate with a minimum 16 feet wide opening in the fence to allow access for operation and maintenance of the adjacent drainage ditch.
4. It is expressly understood and agreed that the rights herein granted include the right of use and occupy the area of the public right-of-way to the extent specified hereinabove and as shown on the attached Exhibit A. Bossier Parish Police Jury retains any and all rights to the right-of-way and nothing contained in this agreement shall be construed to be a closure and/or abandonment of the public dedicated right-of-way.
5. Rosedale Place Home Owners Association, Inc. and its successors acknowledge this right-of-way may be used daily as needed and/or required by Bossier Parish employees. It is understood and agreed that the Bossier Parish Police Jury shall not be responsible or liable for replacement, repair, or reconstruction of the fence which is disturbed, damaged, removed, or otherwise impaired, in whole or in part, during any maintenance, alterations, test, or other activities conducted or required by the Parish.
6. Rosedale Place Home Owners Association, Inc. and its successors agree to maintain the fence in a state of good repair and will be responsible for restoring the fence if it is disturbed, damaged, removed, or in a state disrepair.
7. Rosedale Place Home Owners Association, Inc. and its successors agree to indemnify and hold harmless the Bossier Parish Police Jury, its officers, agents and employees from any and all liability, claims, costs, suits, causes of actions, judgments or damages, including attorneys' fees, arising out of the use of the encroachment.
8. Rosedale Place Home Owners Association, Inc. and its successors agree to provide the Parish with a certificate of insurance as required by Bossier Parish Code of Ordinance 110-98, which states, in part:
 - (h) The requesting parties shall also maintain the following:
 - (1) Commercial general liability insurance in an amount of not less than \$1,000,000.00 per occurrence, and \$2,000,000.00 aggregate.
 - (2) Business automobile insurance covering owned, hired and non-owned vehicles in an amount of not less than \$1,000,000.00.

(3) Employer's liability and worker's compensation insurance in an amount of not less than \$1,000,000.00/\$1,000,000.00/\$1,000,000.00, written by a solvent insurance company authorized to do business in the state, having at least a B+5 best rating, naming the police jury as an additional named insured, fully protecting both the requesting parties and the police jury from all claims, suits, judgments, causes of action and any other matters arising out of the approval or existence of the encroachment.

The requesting parties shall provide the police jury with certificates of insurance evidencing the coverage required in this subsection prior to the construction of the encroachment, and shall furnish annually thereafter, no later than January 2 of each year, for as long as the encroachment remains, certificates of insurance evidencing the maintenance of the coverage required in this subsection. The certificates of insurance shall contain a provision whereby the insurance company is obligated to give the police jury no less than 30 days' notice of the cancellation or alteration of the policy. The certificates of insurance shall be delivered to the parish engineer or his designee prior to the construction of the encroachment and annually thereafter.

BOSSIER PARISH POLICE JURY

By: _____
C. Eric Hudson, Parish Engineer

**ROSEDALE PLACE HOME OWNERS
ASSOCIATION, INC.**

By: _____
Thad Miers, President

**JULIAN C. WHITTINGTON,
SHERIFF AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006**

OFFICIAL 2025 TAX STATEMENT

246644


ROSEDALE HOME OWNERS ASSOCIATION INC⁹¹²⁸
3107 TRINITY DR
BOSSIER CITY LA 71111-8109



 **PROPERTY ADDRESS**
1351 QUINCY DR

 **NOTICE NUMBER**
203675

 **PAY BY 12/31/2025**
\$12.22

 **SEND PAYMENTS TO**
JULIAN C. WHITTINGTON, SHERIFF
AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006

2025 TAX STATEMENT

By law your property taxes are delinquent after December 31, 2025. The law requires interest be charged at a flat rate of one percent (1%) per month on ad valorem taxes. The law also provides for the recovery of tax sale costs to include a ten percent (10%) cost applied after January 31, 2026, upon the initiation of the tax sale process, along with other fees.

If property taxes remain delinquent, the tax collector is authorized to sell tax sale title to the property in the manner provided by law for judicial sales. If sold, you are subject to lose homestead exemption. You have the right of redemption for three years from the filing date of the tax sale certificate. To redeem a tax sale title, you will be required to pay a 5% penalty and 1% interest per month on the tax sale amount with other costs and subsequent statutory impositions in accordance with law.

If funds for tax payment are escrowed by your mortgage lender, please forward this tax notice to that lender. Please notify the tax collector's office of a change of address. To update your address by mail, detach the return stub at the bottom of this page, check the box on the front indicating you wish to update your address and fill out the reverse with your new address and phone number.

Questions? Call 318-965-3400

TO PAY BY MAIL

MAKE CHECK PAYABLE TO: JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR

Detach the return stub and mail with a check for the full tax amount due. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. All payments made by check will be charged \$30.00 if they get returned. Please write your assessment number on your check.

TO PAY IN PERSON

PROPERTY TAX QUESTIONS?

(318) 965-3400

ALL LOCATIONS: 8:00 A.M. UNTIL 4:30 P.M.

MAKE PAYMENTS BY MAIL OR IN PERSON AT:
BOSSIER PARISH COURTHOUSE
BOSSIER PARISH SHERIFF'S OFFICE- TAX OFFICE
204 BURT BLVD
P.O. BOX 850
BENTON, LA 71006

MAKE PAYMENTS IN PERSON ONLY AT:
BOSSIER PARISH SHERIFF'S OFFICE
- SUBSTATION
2510 VIKING DR.
BOSSIER CITY, LA 71111
(318) 747-8600

MAKE PAYMENTS IN PERSON ONLY AT:
SOUTH BOSSIER SUBSTATION
3135 ARTHUR RAY TEAGUE PKW.
BOSSIER CITY, LA 71112
(318) 549-3317

TO PAY ONLINE

Visit <https://www.bossiersheriff.com> and click the link to pay property taxes. You can also pay by credit card in person for a 2.95% service fee.

PROPERTY: 1351 QUINCY DR
NOTICE NUMBER: 203675 **OWNER NAME:** ROSEDALE HOME OWNERS ASSOCIATION INC
LEGAL DESCRIPTION: LOT 1701 - ROSEDALE PLACE #17

Legal description may be truncated to fit. For full description, please call the tax collector.

**JULIAN C. WHITTINGTON,
SHERIFF AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006**

 **PROPERTY ADDRESS**
1351 QUINCY DR

 **NOTICE NUMBER**
203675

 **PAY BY 12/31/2025**
\$12.22

 **SEND PAYMENTS TO**
JULIAN C. WHITTINGTON, SHERIFF
AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006

OFFICIAL 2025 TAX STATEMENT

246644


ROSEDALE HOME OWNERS ASSOCIATION INC⁹¹²⁸
3107 TRINITY DR
BOSSIER CITY LA 71111-8109



2025 TAX STATEMENT

By law your property taxes are delinquent after December 31, 2025. The law requires interest be charged at a flat rate of one percent (1%) per month on ad valorem taxes. The law also provides for the recovery of tax sale costs to include a ten percent (10%) cost applied after January 31, 2026, upon the initiation of the tax sale process, along with other fees.

If property taxes remain delinquent, the tax collector is authorized to sell tax sale title to the property in the manner provided by law for judicial sales. If sold, you are subject to lose homestead exemption. You have the right of redemption for three years from the filing date of the tax sale certificate. To redeem a tax sale title, you will be required to pay a 5% penalty and 1% interest per month on the tax sale amount with other costs and subsequent statutory impositions in accordance with law.

If funds for tax payment are escrowed by your mortgage lender, please forward this tax notice to that lender. Please notify the tax collector's office of a change of address. To update your address by mail, detach the return stub at the bottom of this page, check the box on the front indicating you wish to update your address and fill out the reverse with your new address and phone number.

Questions? Call 318-965-3400

TO PAY BY MAIL		
MAKE CHECK PAYABLE TO: JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR		
Detach the return stub and mail with a check for the full tax amount due. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. All payments made by check will be charged \$30.00 if they get returned. Please write your assessment number on your check.		
TO PAY IN PERSON		
PROPERTY TAX QUESTIONS? (318) 965-3400		
ALL LOCATIONS: 8:00 A.M. UNTIL 4:30 P.M.		
MAKE PAYMENTS BY MAIL OR IN PERSON AT: BOSSIER PARISH COURTHOUSE BOSSIER PARISH SHERIFF'S OFFICE- TAX OFFICE 204 BURT BLVD P.O. BOX 850 BENTON, LA 71006	MAKE PAYMENTS IN PERSON ONLY AT: BOSSIER PARISH SHERIFF'S OFFICE - SUBSTATION 2510 VIKING DR. BOSSIER CITY, LA 71111 (318) 747-8600	MAKE PAYMENTS IN PERSON ONLY AT: SOUTH BOSSIER SUBSTATION 3135 ARTHUR RAY TEAGUE PKW. BOSSIER CITY, LA 71112 (318) 549-3317
TO PAY ONLINE		
Visit https://www.bossiersheriff.com and click the link to pay property taxes. You can also pay by credit card in person for a 2.95% service fee.		

PROPERTY: 1351 QUINCY DR
NOTICE NUMBER: 203675 **OWNER NAME:** ROSEDALE HOME OWNERS ASSOCIATION INC
LEGAL DESCRIPTION: LOT 1701 - ROSEDALE PLACE #17

Legal description may be truncated to fit. For full description, please call the tax collector.

**JULIAN C. WHITTINGTON,
SHERIFF AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006**

OFFICIAL 2025 TAX STATEMENT

246644




ROSEDALE HOME OWNERS ASSOCIATION INC⁹¹²⁸
3107 TRINITY DR
BOSSIER CITY LA 71111-8109

 **PROPERTY ADDRESS**
1351 QUINCY DR

 **NOTICE NUMBER**
203675

 **PAY BY 12/31/2025**
\$12.22

 **SEND PAYMENTS TO**
JULIAN C. WHITTINGTON, SHERIFF
AND EX-OFFICIO TAX COLLECTOR
P.O. BOX 850
BENTON, LA 71006

2025 TAX STATEMENT

By law your property taxes are delinquent after December 31, 2025. The law requires interest be charged at a flat rate of one percent (1%) per month on ad valorem taxes. The law also provides for the recovery of tax sale costs to include a ten percent (10%) cost applied after January 31, 2026, upon the initiation of the tax sale process, along with other fees.

If property taxes remain delinquent, the tax collector is authorized to sell tax sale title to the property in the manner provided by law for judicial sales. If sold, you are subject to lose homestead exemption. You have the right of redemption for three years from the filing date of the tax sale certificate. To redeem a tax sale title, you will be required to pay a 5% penalty and 1% interest per month on the tax sale amount with other costs and subsequent statutory impositions in accordance with law.

If funds for tax payment are escrowed by your mortgage lender, please forward this tax notice to that lender. Please notify the tax collector's office of a change of address. To update your address by mail, detach the return stub at the bottom of this page, check the box on the front indicating you wish to update your address and fill out the reverse with your new address and phone number.

Questions? Call 318-965-3400

TO PAY BY MAIL

MAKE CHECK PAYABLE TO: JULIAN C. WHITTINGTON, SHERIFF AND EX-OFFICIO TAX COLLECTOR
Detach the return stub and mail with a check for the full tax amount due. When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. All payments made by check will be charged \$30.00 if they get returned. Please write your assessment number on your check.

TO PAY IN PERSON

PROPERTY TAX QUESTIONS?

(318) 965-3400

ALL LOCATIONS: 8:00 A.M. UNTIL 4:30 P.M.

MAKE PAYMENTS BY MAIL OR IN PERSON AT:
BOSSIER PARISH COURTHOUSE
BOSSIER PARISH SHERIFF'S OFFICE- TAX OFFICE
204 BURT BLVD
P.O. BOX 850
BENTON, LA 71006

MAKE PAYMENTS IN PERSON ONLY AT:
BOSSIER PARISH SHERIFF'S OFFICE
- SUBSTATION
2510 VIKING DR.
BOSSIER CITY, LA 71111
(318) 747-8600

MAKE PAYMENTS IN PERSON ONLY AT:
SOUTH BOSSIER SUBSTATION
3135 ARTHUR RAY TEAGUE PKW.
BOSSIER CITY, LA 71112
(318) 549-3317

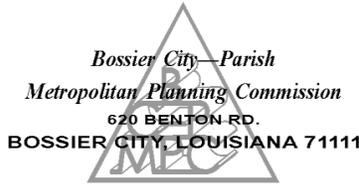
TO PAY ONLINE

Visit <https://www.bossiersheriff.com> and click the link to pay property taxes. You can also pay by credit card in person for a 2.95% service fee.

PROPERTY: 1351 QUINCY DR
NOTICE NUMBER: 203675 **OWNER NAME:** ROSEDALE HOME OWNERS ASSOCIATION INC
LEGAL DESCRIPTION: LOT 1701 - ROSEDALE PLACE #17

Legal description may be truncated to fit. For full description, please call the tax collector.

AssessmentName	Address1	Address2	Address3	Roll
FAVOR, STACEY PEREZ	1317 QUINCY DR	BOSSIER CITY LA 71111		0
RAYS PROPERTY INVESTMENTS INC	1000 CHINABERRY DR STE 202	BOSSIER CITY LA 71111		0
ADAMS, LINDSEY RENEE	1314 QUINCY DR	BOSSIER CITY LA 71111		0
KIMBALL, MARCUS DUANE	PEMBERTON, BROOKE CATHERINE	1312 QUINCY DR	BOSSIER CITY LA 71111	0
LARKIN, PATRICK ANDREW	1316 QUINCY DR	BOSSIER CITY LA 71111		0
TRANG, SONNY T	1215 PONTCHARTRAIN CT	BOSSIER CITY LA 71111		0
ROBINSON, JAMES R JR	ROBINSON, LATISHA	1208 PONTCHARTRAIN CT	BOSSIER CITY LA 71111	0
EDWARDS, AIMEE C	EDWARDS, NATHANIEL A	1210 PONTCHARTRAIN CT	BOSSIER CITY LA 71111	0
MIERS, THAD MYRON	1206 PONTCHARTRAIN CT	BOSSIER CITY LA 71111		0
BOSSIER PARISH, PARISH OF	PO BOX 70	BENTON LA 71006		9
HAGEN, MARY MARGARET	1319 QUINCY DR	BOSSIER CITY LA 71111		0
ROBINSON, JAMES H	ROBINSON, GINA	1321 QUINCY DR	BOSSIER CITY LA 71111	0
CAMARILLO, VERONICA INEZ	1323 QUINCY DR	BOSSIER CITY LA 71111		0
R DAIGLE & F LAROCHE REVOCABLE TRUST	1325 QUINCY DR	BOSSIER CITY LA 71111		0
RAHMAN, RAHNDA SAMI	1320 QUINCY DR	BOSSIER CITY LA 71111		0
ABNEY, TRACETTE	624 OAKMONT DR	WARRENSBURG MO 64093		0
FROST, LEROY KJR	FROST, SHONDA	1324 QUINCY DR	BOSSIER CITY LA 71111	0
SNYDER, STEVEN CURTIS	SNYDER, EMILY	1355 QUINCY DR	BOSSIER CITY LA 71111	0
WYNN, KEVIN DAWAYNE	WYNN, TOMEKIA LASHAWN	1357 QUINCY DR	BOSSIER CITY LA 71111	0
WISE, JOHNNIE LYNN	WISE, PATTIE E	1361 QUINCY	BOSSIER CITY LA 71111	0
FREEMAN, LATOYA NICOLE	1359 QUINCY DR	BOSSIER CITY LA 71111		0
MILLER, SOMER ELIZABETH	1363 QUINCY DR	BOSSIER CITY LA 71111		0
HARDY, ELVIN	HARDY, SHANNON	1364 QUINCY DR	BOSSIER CITY LA 71111	0
BELL, FAYE	BAILEY, ROY	1362 QUINCY DR	BOSSIER CITY LA 71111	0
MURPHY, JOEL K	PLEASANTS, MEGAN JEANETTE KIMBALL	1360 QUINCY DR	BOSSEIR CITY LA 71111	0
BLYTHE, JENIFER SANFORD	1358 QUINCY DR	BOSSIER CITY LA 71111		0
CARLSON, KEVIN	1356 QUINCY DR	BOSSIER CITY LA 71111		0
BLALOCK, KEDRA MONETTE	1352 QUINCY DR	BOSSIER CITY LA 71111		0
WILLOW CHUTE BAYOU LAND DEVELOPMENT LLC	568 PINE COVE RD	ELM GROVE LA 71051		0
ROSEDALE HOME OWNERS ASSOCIATION INC	3107 TRINITY DR	BOSSIER CITY LA 71111		0
ROSEDALE PLACE HOME OWNERS ASSOC INC	3107 TRINITY DR	BOSSIER CITY LA 71111		0
BARTLEY, JACOB NEAL	BARTLEY, REGAN MARIE DUPRE	1354 QUINCY DR	BOSSIER CITY LA 71111	0
WESSON, ANGELA ERICA	WESSON, DEMORICK LATIONE	452 BLANCHARD LOOP	BOSSIER CITY LA 71111	0
EVANS, CRISTINA	454 BLANCHARD LOOP	BOSSIER CITY LA 71111		0
DSLH HOMES LLC	7660 PECUE LN SUITE 100	BATON ROUGE LA 70809		0



C-ALC-000240-2026

MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION MEETING
REGULAR MEETING**

**February 12, 2026
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

THROUGH: Carlotta Askew-Brown, MPC Executive Director

APPLICANT: Robert Magee, Goodtimes Billiards LLC,

ITEM: C-ALC-000240-2026 – The application of Robert Magee, Goodtimes Billiards LLC, requesting a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a bar/pool hall located at 2648 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 10) (Police Jury District 6)

<input type="checkbox"/> ZONING AMENDMENT <input type="checkbox"/> TEMPORARY USES <input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> OTHER
---	--

APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Robert Magee,
Goodtimes Billiards LLC,
2648 Barksdale Blvd.
Bossier City, LA 71112

I. APPLICATION SUBMITTAL DATE: January 2, 2026

II. PROJECT NAME:

CUA for High and Low content alcohol, On-Premise
Good Times Billiards LLC

III. LOCATION:

Generally located at 2648 Barksdale Blvd, North of Joe Hudson's Collision and West of LA-1. The site was previously occupied by Big Robbie's Billiards.

IV. BACKGROUND INFORMATION:

The applicant, Robert Magee, on behalf of Goodtime Billiards, is requesting Conditional Use Approval for the sale of high- and low-content alcoholic beverages for on-premise consumption at the former location of a billiards hall known as Big Robbie's Billiards, located at 2648 Barksdale Boulevard, Bossier City, Louisiana.

According to the applicant, the business previously operated at this location under the name Big Robbie's Billiards. Due to unforeseen circumstances, the business closed its most recent location at 2766 Barksdale Boulevard and now seeks approval to resume operations at the former site.

The proposed operation will function as a billiards hall and local bar, offering pool tables that host league play affiliated with the American Pool players Association (APA) and the United States Amateur Pool League (USAPL). The applicant proposes to sell both high- and low-content alcoholic beverages for on-premise consumption only. Additional amenities include video poker gaming devices.

The applicant states that during prior operation at this location, the business maintained a positive compliance record with the City of Bossier City, including timely payment of applicable taxes, permits, and license fees, and reports no history of unresolved violations. The applicant also notes prior community involvement, including fundraising efforts benefiting the Bossier City Heroes Fund and St. Jude Children's Research Hospital.

Existing (On-site)

Building – 4,235 sq. ft.

Parking Stalls – 20 spaces

Required by UDC Code – 34 spaces

Hours of Operation:

Monday – Saturday: 9:00 a.m. to 2:00 a.m.

Sunday: Closed

Sec. 6-4. - Sale near schools, churches, etc.

- a) It shall be unlawful for any person to sell or otherwise dispose of any alcoholic beverages from, and no permit shall be granted for, any premises situated within 300 feet or less distance of a full-time day-care center as defined in R.S. 17:405(A)(4)], public playground or of a building occupied exclusively as a bona fide church, synagogue, public library, or school, except a school for business education as a business college or school. The 300 feet shall be interpreted to mean as a person walk using sidewalks from the nearest point of the property line of the public playground, church, synagogue, public library or school to the nearest point of the premises for which an alcoholic beverage permit is sought, as described in the application for permit.
- b) These restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or bona fide fraternal organization, nor shall they apply to any premises licensed to deal in alcoholic beverages for a period of one year prior to May 25, 1948.
- c) For the purposes of this section, the term "public library" shall mean a public library which is located in a permanent structure and is open to the public for three or more days per week.

(Code 1980, § 3-4; Ord. No. 79-2017, 6-20-2017)

State Law reference— Location restrictions authorized, R.S. 26:81,26:281.

— Walkable Distance:

- Proposed Walkable Distance from Iglesia Adventista del Septimo Dia: 1,008 Ft. +/-
- Proposed Walkable Distance from New Zion Baptist: 1,943 Ft. +/-

V. PHYSICAL CONDITIONS:

Existing building and parking lot.

VI. UNRESOLVED ISSUES:

Open containers of alcohol are not allowed to leave the premises. (Bossier City Ordinance Sec 6.8)

VII. PLANNING ANALYSIS:

The Planning Staff requires that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Commercial Retail

Thoroughfare Plan: Property is accessed from Barksdale Boulevard a major arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-3 (General Business)

Base Zoning District Requirements:

- Minimum Lot Area: None
- Maximum Height Restrictions; 2-stories or 35 ft., whichever is less.
- Yard requirements: Front 50', Side: 10', Rear 25'

Adjacent Zoning:

	Zoning
North	B-3, General Business
South	B-3, General Business
East	Barksdale Boulevard
West	B-3, General Business

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

Bossier City water & sewer

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Bossier Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- 300' Alcohol Buffer
- Letter of intent
- Floor Plan
- Photo
- 300' List Property Owners



Property Owner Certification

Application Instructions and Submittal Documents

1. ALL owners of record must sign this certificate and upload it into the Energov system.
2. If a company (including an LLC), corporation, partnership, or other group is an owner of the property, the signee must indicate company/corporate position/title AND submit substantiating documentation.
3. Any person signing with Power of Attorney for others must print the names of those individuals AND attach a notarized copy of the Power of Attorney.

Application Type*

- | | | |
|---|--|---|
| <input type="checkbox"/> Alcohol | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Amended/Minor Plat | <input type="checkbox"/> Miscellaneous Request | <input type="checkbox"/> Small Cell Tower |
| <input type="checkbox"/> BOA – Variance, Special Exception Use, Appeal | <input type="checkbox"/> Off-Premise Sign Review | <input type="checkbox"/> Telecommunication Tower |
| <input type="checkbox"/> Conditional Use (land use, parking, landscaping, etc.) | <input type="checkbox"/> On-Premise Sign Review | <input type="checkbox"/> Temporary Use |
| | | <input type="checkbox"/> Zoning Amendment |

Project Information

Name of Project*: Goodtimes Billiards LLC
 Property Address*: 2648 Banksdale Blvd Bossier City, LA 71112
 (If property address is not assigned, please indicate assessment number(s).)
 Tax Assessment Number*: _____

Property Owner Contact Information

Check here if primary contact

First Name* Rebecca Last Name* A. SAUFORD Business Name _____
 Mailing Address
 Address* 971 Wemple City* BC State* LA Zip Code* 71111
 Email: * SAUFORDR@BOSSIERCITY.ORG Phone Number: * 318-423-0268

Authorized Representative*

I _____ will represent myself; or I hereby designate _____
 (Property Owner) (Name of Project Representative)
 to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

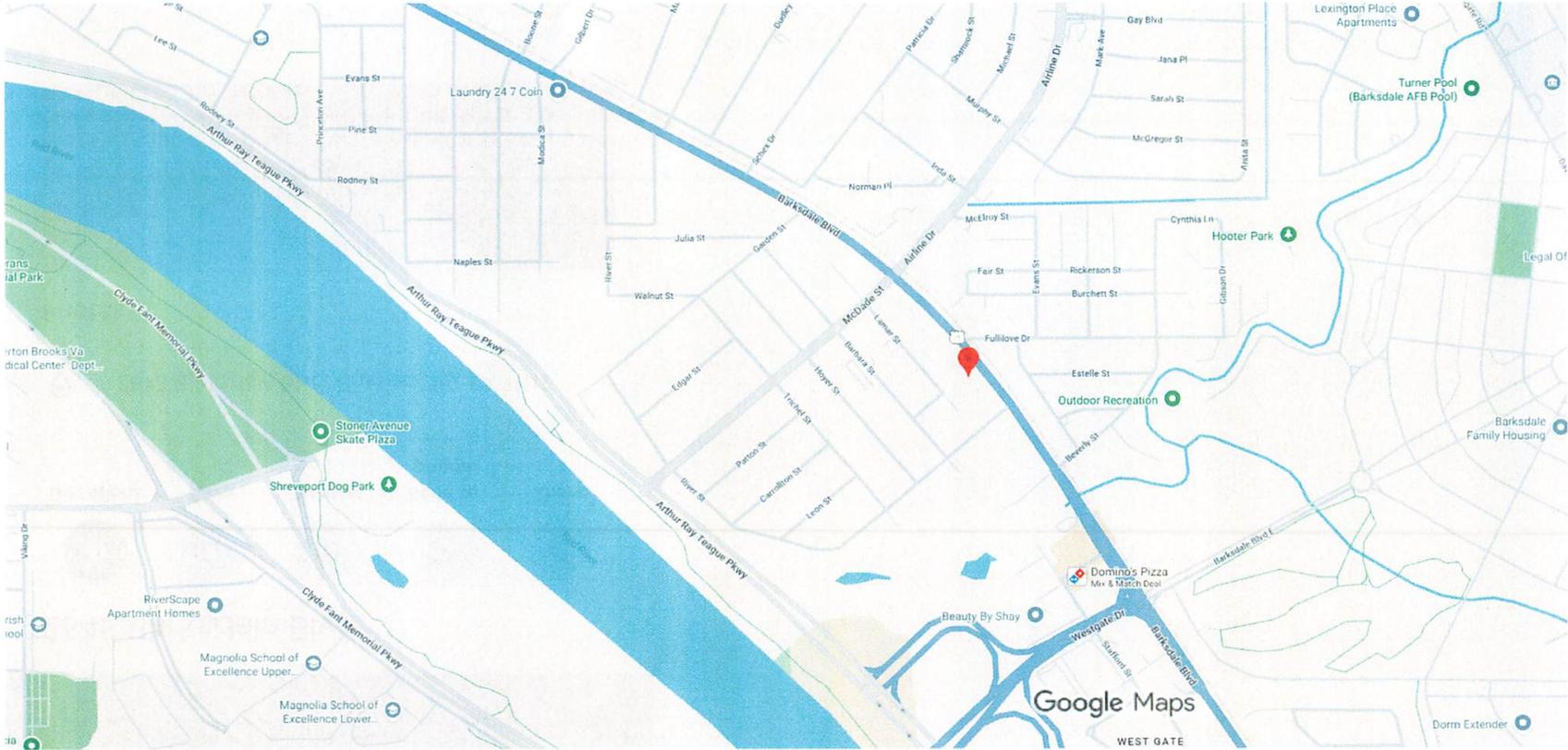
Acknowledgment*

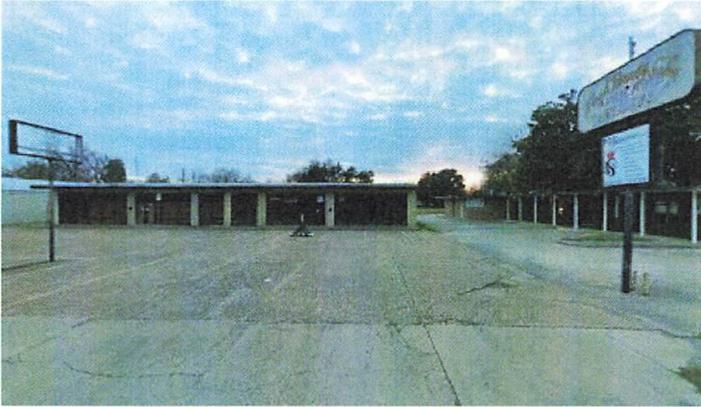
1. I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Bossier City – Parish Metropolitan Planning Commission (MPC) nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application.
2. I understand that the application fee is nonrefundable.
3. Pending Application Expiration: The applicant understands that the application expiration timeframe begins when the applicant submits the application. Pending applications shall expire 180 days from the date of submittal.
4. I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct. (Attach additional pages if necessary)

Rebecca A. Sanford _____ 1-2-26
 Property Owner(s) Signature Date

 Property Owner(s) Signature Date

* Required information in order to process Application.





2648 Barksdale Blvd



Directions



Save



Nearby



Send to
phone



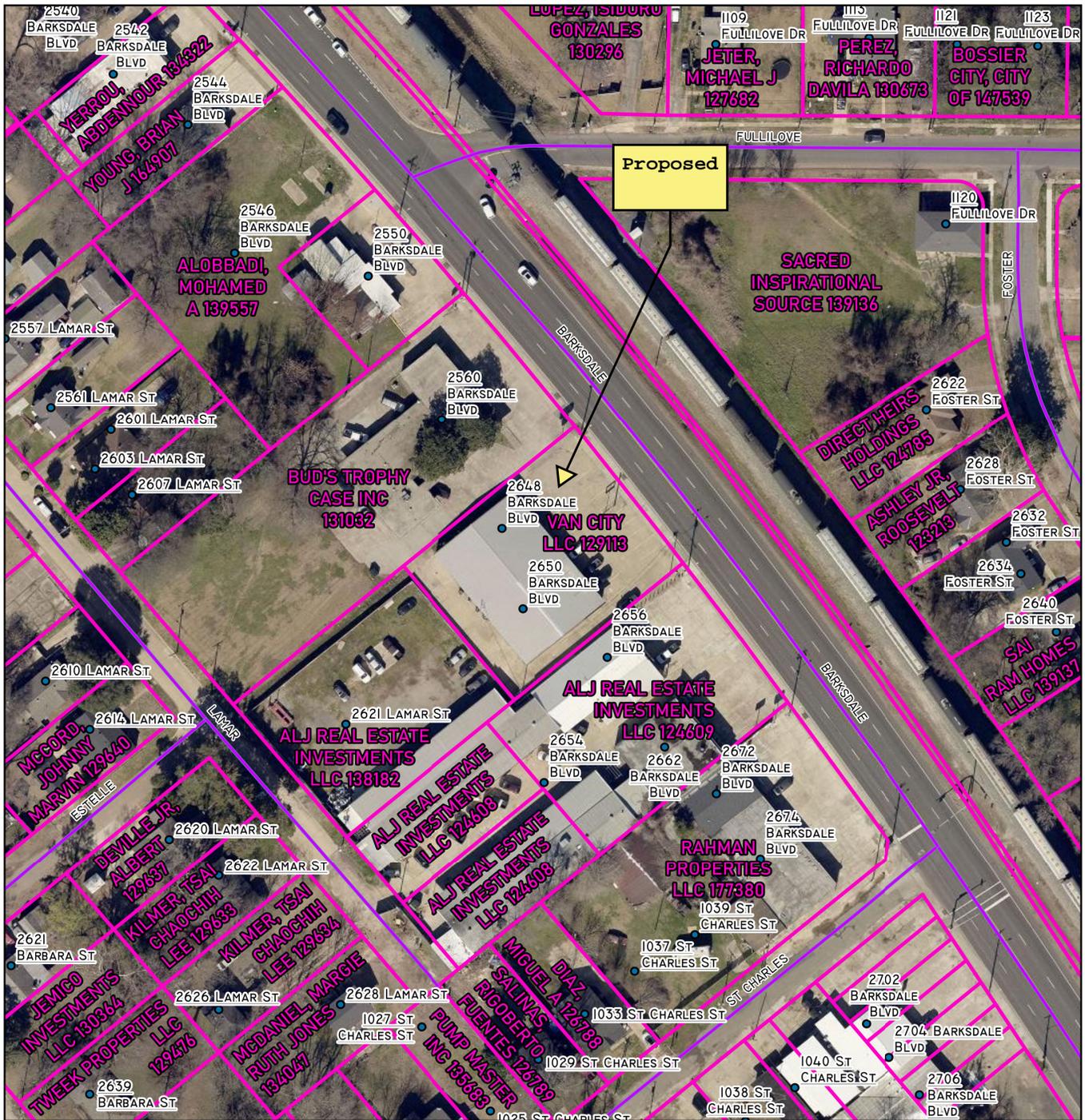
Share



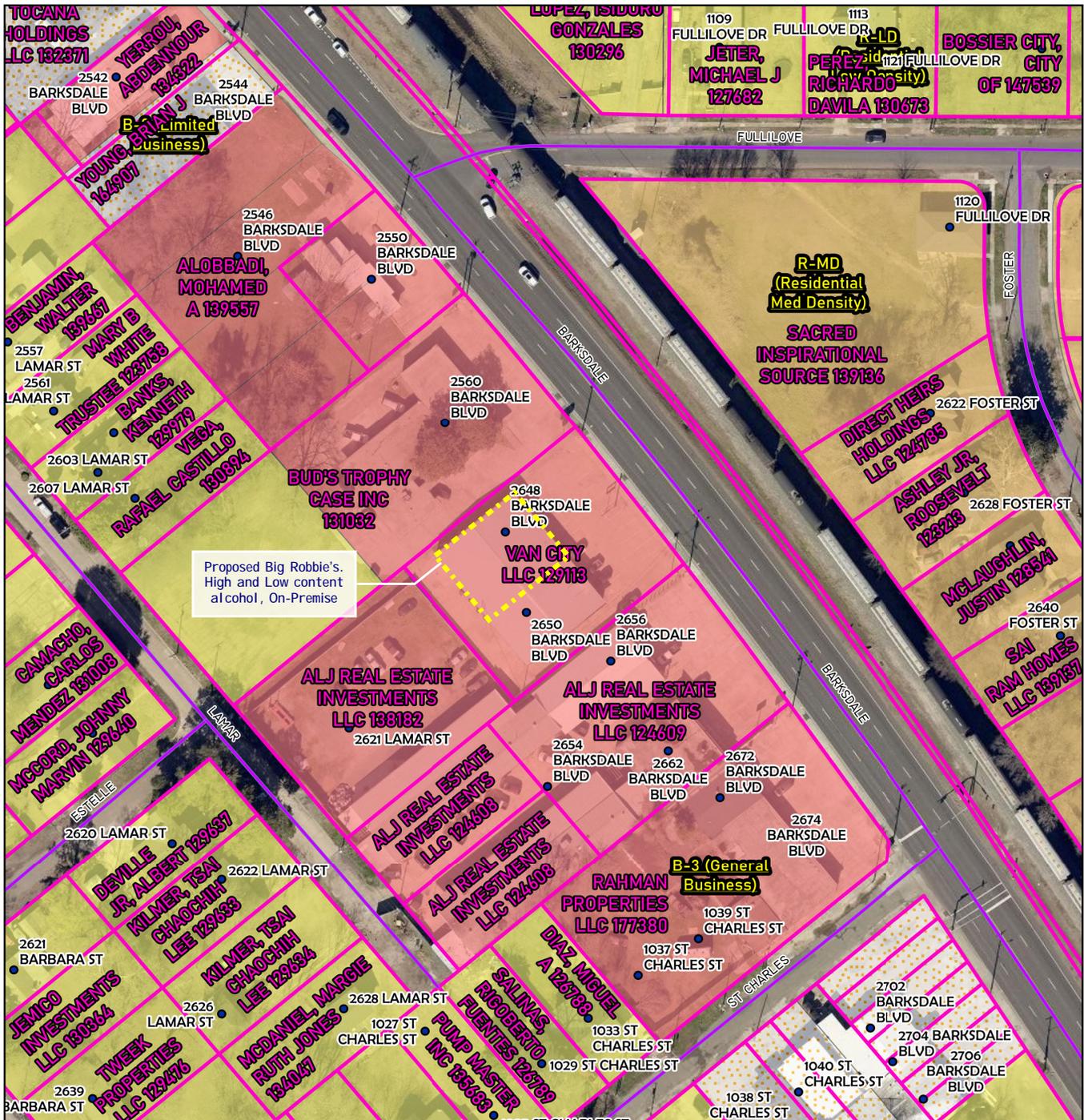
2648 Barksdale Blvd, Bossier City, LA 71112

Photos

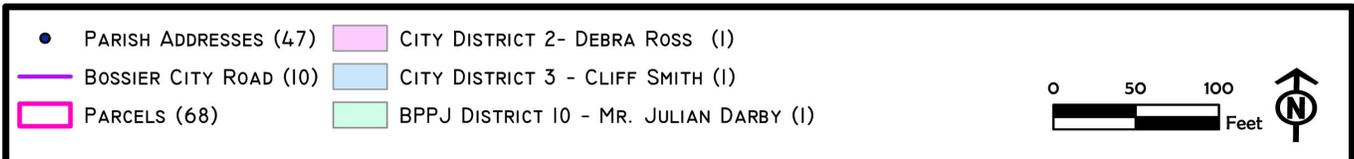
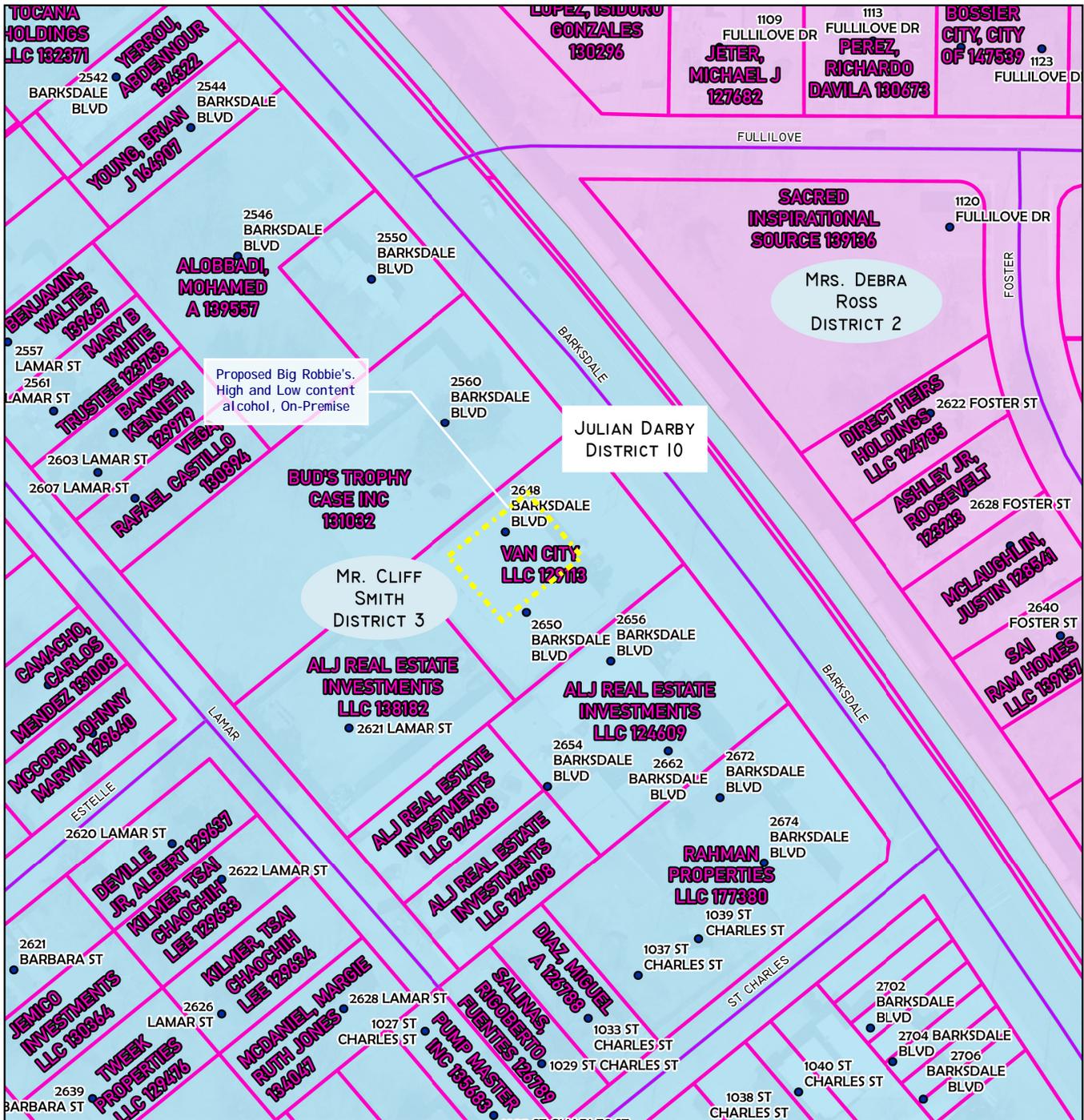




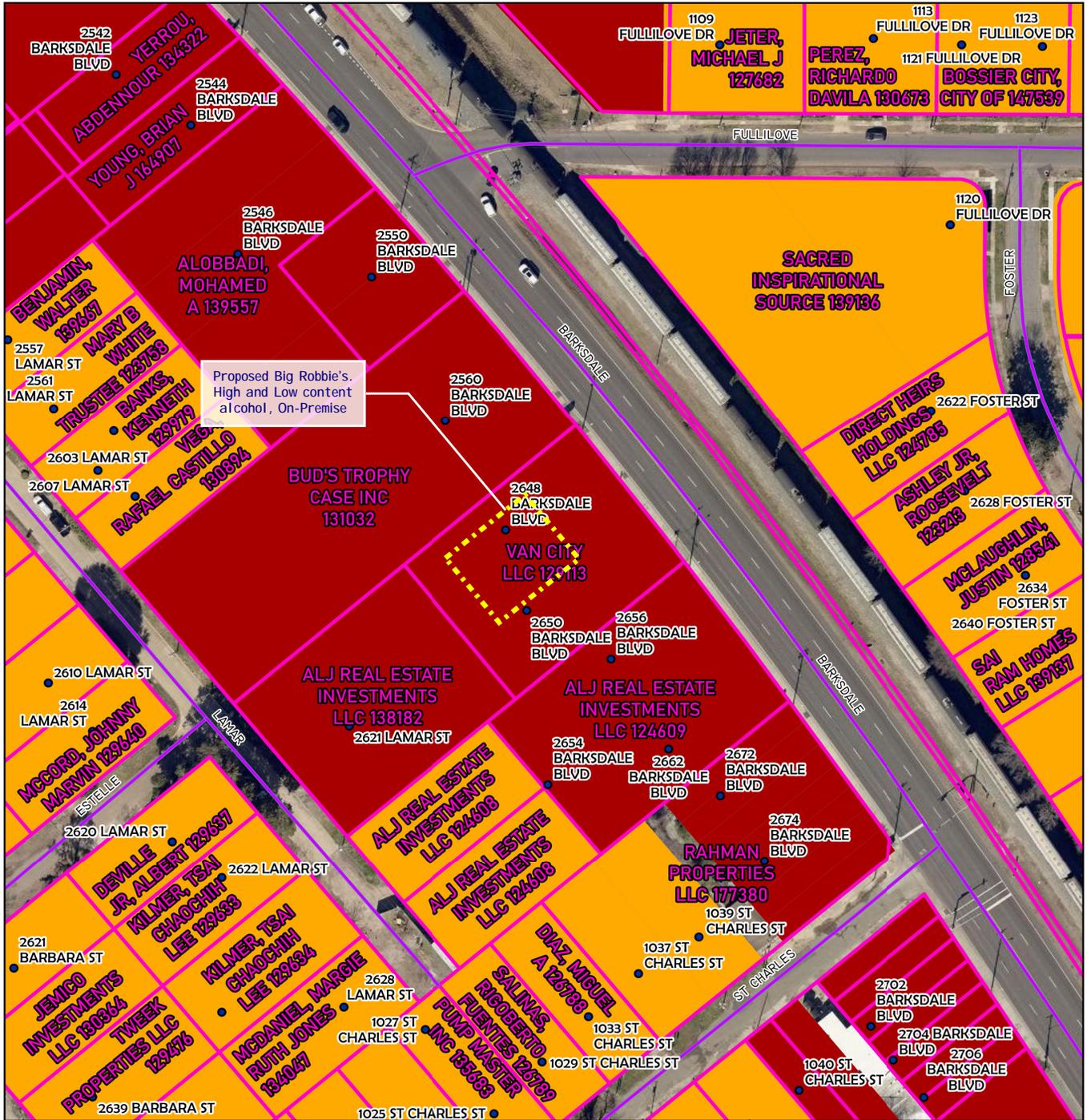
<ul style="list-style-type: none"> ● BOSSIER CITY ADDRESS (47) — BOSSIER CITY ROAD (10) ▭ PARCELS (68) 	<p>BOSSIER MAP</p> <p>2648 Barksdale Blvd, Bossier City, LA 71112</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p>C-ALC-000 240-2026</p>
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION</p> <p>PHONE 741-8824 - 820 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>			



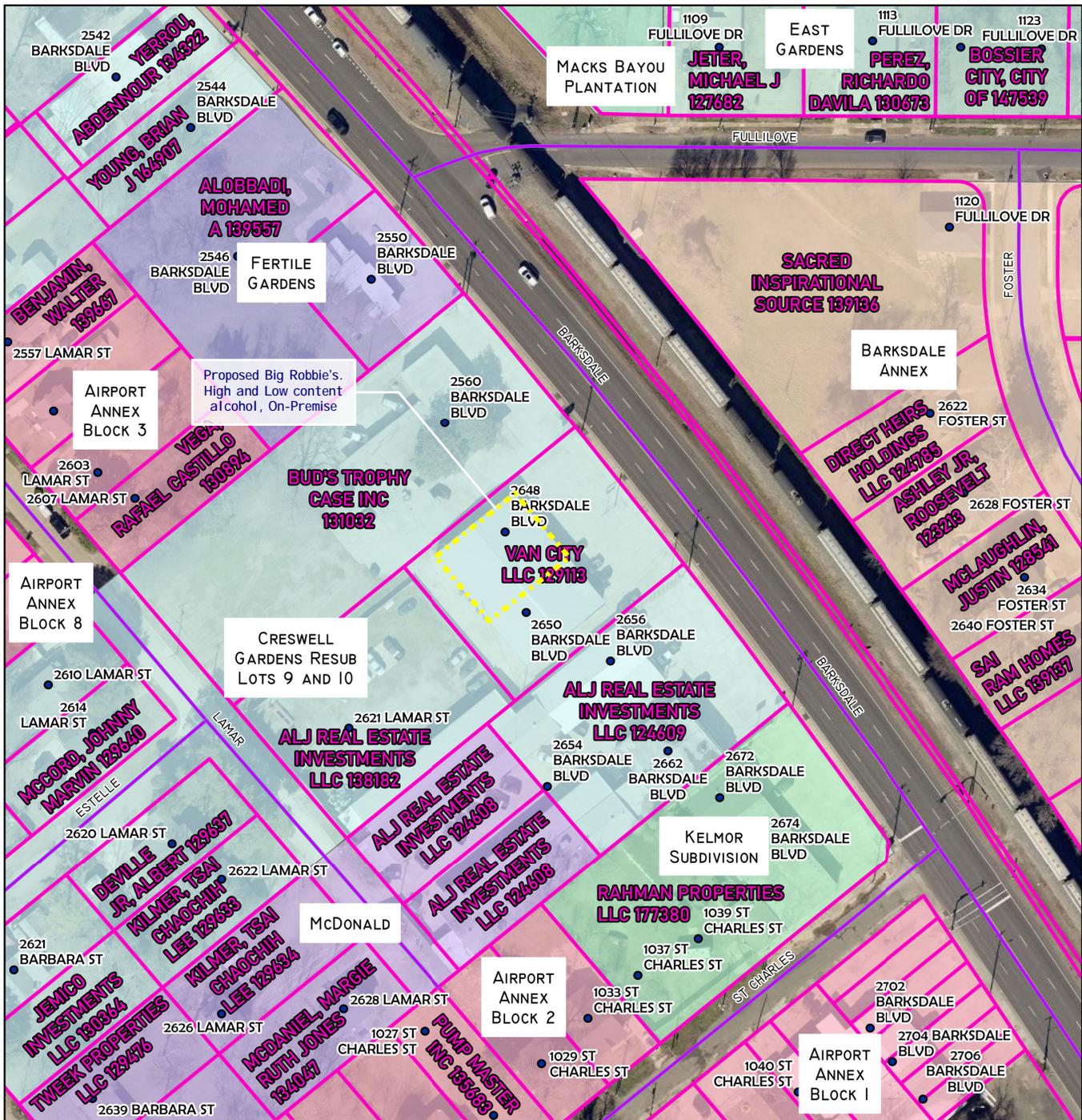
<ul style="list-style-type: none"> ● PARISH ADDRESSES (47) — BOSSIER CITY ROAD (10) ▭ PARCELS (68) ZONE I ▭ B-2 (LIMITED BUSINESS) (11) 	<ul style="list-style-type: none"> ▭ B-3 (GENERAL BUSINESS) (12) ▭ R-LD (RESIDENTIAL LOW DENSITY) (30) ▭ R-MD (RESIDENTIAL MED DENSITY) (9) 		
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION</p> <p>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>ZONING MAP - BOSSIER</p> <p>2648 Barksdale Blvd, Bossier City, LA 71112</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Page 9 of 22</p> <p>Drawn by: Blunck Map Revised: 1.29.26</p>	<p>C-ALC-000 240-2026</p>



<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>DISTRICT MAP - BOSSIER</p> <p>2648 Barksdale Blvd, Bossier City, LA 71112</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p>C-ALC-000 240-2026</p>
			<p>Page 10 of 22</p>



<ul style="list-style-type: none"> ● PARISH ADDRESSES (47) — BOSSIER CITY ROAD (10) □ PARCELS (68) 	<ul style="list-style-type: none"> ■ MEDIUM DENSITY RESIDENTIAL (41) ■ COMMERCIAL (26) 			
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>		<p>FLU MAP - BOSSIER 2648 Barksdale Blvd, Bossier City, LA 71112</p>		<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>
		<p>Page 11 of 22</p>		<p>C-ALC-000 240-2026</p>
		<p>Drawn by: Blunck</p>	<p>Map Revised: 1.29.26</p>	



<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION</p> <p>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>SUBDIVISION MAP - BOSSIER</p>		<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>		<p>C-ALC-000 240-2026</p>
	<p>2648 Barksdale Blvd, Bossier City, LA 71112</p>		<p>Page 12 of 22</p>		
		Drawn by: Blunck	Map Revised: 1.29.26		



<ul style="list-style-type: none"> — BOSSIER CITY ROAD (36) PARCELS (306) RESTRICTIVE USES (ALCOHOL) (4) 	<p>300' ALCOHOL BUFFER MAP</p> <p>2648 Barksdale Blvd, Bossier City, LA 71112</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p>C-ALC-000 240-2026</p>
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>			



January 2, 2026

Dear MPC Members,

We are the owners of Goodtimes Billiards, LLC dba Big Robbie's Billiards since December 4th, 2018. We began our business, located at 2648 Barksdale Blvd. We have spent the last two years located at 2766 Barksdale Blvd. Due to unforeseen circumstances, we closed our operation in October 2025. We are intending to re-open again at our original location, 2648 Barksdale Blvd.

We plan to operate our business in the same manner as we have since 2018:

- Billiards hall with 10 pool tables which will have nightly pool league with APA and USAPL.
- 21+ age requirement.
- High and Low Alcohol Content for on premise consumption.
- 3-4 Video Poker gaming devices.
- Hours: Monday through Saturday of 9am to 2am.

During our ownership, we have never had any complaints and/or violations with the City of Bossier. In addition to being a business that complies with all regulations, we are strong supporters of Bossier City and our community. While in business, we have held several fundraising events to assist our Bossier City Heroes. For example, for the last two years we have been the largest single contributor for "Heroes and Helpers" donating over \$15k to the children of Bossier.

We appreciate your consideration and support to open our business at 2648 Barksdale Blvd which has been a billiard hall and local bar for the last 30+ years.

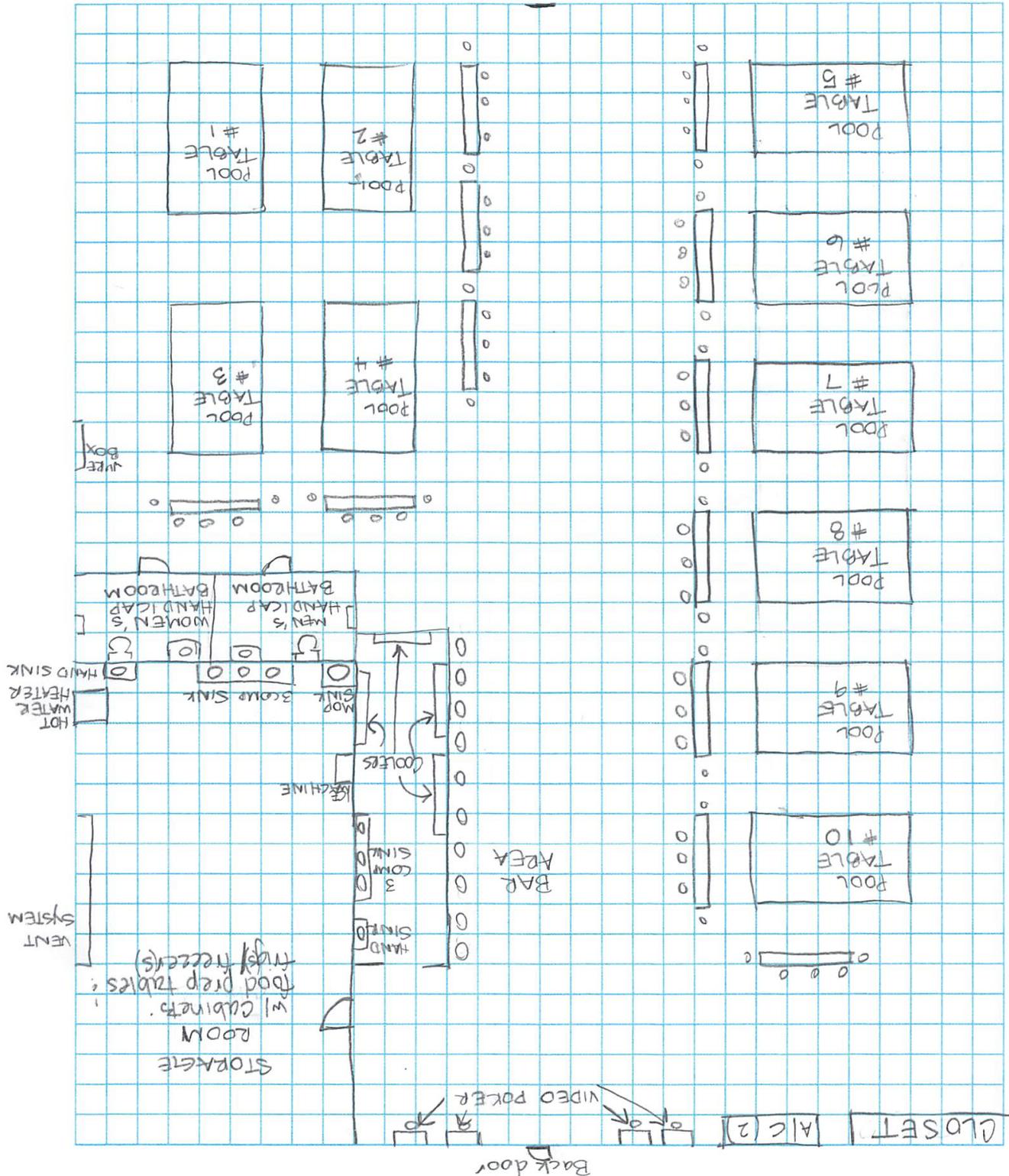
Thank You for your consideration,

A handwritten signature in black ink, appearing to read 'Robbie and Ashley Magee', written over a horizontal line.

Robbie and Ashley Magee

Barksdale Bnd

Front Door



Graph Paper Printable provided by WhoNeedsGraphPaper.com

DUMPSTER



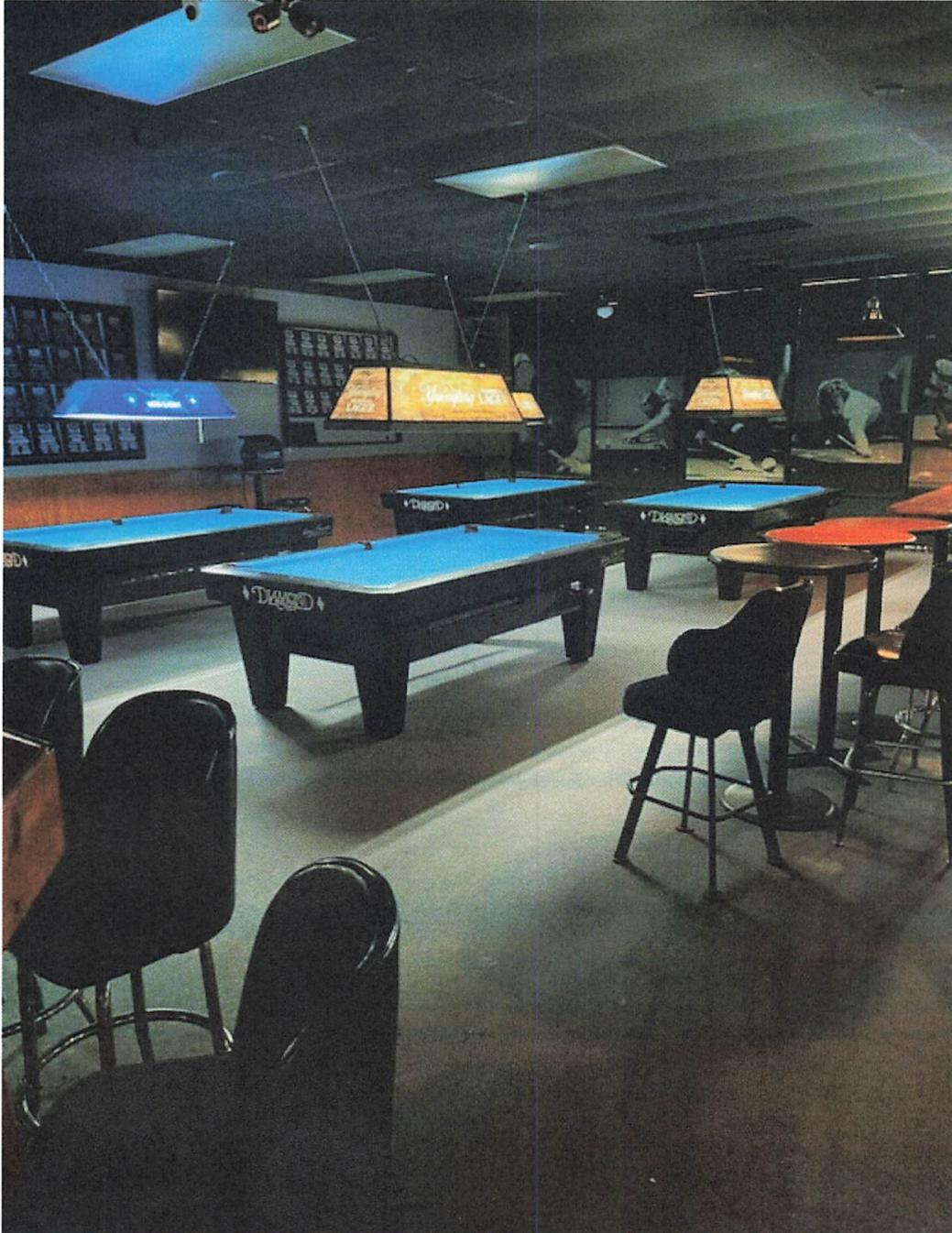
List of Restricted Uses

There is no Churches or Parks within 300 feet of 2648 Barksdale Blvd, Bossier City, LA 71112.



Site Plan

Not Applicable – this is not a new construction.



Year: Current (2026)
 VAN CITY LLC
 971 WEMPLE RD
 BOSSIER CITY LA 71111
 UNITED STATES

Assessment Number: 129113
 Roll: 0-REAL ESTATE
 Ward: 2
 Location Code: 02
 SALA: NO

Physical Address: 2650 BARKSDALE BLVD BOSSIER CITY 71112

Assessment Report

Taxes are for: Parish and BC WD 2		Taxes Excluded by Exemption: 0.00		Taxes Excluded by Homestead: 0.00		Total Taxes Excluded: 0.00	
Assessed Value:	20,973	Municipal Tax:	450.92	Municipal Mil:	21.5000		
Homestead Value:	0	Parish Tax:	2,068.76	Parish Mil:	98.6400		
Exempt Value:	0	Total Tax:	2,519.68	Fees:	0.00		
Total Exempt Value:	0						
Taxable Parish Value:	20,973						

Tax Items

Tax Item	Class	Description	Assessed Value	Homestead	Units	Tax Codes
169388	3420	COMMERCIAL SUBDIVISION LOT	5,853	0	1	24 23
169389	4520	STORES & COMMERCIAL BUILDINGS	15,120	0	1	23 24

Ownerships

Name	Primary	Ownership	% Owned	Homestead	% HS	From Date	To Date
VAN CITY LLC	YES	1/1	100.00	0/1	0.00	3/9/2023	

Legal Description

ALL THAT PART OF LOT 10, CRESWELL GARD., BETWEEN COUSHATTA RD. & LAMAR ST., LESS THE S. 165 FT.

Parcels

Parcel: S220 0010A1

Parcel Acres: N/A

Ownership Book and Page Numbers:

80-221, 60-161, 116-5 SUCC, 105-197, 141-21, 175-226 46, 181-271 46, 213-24 50, 240-267 52, 257-312 54, 257-531 54, 286-262 58, 605-398 78, 613-1 78, 620-80 78, 623-260 79, 623-262 79, 623-263 79, 734-723 82, 1305953 23, 1308349 23,

Legal Book and Page Numbers:

181-271,

INFORMATION PROVIDED BY BOBBY W. EDMISTON, CLA, ASSESSOR FOR BOSSIER PARISH
 — This information is given without recourse or warranty. —
 This service is for your convenience only. 1/6/2026 @ 11:47:21 AM

Year: Current (2026)
VAN CITY LLC
971 WEMPLE RD
BOSSIER CITY LA 71111
UNITED STATES

Assessment Number: 129113
Roll: 0-REAL ESTATE
Ward: 2
Location Code: 02
SALA: NO

Physical Address: 2650 BARKSDALE BLVD BOSSIER CITY 71112

Last Edited By: BRIAN EUBANKS

*INFORMATION PROVIDED BY BOBBY W. EDMISTON, CLA, ASSESSOR FOR BOSSIER PARISH
— This information is given without recourse or warranty. —
This service is for your convenience only. 1/6/2026 @ 11:47:21 AM*



Legal Description

Will submit the Legal Description for Creswell Gardens (2648 Barksdale Blvd) Bossier City once received.

Address1	Address2	Address3	Roll	Address4		
LA			9			
HIGHWAY DEPARTMENT	LA		9			
1101 FULLILOVE DR	BOSSIER CITY LA 71112		0			
936 BEAR CREEK RD	GLENN HEIGHTS TX 75154		0			
SALINAS, FAYE ANN RUNYOU	441 SUMMIT DR	BOSSIER CITY LA 71112	0			
405 CRESWELL AVE	SHREVEPORT LA 71101		0			
ET AL	C/O G LEON JONES	405 CRESWELL AVE	0	SHREVEPORT LA 71107		
ACUNA, VENERANDA PALACIOS	1605 DONALD DR	BOSSIER CITY LA 71112	0			
2561 LAMAR ST	BOSSIER CITY LA 71112		0			
MATHEWS, GLORIA JEAN MCGEE	2557 LAMAR ST	BOSSIER CITY LA 71112	0			
BANKS, RENEE	2601 LAMAR ST	BOSSIER CITY LA 71112	0			
C/O SANDRA H WESTERFIELD	/WALLACE/	1256 HWY 822	7	CHOUDRANT LA 71227		
ET AL,	159 N BEACH	BOSSIER CITY LA 71111	0			
PRISON/OUTREACH MINISTRIES,	INC	1431 CYNTHIA LN	9	BOSSIER CITY LA 71112		
P O BOX 832	FATE TX 75132		0			
1301 COATES BLUFF DR APT 1314	SHREVEPORT LA 71105		0			
JONES, MICHELLE C	C/O JELISA JONES	2628 FOSTER ST	0	BOSSIER CITY LA 71112		
8401 WILDROCK CT	ARLINGTON TX 76001		0			
2560 BARKSDALE BLVD	BOSSIER CITY LA 71112		2			
971 WEMPLE RD	BOSSIER CITY LA 71111		0			
DBA JOE HUDSON'S COLLISION CENTER,	1318 PIKE RD	PIKE ROAD AL 36064	2			
2560 BARKSDALE BLVD	BOSSIER CITY LA 71112		0			
2930 DOMINGO AVE STE 162	BERKELEY CA 94705		0			
MENDEZ, RORY ANN	2610 LAMAR ST	BOSSIER CITY LA 71111	0			
MCCORD, CHANCHAI SUKNAMANEE	1129 SCHEX DR	BOSSIER CITY LA 71112	0			
1085 JUDY LN	BENTON LA 71006		0			
2620 LAMAR ST	BOSSIER CITY LA 71112		0			
1109 FULLILOVE DR	BOSSIER CITY LA 71112		0			
1113 FULLILOVE DR	BOSSIER CITY LA 71112		0			
915 ANTHONY ST	BOSSIER CITY LA 71112		0			
C/O IYAD ZIDAN & DARYLL PAULKS	2674 BARKSDALE BLVD	BOSSIER CITY LA 71112	2			
504 HUNTERS RUN	BOSSIER CITY LA 71111		0			
C/O YAN HONG LOU	2670 BARKSDALE BLVD	BOSSIER CITY LA 71112	2			



C-ALC-000216-2025
MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION
REGULAR MEETING**

**February 12, 2026
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

APPLICANT: Lilliana Aveja

ITEM: C-ALC-000216-2025 – The application of Lilliana Aveja, for Taqueria Mexico #2, requesting a Conditional Use Approval for the sale of low content alcohol for on premise consumption at a restaurant, Taqueria Mexico #2 located at the restaurant 1421 Airline Drive, Suite 900, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

<input type="checkbox"/> ZONING AMENDMENT <input type="checkbox"/> TEMPORARY USES <input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> OTHER
---	--

APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Lilliana Aveja
1630 Barksdale Blvd,
Bossier City, LA 71111

I. APPLICATION SUBMITTAL DATE: December 9, 2025

II. PROJECT NAME:

Low content alcohol for on-premise consumption at restaurant,
Taqueria Mexico #2

III. LOCATION:

Generally located at 1421 Airline Dr, Suite 900, Bossier City, LA 71112.
North of Advantage Driving School.

IV. BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use Approval for the sale of low content alcohol for on-premise consumption at restaurant, Taqueria Mexico #2.

Taqueria Mexico #2 operates as a sit-down restaurant offering food service to the general public. The request is limited to low-content alcohol service intended to be incidental to the restaurant use and consumed on the premises only. No changes to the building footprint, site layout, or primary restaurant operations are proposed as part of this request.

Applicant states that the restaurant will offer low-content alcoholic beverages in a manner consistent with surrounding commercial uses along the Airline Drive corridor.

Hours of Operation:

Monday – Sunday: 6:00 am to 9:00 pm

15.5.7 Limited and Extended Hours of Operation.

- A. Retail and Service establishments in the B-2 and B-3 zoning classifications when located within 300' of a residentially zoned property other than the R-A, are limited in hours of operation. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the residentially zoned property. The limited hours of operation are as follows:
2. In the B-3; General Business District, no retail or service establishment shall be open for business before 6:00 a.m. or after 12:00 a.m.

Sec. 6-4. - Sale near schools, churches, etc.

- a) It shall be unlawful for any person to sell or otherwise dispose of any alcoholic beverages from, and no permit shall be granted for, any premises situated within 300 feet or less distance of [a full time day care center as defined in R.S. 17:405(A)(4)], public playground or of a building occupied exclusively as a bona fide church, synagogue, public library, or school, except a school for business education as a business college or school. The 300 feet shall be interpreted to mean as a person walks using sidewalks from the nearest point of the property line of the public playground, church, synagogue, public library or school to the nearest point of the premises for which an alcoholic beverage permit is sought, as described in the application for permit.

- b) These restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or bona fide fraternal organization, nor shall they apply to any premises licensed to deal in alcoholic beverages for a period of one year prior to May 25, 1948.
- c) For the purposes of this section, the term "public library" shall mean a public library which is located in a permanent structure and is open to the public for three or more days per week.

(Code 1980, § 3-4; Ord. No. 79-2017, 6-20-2017)

State Law reference— Location restrictions authorized, R.S. 26:81,26:281.

— Walkable Distance:

- Proposed Walkable Distance from Caterpillar Corner Learning Center property: **375 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Star Point Child Development property: **309 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Kiddie City DayCamp property: **798 Ft. +/-** (Daycare)

V. PHYSICAL CONDITIONS:

New Strip center.

VI. UNRESOLVED ISSUES:

Note: Open containers of alcohol are not allowed to leave the premises. (Bossier City Ordinance Sec 6.8)

VII. PLANNING ANALYSIS:

The Planning Staff feels that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Commercial Office/ Commercial Retail

Thoroughfare Plan: Property is accessed from Airline a major arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-3 (General Business)

Base Zoning District Requirements:

- Minimum Lot Area:
 - Residential uses: 6,000 sq. ft. per unit
 - Any other permitted use: None
- Maximum Height: 2-stories or 35 ft., whichever is less
- Yard requirements: Front 50, 10' Side, 25' Rear

Adjacent Zoning:

	Zoning
North	B-1, Commercial, Office
South	B-1, Commercial, Office
East	Airline Drive
West	R-MD Residential Medium Density

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

Bossier City water & sewer

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- 300' Buffer Map
- Letter of Intent
- Proposed Site Plan
- Proposed Floor Plan
- Recorded Plat
- Photos
- Property Owners within 300'



Property Owner Certification

Application Instructions and Submittal Documents

1. ALL owners of record must sign this certificate and upload it into the Energov system.
2. If a company (including an LLC), corporation, partnership, or other group is an owner of the property, the signee must indicate company/corporate position/title AND submit substantiating documentation.
3. Any person signing with Power of Attorney for others must print the names of those individuals AND attach a notarized copy of the Power of Attorney.

Application Type*

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Alcohol | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Amended/Minor Plat | <input type="checkbox"/> Miscellaneous Request | <input type="checkbox"/> Small Cell Tower |
| <input type="checkbox"/> BOA – Variance, Special Exception Use, Appeal | <input type="checkbox"/> Off-Premise Sign Review | <input type="checkbox"/> Telecommunication Tower |
| <input type="checkbox"/> Conditional Use (land use, parking, landscaping, etc.) | <input type="checkbox"/> On-Premise Sign Review | <input type="checkbox"/> Temporary Use |
| | | <input type="checkbox"/> Zoning Amendment |

Project Information

Name of Project*: "Taqueria México"

Property Address*: 1421 Airline Dr. Bossier City LA. 71112 Suite 900
(If property address is not assigned, please indicate assessment number(s).)

Tax Assessment Number*: _____

Property Owner Contact Information

CONFIDENTIAL

Authorized Representative*

I _____ will represent myself; or I hereby designate _____
(Property Owner) (Name of Project Representative)

to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

Acknowledgment*

1. I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Bossier City – Parish Metropolitan Planning Commission (MPC) nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application.
2. I understand that the application fee is nonrefundable.
3. Pending Application Expiration: The applicant understands that the application expiration timeframe begins when the applicant submits the application. Pending applications shall expire 180 days from the date of submittal.
4. I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct. (Attach additional pages if necessary)

Property Owner(s) Signature	<u>Shaurat Shah</u>	Date	_____
Property Owner(s) Signature	<u>Al Shah</u>	Date	_____

Page 55 of 30

* Required information in order to process Application.

LETTER OF INTENT

Taqueria Mexico
1421 Airline Dr.
Bossier City, LA 71112

Date: Tuesday, December 9, 2025

To Whom It May Concern,

This Letter of Intent is submitted on behalf of **Taqueria Mexico**, located at **1421 Airline Drive, Bossier City, LA 71112**, to formally request approval for a **Low Alcohol Content permit for on-premise consumption.** Suite 900

Taqueria Mexico is a family-style restaurant committed to providing a safe and welcoming dining environment. The purpose of this request is to allow the sale and consumption of low-alcohol beverages; such as beer and wine, strictly within the premises as an accompaniment to meals. No high-content alcohol will be sold or served.

The restaurant will comply with all requirements established by:

- The City of Bossier City,
- The Bossier City–Parish Metropolitan Planning Commission,
- The Louisiana Office of Alcohol and Tobacco Control, and
- All applicable zoning, building, and public-safety regulations.

Responsible service practices will be followed at all times, including staff training, age verification, and adherence to all operating standards related to alcohol service.

We respectfully request review and approval of this low-content alcohol permit so that Taqueria Mexico may enhance its dining experience and better serve the Bossier community.

Please let us know if any additional documents, site plans, or application forms are needed to complete this request. We appreciate your time and consideration.

Respectfully submitted,

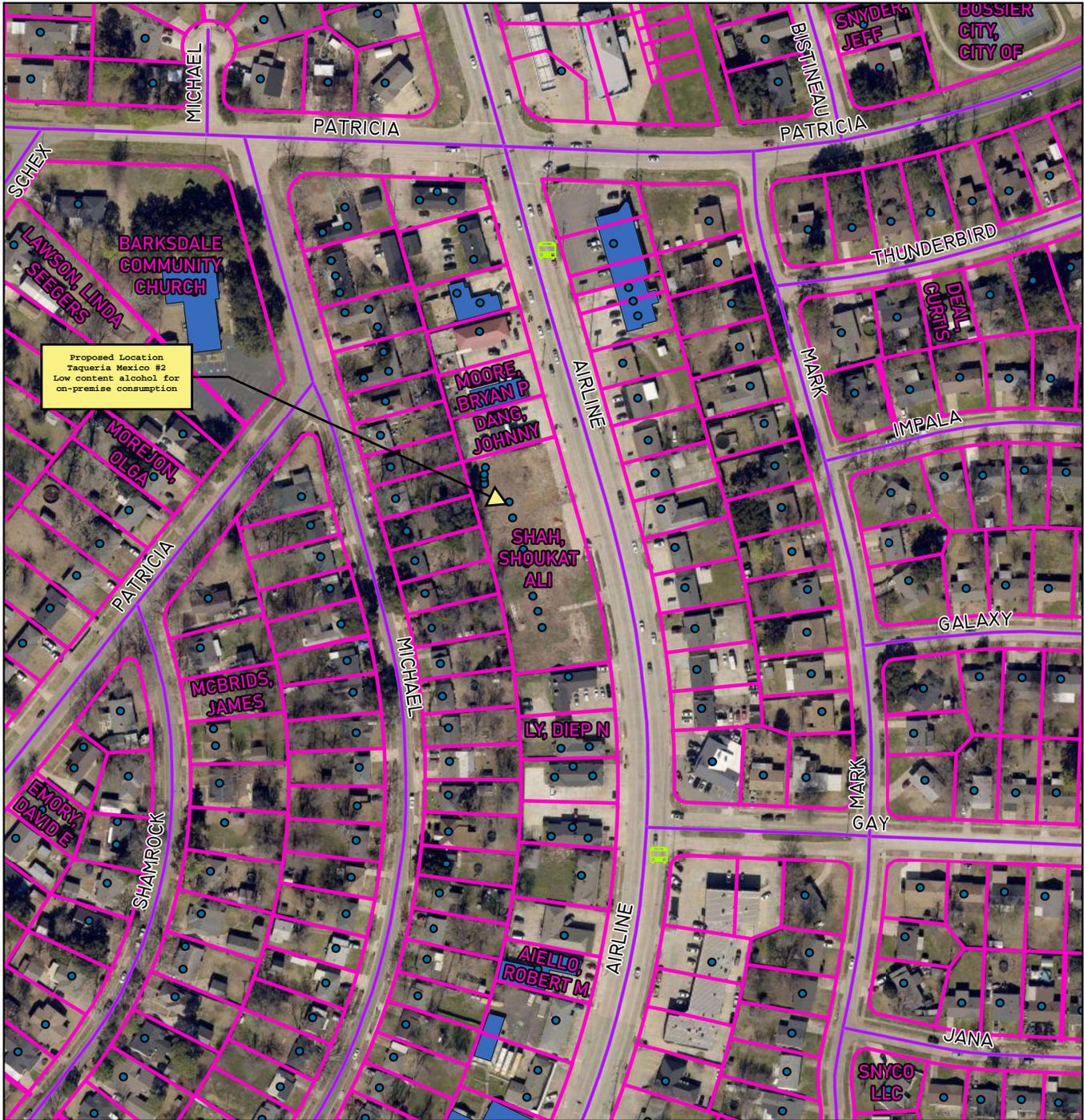
Applicant/Owner: Liliana Aveja

Contact Phone: 318-834-8398

Email: Lilianaaveja@gmail.com



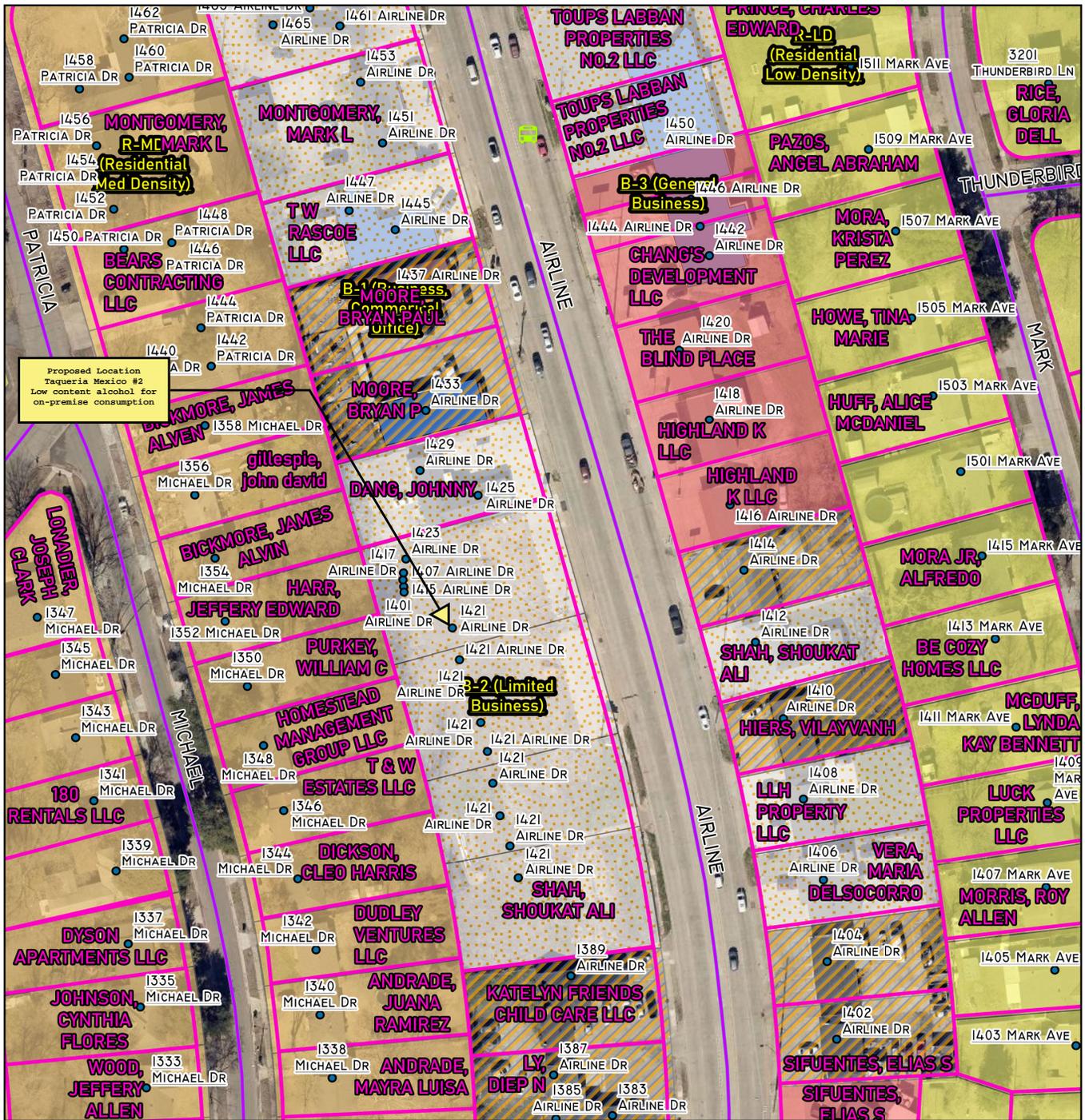
Page 7 of 30



Proposed Location
 Taqueria Mexico #2
 Low content alcohol for
 on-premise consumption

BUS STOP (2)	PARCELS (260)	
BOSSIER CITY ADDRESS (243)	RESTRICTIVE USES (ALCOHOL) (6)	
BOSSIER CITY ROAD (30)		

 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111	MAP BOSSIER 1421 Airline Dr, Suite 900 Bossier City, LA 71112	Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA	C-ALC-000 216-2025
		Drawn by: Blunck Map Revised: 1.02.26	Page 30 of 36

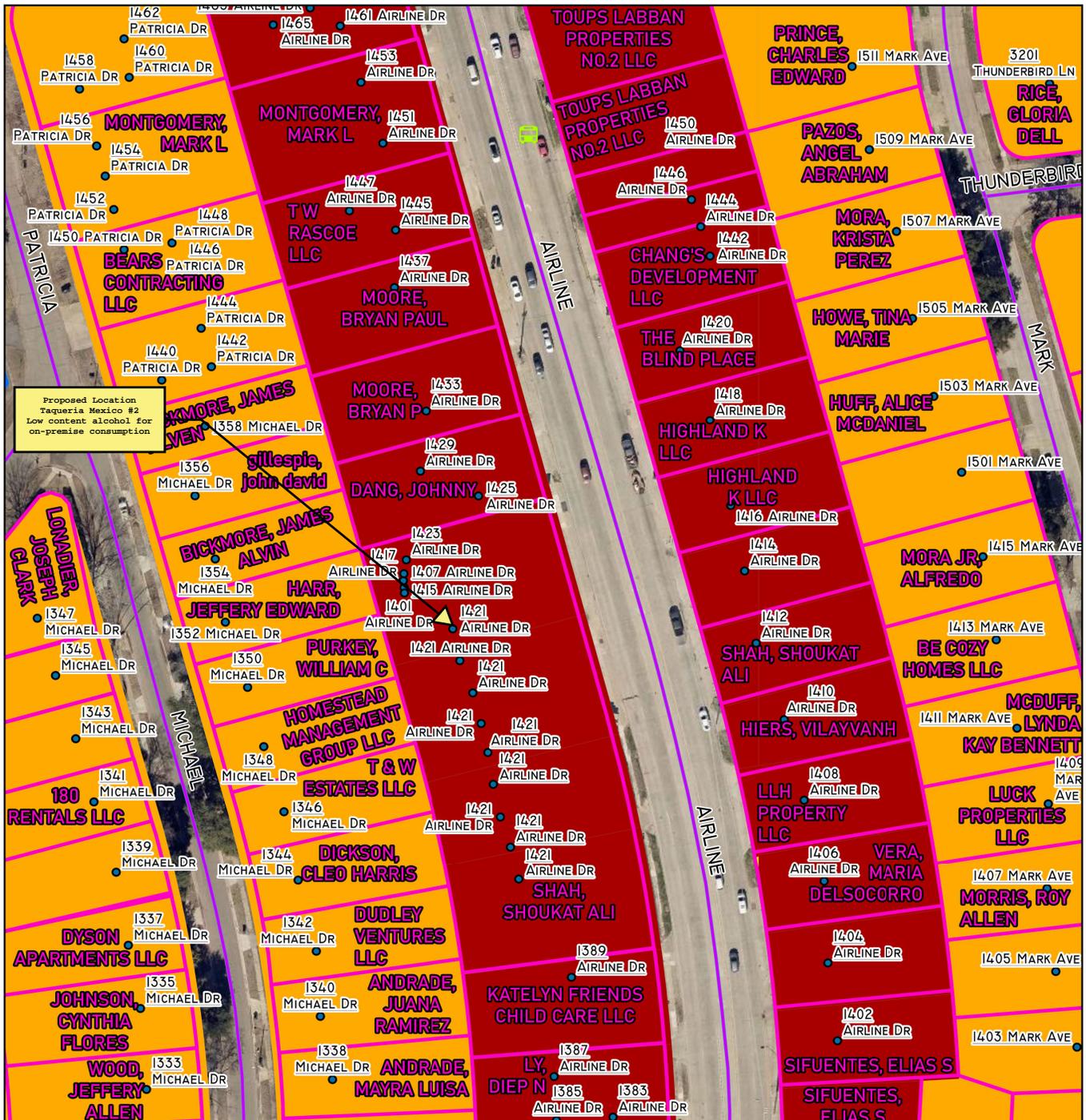


Proposed Location
Taqueria Mexico #2
Low content alcohol for
on-premise consumption

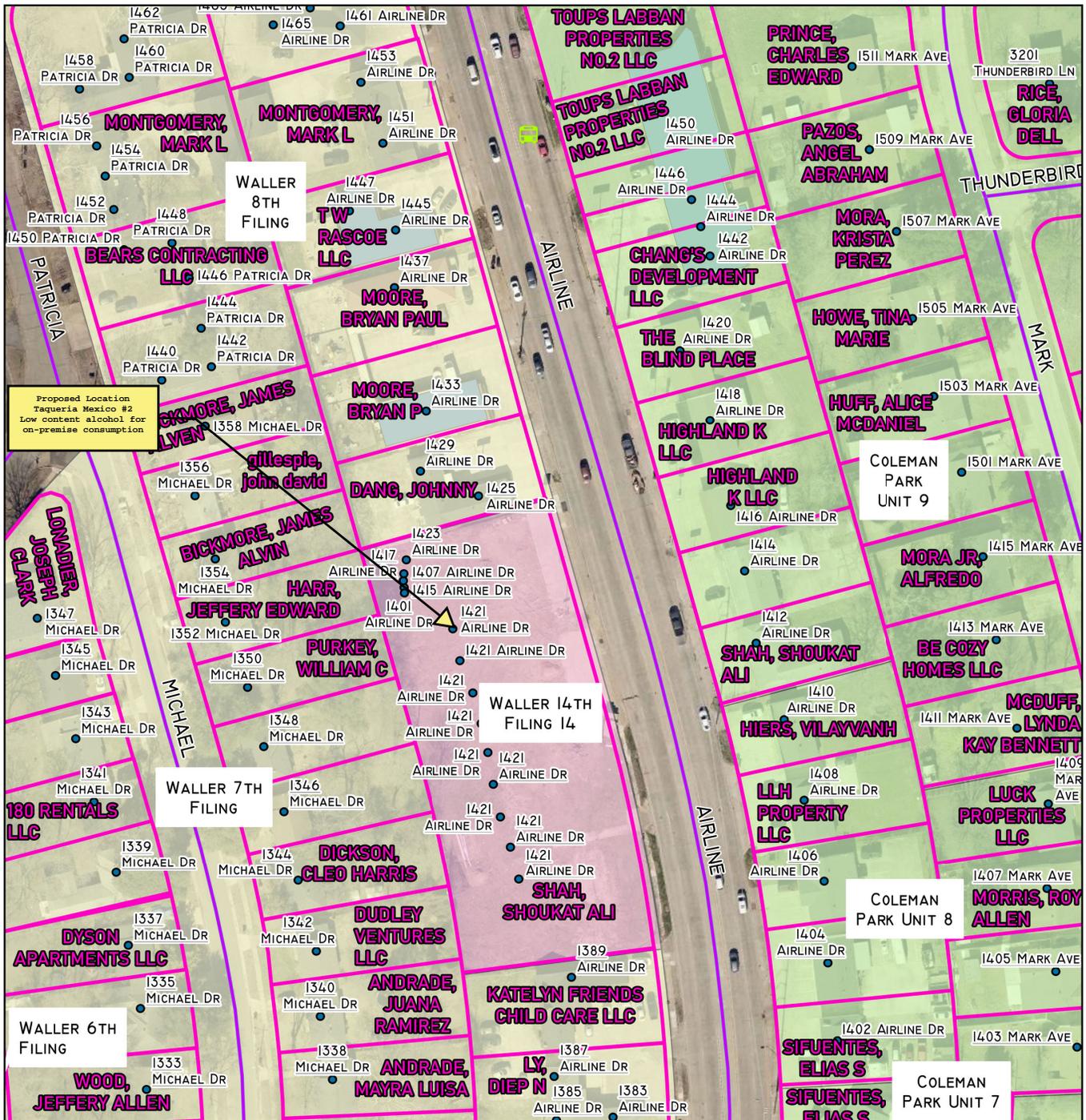
Bus Stop (1)	ZONE1	R-LD (RESIDENTIAL LOW DENSITY) (19)
BOSSIER CITY ADDRESS (88)	B-1 (BUSINESS, COMMERCIAL OFFICE) (8)	R-MD (RESIDENTIAL MED DENSITY) (26)
BOSSIER CITY ROAD (9)	B-2 (LIMITED BUSINESS) (13)	RESTRICTIVE USES (ALCOHOL) (3)
PARCELS (70)	B-3 (GENERAL BUSINESS) (6)	



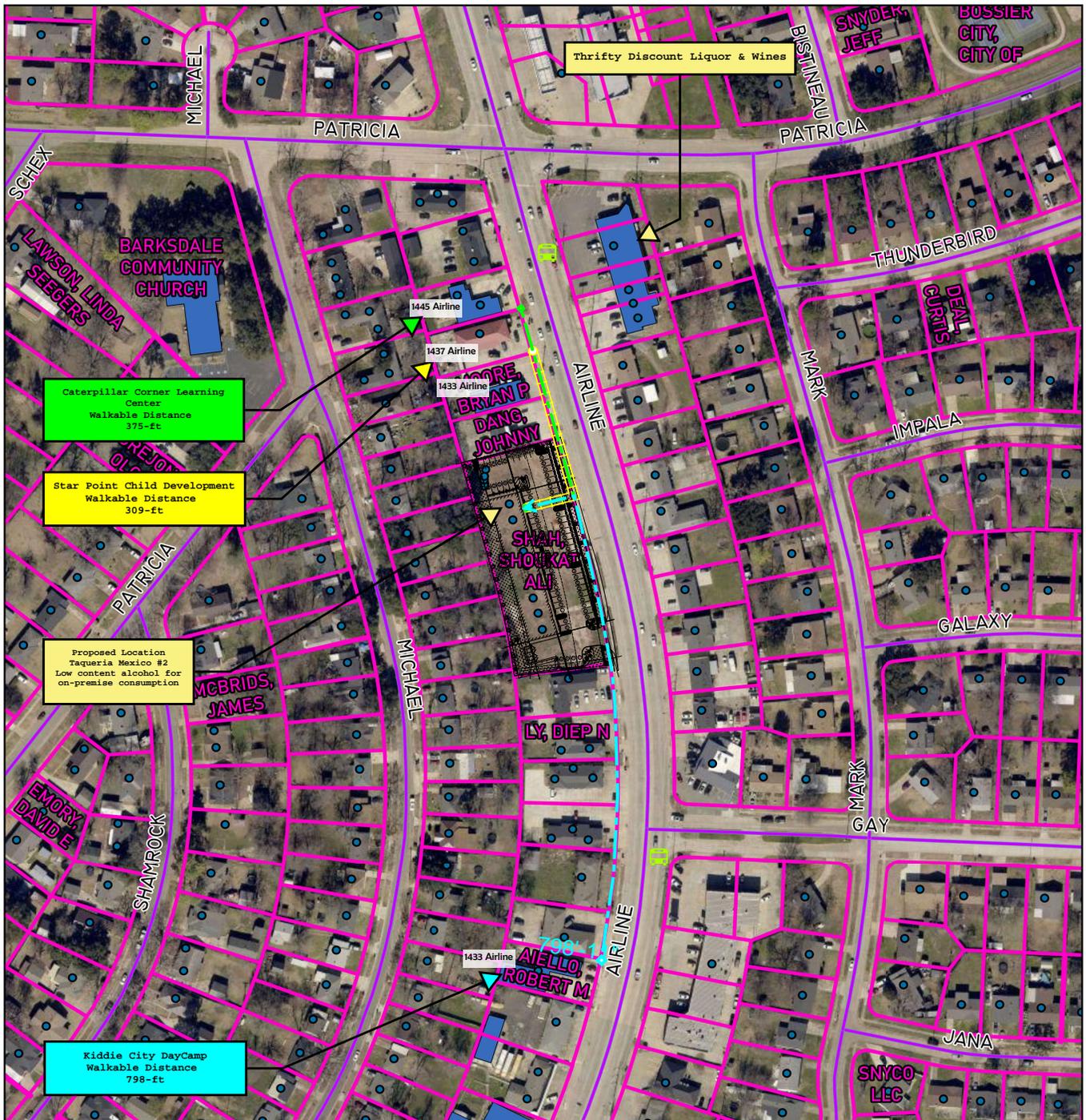
 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111	ZONING MAP - BOSSIER 1421 Airline Dr, Suite 900 Bossier City, LA 71112		Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA C-ALC-000 216-2025 Page 9 of 30
	Drawn by: Blunch	Map Revised: 1.02.26	



Bus Stop (1) BOSSIER CITY ADDRESS (88) BOSSIER CITY ROAD (9) PARCELS (70)	LOW DENSITY RESIDENTIAL (1) MEDIUM DENSITY RESIDENTIAL (46) COMMERCIAL (34) PUBLIC/SEMI-PUBLIC (1) RESTRICTIVE USES (ALCOHOL) (3)	
 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111	FLU MAP - BOSSIER 1421 Airline Dr, Suite 900 Bossier City, LA 71112	Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA C-ALC-000 216-2025 Page 11 of 30
Drawn by: Blunck	Map Revised: 1.02.26	



<ul style="list-style-type: none"> BUS STOP (1) BOSSIER CITY ADDRESS (88) BOSSIER CITY ROAD (9) PARCELS (70) 	<ul style="list-style-type: none"> COLEMAN PARK (3) WALLER (3) WALLER 14TH FILING (1) RESTRICTIVE USES (ALCOHOL) (3) 	 	
BOSSIER CITY - PARISH METROPOLITAN PLANNING COMMISSION <small>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</small>		SUBDIVISION MAP - BOSSIER 1421 Airline Dr, Suite 900 Bossier City, LA 71112	
Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA		C-ALC-000 216-2025	
Drawn by: Blunch		Map Revised: 1.02.26	



<ul style="list-style-type: none">  BUS STOP (2)  BOSSIER CITY ADDRESS (243)  BOSSIER CITY ROAD (30) 	<ul style="list-style-type: none">  PARCELS (260)  RESTRICTIVE USES (ALCOHOL) (6) 		
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION</p> <p>PHONE 741-8824 - 820 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p> 	<p>300' BUFFER MAP - BOSSIER</p> <p>1421 Airline Dr, Suite 900 Bossier City, LA 71112</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Drawn by: Blunck Map Revised: 1.02.26</p>	<p>C-ALC-000 216-2025</p> <p style="color: red;">Page 13 of 36</p>

AN INTERIOR BUILD-OUT FOR
ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

SITE INFORMATION

SITE IS 1.19 ACRES/52,033 SQFT
 SUBDIVISION: WALLER
 ADDRESS: 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112
 ZONED: B-2
 VERIFY EXISTING & PROPOSED SITE CONDITION IN CIVIL PLANS
 FINISHED FLOOR OF BUILDING IS 166.50
 SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE
 0.2% ANNUAL CHANCE FLOOD PLAN.

BLDG. INFORMATION

EXISTING BUILDING IS 10,164 SQFT
 USE: COMMERCIAL, MULTI-TENANT SHELL BUILDING FOR FUTURE
 TENANT BUILD-OUT UNDER SEPARATE REVIEW
 OVERALL HEIGHT OF BUILDING IS 25'-0"
 FINISHED FLOOR ELEVATION IS 166.5

PARKING INFORMATION

PROPOSED BUILDING IS 10,164 SQFT. PLANNED USE IS AS A
 MULTI-TENANT COMMERCIAL CENTER REQUIRING 1 PARKING
 SPACE PER EVERY 150 SQFT OF BUILDING. REQUIRING 68
 PARKING SPACES FOR BOSSIER UDC.

INDEX TO DRAWINGS

- A-01 SITE PLAN/PROJECT/CODE INFORMATION
- A-02 EXISTING FLOOR PLAN
- A-03 PROPOSED FLOOR PLAN
- A-04 REFLECTIVE CEILING PLAN
- A-05 WALL SECTIONS & DETAILS
- M-01 MECHANICAL PLAN
- E-01 ELECTRICAL PLAN
- P-01 PLUMBING PLAN
- A-06 INTERIOR ELEVATIONS

CODE INFORMATION:

NFFA: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT
 IBC: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT

BUILDING HEIGHTS AND AREAS

1. BUILDING ADDRESS: 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112
2. AREA OF BUILDING: 10,164 SQFT SHELL BUILDING
3. BUILDING HEIGHT: 25'-0"
4. CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING
5. STRUCTURAL DESIGN: EXISTING PRE-ENGINEERED METAL BUILDING
6. FINISH FLOOR ELEVATION: 166.5/EXISTING

PROJECT CODES

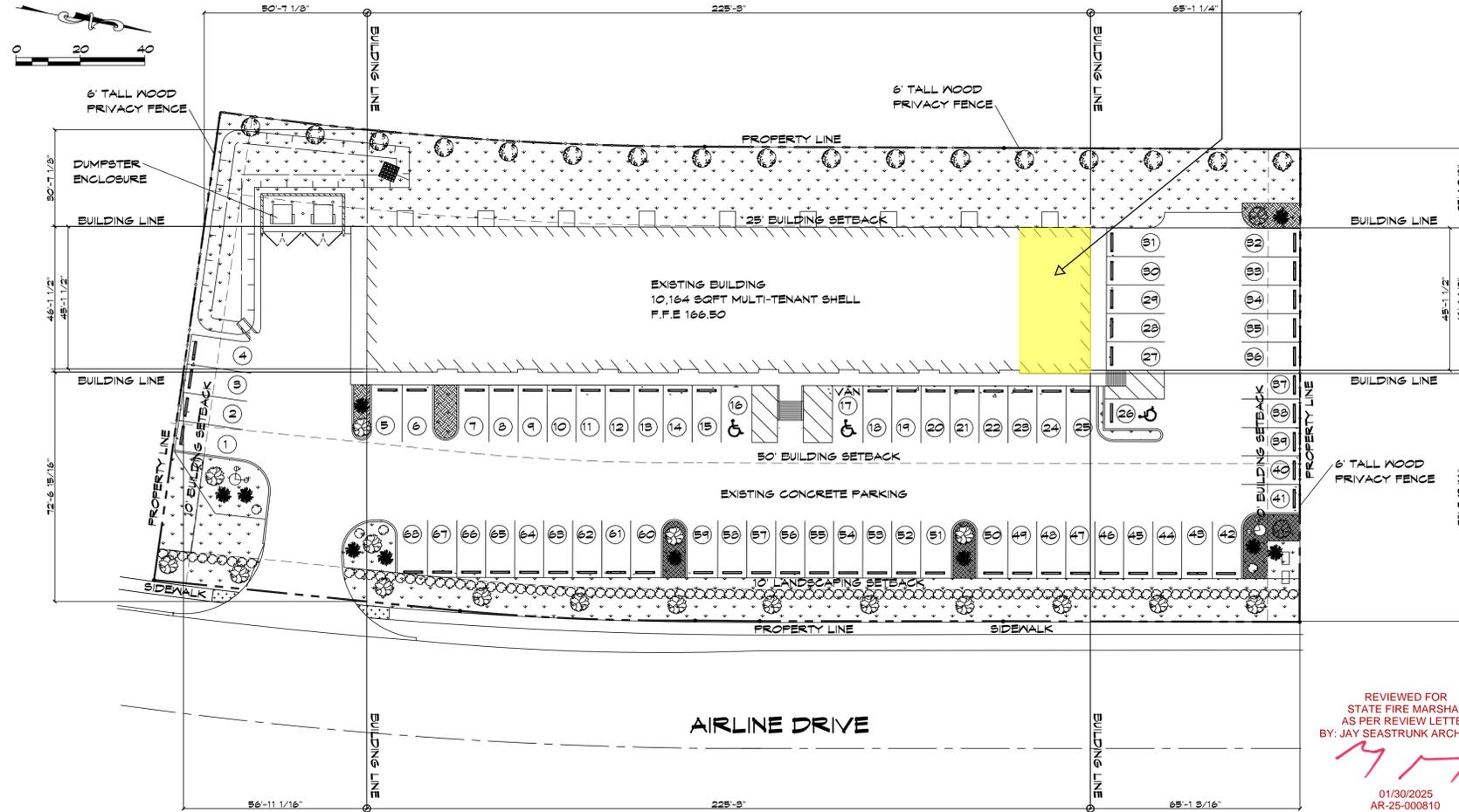
THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS:

1. LOUISIANA REVISED STATUTES (FIRE MARSHALS ACT).
2. NFFA 101 LIFE SAFETY CODE 2015.
3. NATIONAL FIRE CODES (1993 FIRE MARSHALS ACT FOR LAC 55.V.103.A).
4. HANDICAPPED STANDARD (ADA ACCESSIBILITY GUIDELINE OR ADAAG).
5. 2021 INTERNATIONAL BUILDING CODE (IBC), NOT INCLUDING CHAPTERS 1 ADMINISTRATION, 11 ACCESSIBILITY, 21 ELECTRICAL, AND 24 PLUMBING SYSTEMS.
6. 2021 INTERNATIONAL MECHANICAL CODE (IMC).
7. 2021 LOUISIANA STATE PLUMBING CODE (LSPC)
8. 2020 NATIONAL ELECTRIC CODE (NEC).

GENERAL PROJECT DOCUMENT NOTES

COPYRIGHT:
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DRAWINGS STAMPED BY THE STATE FIRE MARSHALL ARE NOT TO BE DESTROYED.



EXISTING SITE PLAN

SCALE: 1" = 20'-0"



PROJECT:
 AN INTERIOR BUILD-OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE

AUTHORIZED USE:

- DESIGN DEVELOPMENT
- BIDDING
- BUILDING PERMIT
- CONSTRUCTION

SHEET DESCRIPTION:

SITE PLAN PROJECT INFORMATION

PROJECT NO.
 COM15-7-22

DRAWN BY
 NEBS

CHECKED BY
 EOP

SHEET

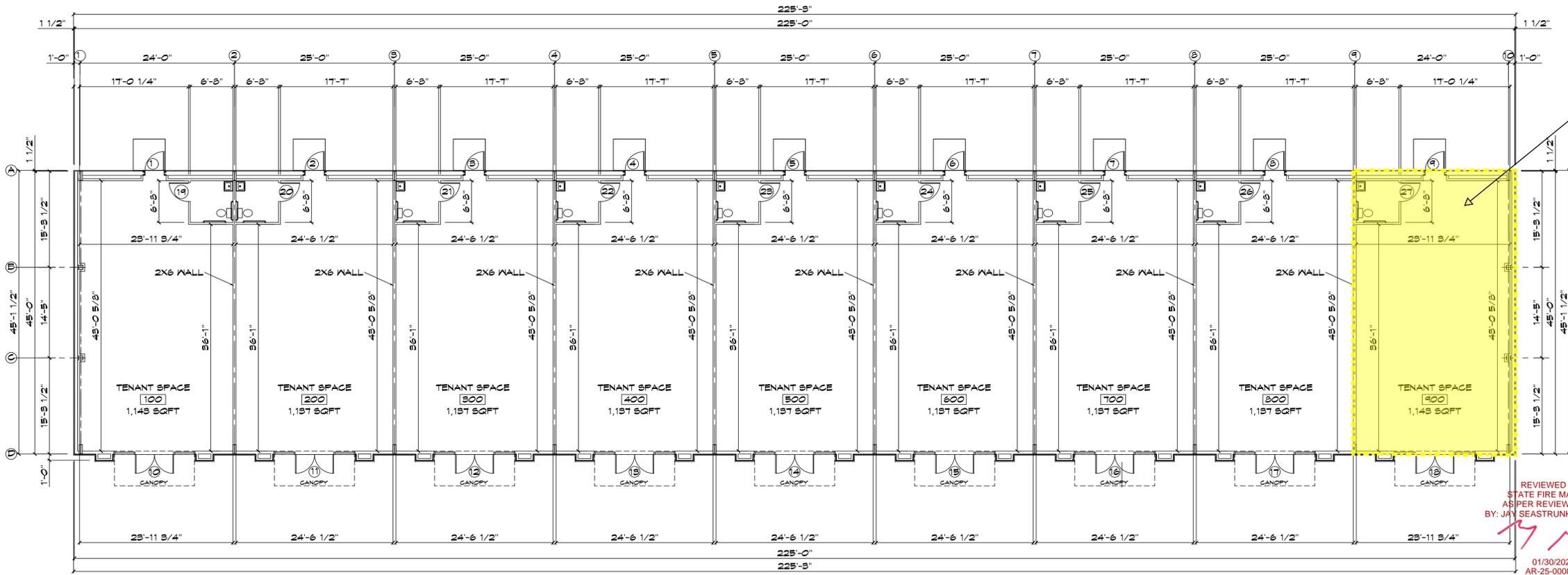
A-01

GENERAL NOTES

1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET. PARTIAL BUILD-OUT OF TENANT SPACES AS SHOWN.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.9.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1-4 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
1	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
2	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
3	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
4	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
5	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
6	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
7	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
8	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
9	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
10	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
11	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
12	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
13	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
14	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
15	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
16	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
17	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
18	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
19	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
20	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
21	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
22	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
23	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
24	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
25	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
26	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
27	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	



Proposed Taqueria Mexico #2

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

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 P:\PROJECTS\2025\COM-15-7-22

MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

PROPOSED FLOOR PLAN

DATE: _____

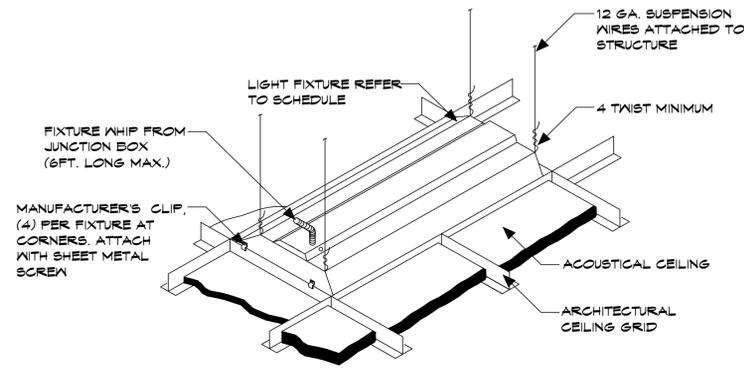
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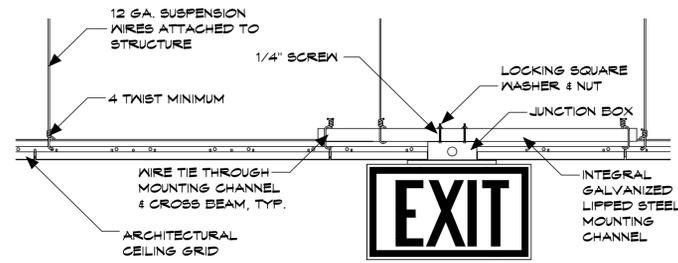
PROJECT NO. COM-15-7-22

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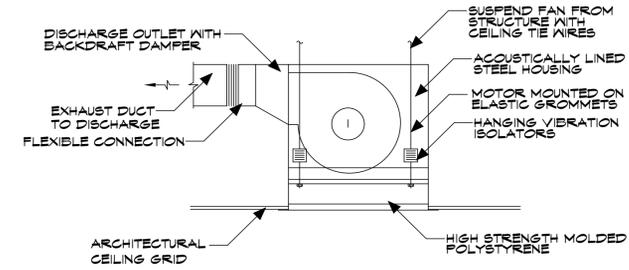
SHEET: **A-03**



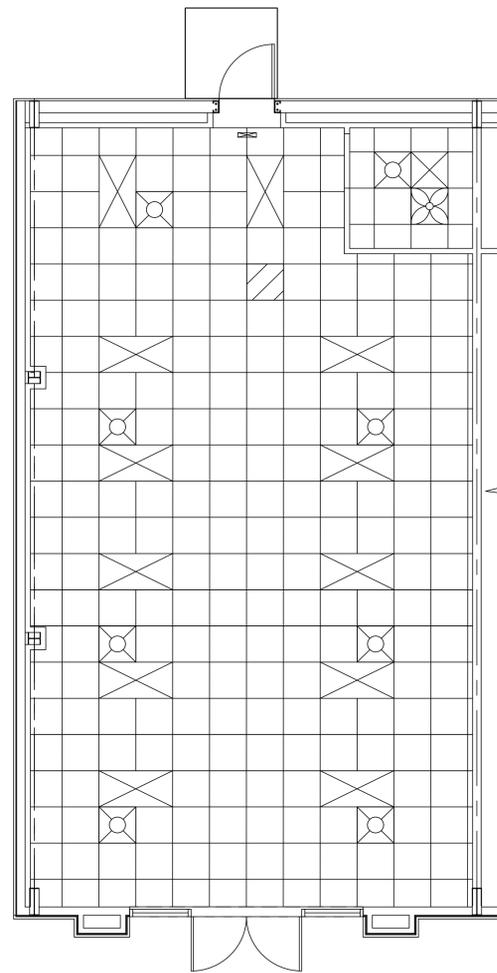
TYPICAL LIGHT FIXTURE DETAIL
SCALE: NOT TO SCALE



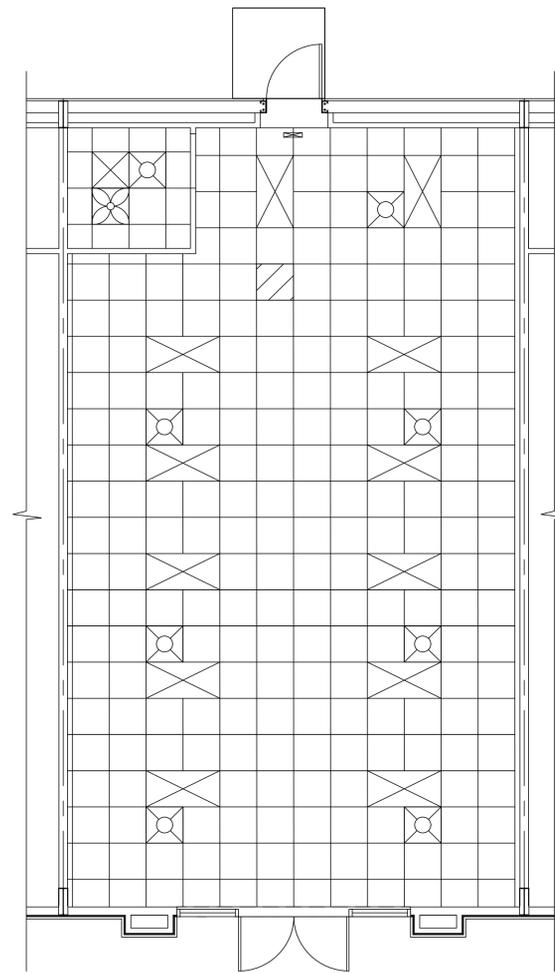
TYPICAL EXIT SIGN DETAIL
SCALE: NOT TO SCALE



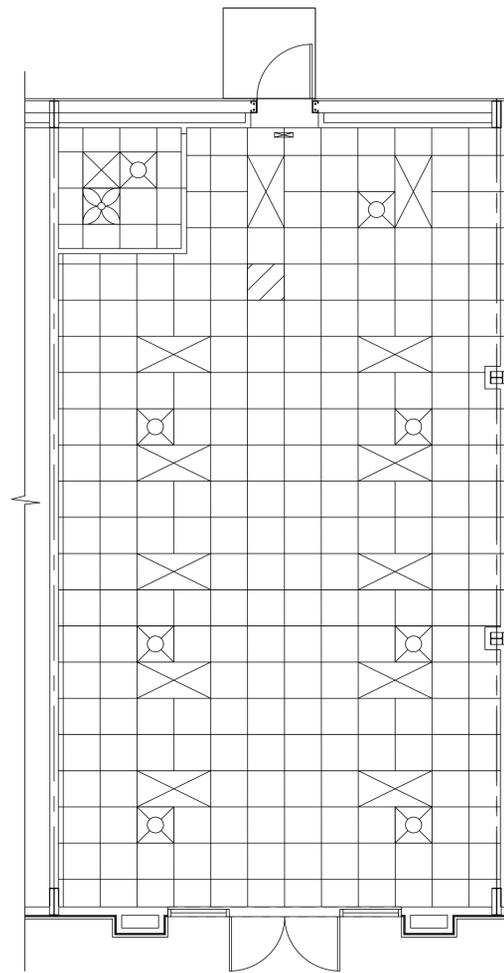
DETAIL - CEILING MOUNTED EXHAUST FAN
SCALE: NOT TO SCALE



REFLECTIVE CEILING PLAN (TENANT SPACE 100)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 200-800)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 900)
SCALE: 1/4" = 1'-0"

REFLECTIVE CEILING NOTES & SYMBOLS

- ACOUSTICAL/LAY-IN CEILING GRID
- ⊠ EXHAUST FAN WITH LIGHT
- ⊞ EXHAUST FAN
- ⊞ RECESSED FLUORESCENT LIGHTING - SEE ELECTRICAL
- ⊞ RETURN AIR DEVICE - SEE MECHANICAL
- ⊞ EXIT LIGHT - SEE ELECTRICAL
- ⊞ SUPPLY AIR DEVICE - SEE MECHANICAL
- ⊞ LIGHT FIXTURE - SEE ELECTRICAL
- ⊞ CEILING FAN - SEE ELECTRICAL
- RECESSED INCANDESCENT - SEE ELECTRICAL

*2'X2' CEILING GRID TO HAVE FLAME SPREAD OF 0-25, AND SMOKE DEVELOPED OF 0-450. ACOUSTICAL TILE EQUAL TO ARMSTRONG; FINE FISURED #1725, 10 YEAR WITH HUMIGUARD PLUS WARRANTY NO SAG. SIZE OF TILE TO BE 24"X24"X5/8" CEILING SUSPENSION SYSTEM WITH FISURED PATTERN TILE.

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025
AR-25-000810

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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:

- DESIGN DEVELOPMENT
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- CONSTRUCTION

SHEET DESCRIPTION:

REFLECTIVE CEILING PLANS

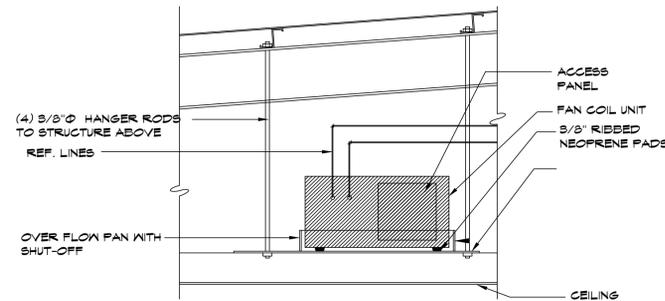
PROJECT NO. COM15-7-22

DRAWN BY NEB3 CHECKED BY BOF

SHEET **A-04**

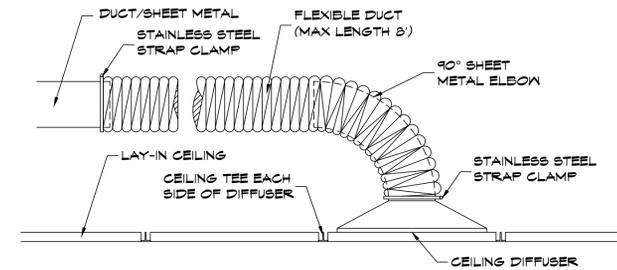
HVAC GENERAL NOTES

1. ALL DUCTWORK SIZES SHOWN ARE INSIDE FREE AREA DIMENSIONS
2. ALL AIR DEVICES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE WITH CEILING TIE WIRES AND CONCEALED FASTENERS
3. PROVIDE NECESSARY OFFSETS TO MAINTAIN MINIMUM 15'-0" DISTANCE BETWEEN OUTSIDE AIR INTAKES AND PLUMBING VENTS, EXHAUST AIR OUTLETS, ETC.
4. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR HANDLING UNITS AND EXHAUST FANS
5. ALL DUCTWORK AND EQUIPMENT SHALL BE INSTALLED AT HIGHEST ELEVATION ACHIEVABLE WHILE MAINTAINING SERVICEABILITY AND ACCESS. COORDINATE DUCT ROUTING WITH STRUCTURE, FRAME WALL BRACING, LIGHTS, ETC.
6. ALL FLEXIBLE DUCT SHALL BE FULLY EXTENDED, FREE OF KINKS, NO LONGER THAN 8'-0" AND SAME SIZE AS DIFFUSER NECK, BRANCH DUCTS AND TAKE OFFS SHALL BE THE SAME SIZE AS DIFFUSER NECKS UNLESS SPECIFICALLY NOTED OTHERWISE PROVIDE RECTANGULAR TO ROUND TRANSITIONS OR ADAPTORS AT DIFFUSER NECKS WHERE REQUIRED BY SPECIFIC AIR DEVICE MANUFACTURER. SQUARE NECK SIZE WITH ROUND ADAPTER SHALL BE SELECTED FOR AN NC LEVEL OF 25 OR LESS AT DESIGN AIR FLOW
7. THE CONTRACTOR SHALL PROVIDE HVAC SYSTEMS IN STRICT ACCORDANCE WITH APPLICABLE EDITIONS OF NFPA 101 AND 90A
8. CONTRACTOR SHALL FIELD VERIFY EXACT SIZE, LOCATION, ETC. OF STRUCTURAL FRAMING PRIOR TO UNIT INSTALLATION, MATERIAL ORDER AND DUCTWORK FABRICATION. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF SIGNIFICANT DISCREPANCIES AND CONFLICTS.
9. ALL RECTANGULAR DUCT ELBOWS AND SPLITTER TEES SHALL INCLUDE DOUBLE THICKNESS TURNING VANES, ANCHORED TO DUCT PER SMACNA GUIDELINES
10. PROVIDE FULL SIZE INTERNALLY LINED DUCT DROPS TO RETURN AIR AND EXHAUST GRILLES.
11. CONDENSATE DRAIN PIPING SHALL BE WITH TEE FITTINGS AND THREADED CAPS (FOR CLEANOUT) AT ALL CHANGES OF DIRECTION. PROVIDE FPH OR ERICO/CADDY PIPE SUPPORTS
12. COORDINATE EXACT LOCATION OF CEILING AIR DEVICES WITH ARCHITECTURAL REFLECTED CEILING PLAN AIR DEVICES SMALLER THAN FULL GRID SPACING SHALL BE CENTERED IN CEILING TILES AND INSTALLED WITH SURFACE MOUNT FRAMES AND CONCEALED FASTENERS.
13. PROVIDE FAN, SHUT-OFF VALVE AND CONDENSATION DRAIN FOR EACH UNIT
14. HVAC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES



TYPICAL A/C UNIT ABOVE CEILING

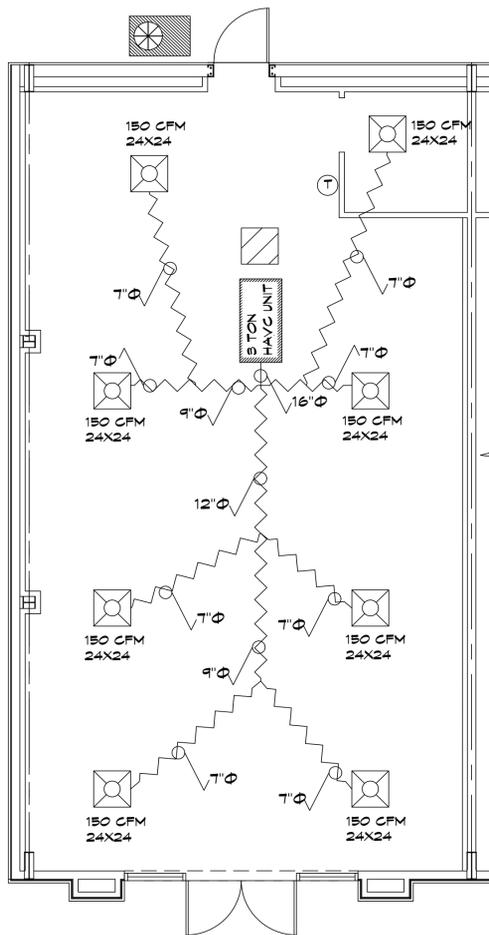
SCALE: NOT TO SCALE



BRANCH DUCT CONNECTION TO DIFFUSER

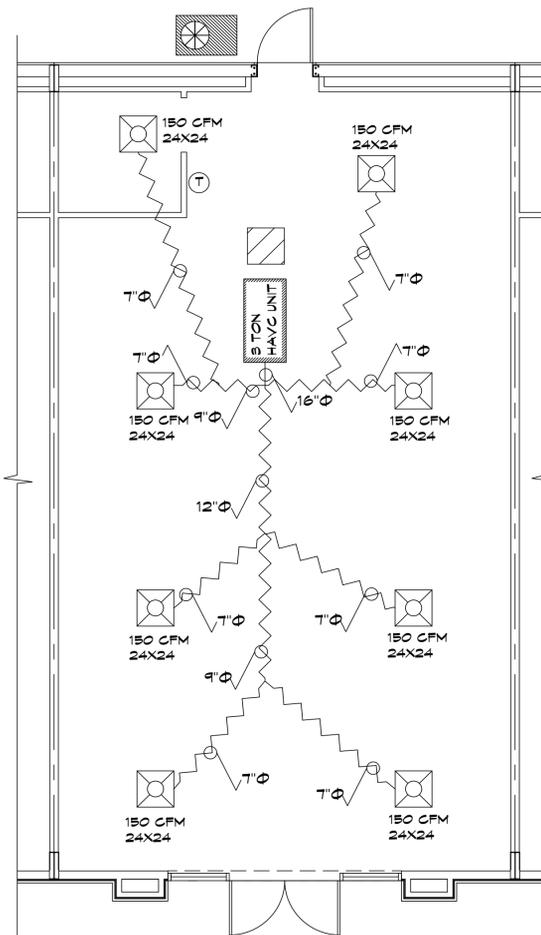
NO SCALE

NOTE: PROVIDE SCREW DRIVER OPERATED ADJUSTABLE STAINLESS STEEL STRAP CLAMPS AT SHEET METAL DUCT TO FLEXIBLE DUCT CONNECTIONS. NYLON STRAPS ARE NOT ACCEPTABLE.



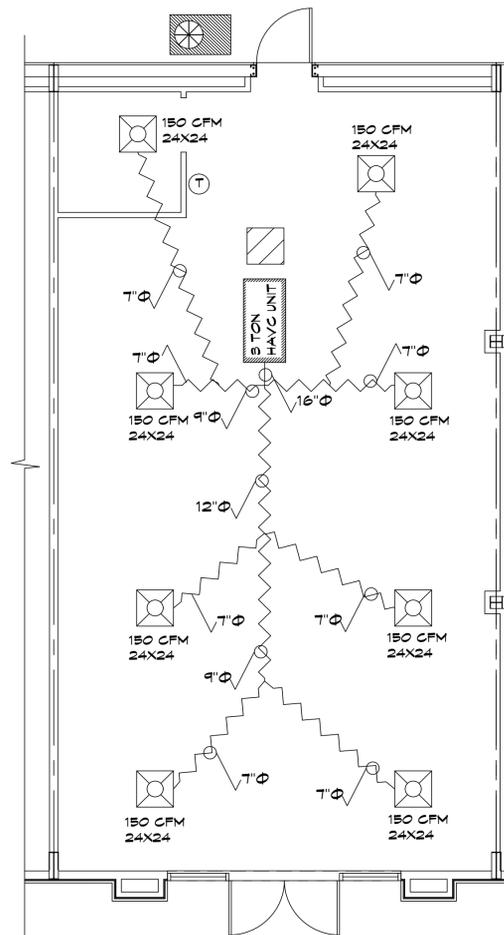
HVAC PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"



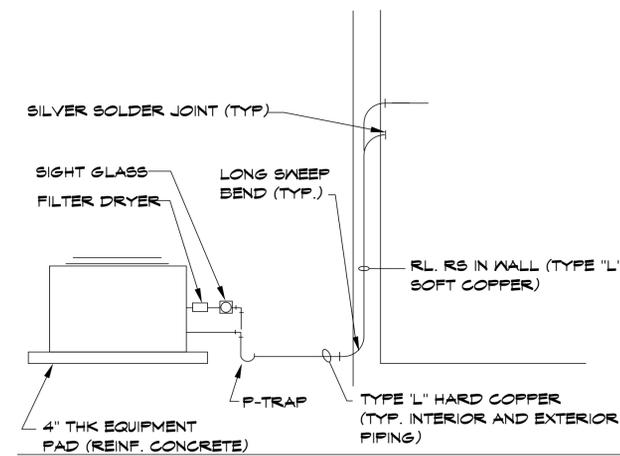
HVAC PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"



HVAC PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"



DETAIL - COMPRESSORS

SCALE: NOT TO SCALE

NOTE: REFRIGERANT PIPING IN WALL SHALL BE TYPE "L" SOFT COPPER WITH LONG RADIUS BENDS OUT WALL. JOINTS IN WALL ARE NOT ACCEPTABLE.

HVAC SYMBOLS

- 24" X 24" SUPPLY GRILL
- THERMOSTAT
- INDOOR UNIT
- COMPRESSOR UNIT

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

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MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
 AN INTERIOR BUILD OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:

- DESIGN DEVELOPMENT
- BIDDING
- BUILDING PERMIT
- CONSTRUCTION

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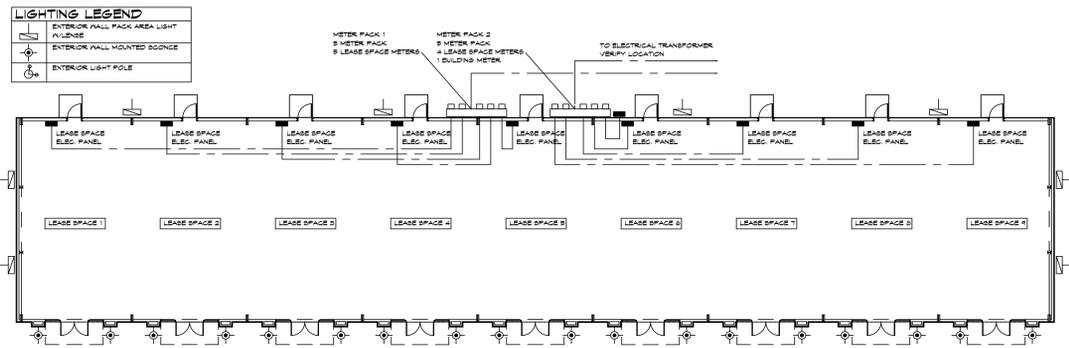
HVAC MECHANICAL PLAN

PROJECT NO.
 COM15-7-22

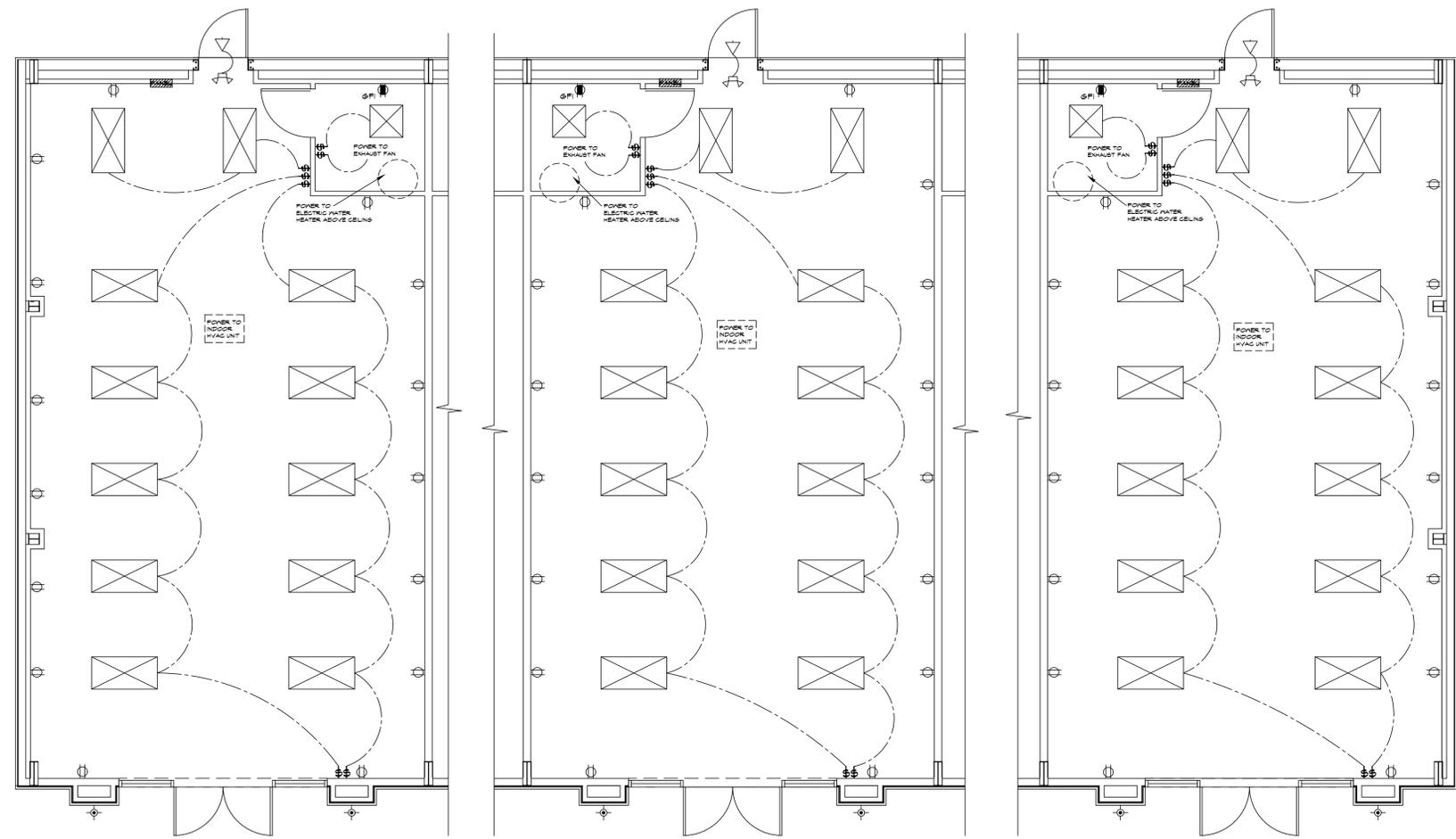
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CHECKED BY
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SHEET
M-01



BUILDING ELECTRICAL/LIGHTING PLAN
SCALE: 1/16" = 1'-0"



ELECTRICAL PLAN (TENANT SPACE 100)
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN (TENANT SPACE 200-300)
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN (TENANT SPACE 900)
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND LOCAL CODES.
2. PANEL BOARDS SHALL BE LABELED LEGIBLY AS TO IDENTIFY CIRCUITS AS TO USE.
3. DUPLEX OUTLETS SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WALL MOUNTED VERTICAL, 12" AFF UNLESS OTHERWISE NOTED.
4. GROUND FAULT CURRENT INTERRUPTER OUTLET SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WITH INTEGRAL GFI.
5. WATERPROOF OUTLETS SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WITH INTEGRAL GFI AND GASKET TO WATERPROOF SELF-CLOSING COVER.
6. PROVIDE TELEPHONE, COMPUTER BOXES AS DIRECTED BY OWNER.
7. PROVIDE POWER TO EQUIPMENT AS NEEDED.
8. ALL DATA WIRE IS CAT 6 DATA CABLE.
9. SUPPLY POWER TO WATER TANK LOCATED ABOVE CEILING.
10. CONFIRM A/C UNIT LOCATION AND SUPPLY POWER AS NEEDED.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
	ELECTRICAL METER
	PANEL
	J-BOX FUTURE 2" COND.
	X1 - EXIT LIGHT
	EM - DUAL HEAD
	HR - HOMERUN TO PANEL
	HR - HOMERUN TO PANEL
	SW1 - SINGLE POLE SWITCH
	SW3 - 3 WAY SWITCH
	SW4 - 4 WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE ABOVE COUNTER
	GROUND FAULT INTERRUPTER
	WATERPROOF DUPLEX OUTLET
	POWER TO EQUIPMENT
	ITEM IN FLOOR BOX FOR
	PHONE/DATA
	DUAL HEAD LED FLOOD LIGHT
	2X4 LED FIXTURE
	SECURITY LIGHT CONNECTED TO EMERGENCY EXIT

* EM EXIT DOORS TO HAVE SECURITY LIGHT ON EXTERIOR CONNECTED TO EXIT

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BRIAN SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810

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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE: _____

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ELECTRICAL PLAN
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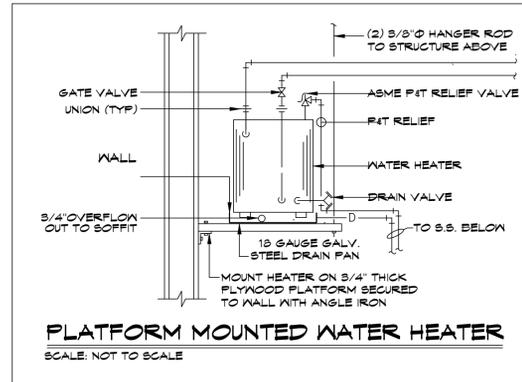
PROJECT NO.
COM15-7-22

DRAWN BY: NEBS CHECKED BY: BOF

SHEET
E-01

GENERAL PLUMBING NOTES

- (P1) ALL PLUMBING ON THIS PROJECT SHALL COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE WITH LOUISIANA AMENDMENTS.
- (P2) FAUCETS SHALL COMPLY WITH LRS 40:1181-4.21.4. HOT WATER & DRAIN PIPES ON LABORATORIES SHALL BE INSULATED OR COVERED.
- (P3) ALL WASTE PIPING UNDERSLAB SHALL BE 3" MINIMUM, INSTALLED AT 1/8" PER FOOT FALL. PROVIDE 3" x 2" COMBINATIONS AT 2' LONG SNEEP REDUCING ELBOVS AND 5" x 5" x 2" COMBINATIONS AT 2' WASTE/VENT STACKS FOR SINK AND LAVATORIES.
- (P4) TRAP PRIMER VALVES (TP) SHALL BE INSTALLED ABOVE ACCESSIBLE CEILING SPACES WITH 1/2" C/W SUPPLY PIPING AND SHUT-OFF VALVE. EXTEND 1/2" C/W DOWN IN UNIT FOR MULTIPLE FLOOR DRAINS AS APPLICABLE.
- (P5) 1/2" C/W DN IN WALL W/ RECESSED WALL BOX, 1/2" x 1/4" REDUCER, 1/4" VALVE AND TYPE "L" COPPER TUBING FOR ICE MAKER. COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS W/ VENDOR AND ARCHITECT PRIOR TO INSTALLATION.
- (P6) COORDINATE ALL UNDERSLAB PIPING WITH GRADE BEAMS AND FOOTINGS. OFFSET VERTICAL RISERS AROUND GRADE BEAMS AS REQUIRED TO RISE IN WALLS. RE: FOUNDATION PLAN AND DETAILS.
- (P7) COORDINATE FLOOR SLOPES TO FLOOR DRAINS. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- (P8) COORDINATE EXACT PLUMBING FIXTURE TYPE, MOUNTING HEIGHT ETC. WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.



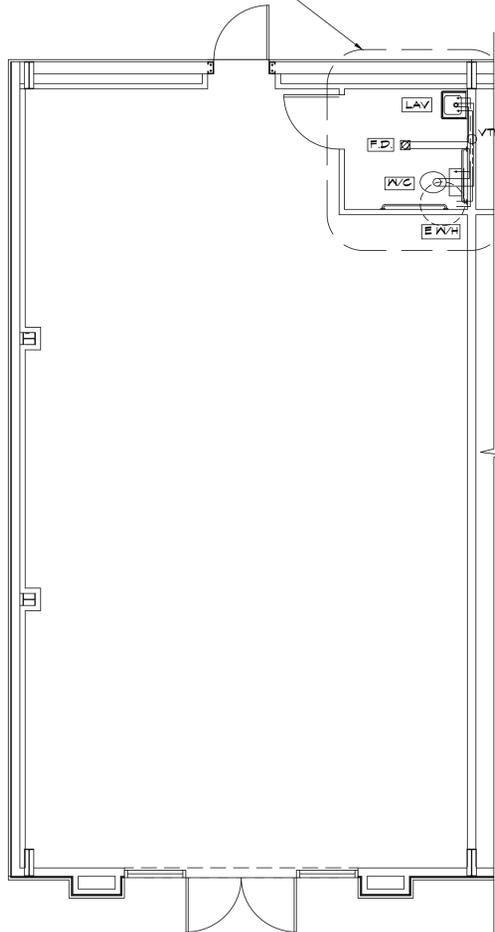
PLUMBING FIXTURE SCHEDULE

- LAV. - AS 0356.421 - WHITE HANDICAPPED WITH AS 2000.100 CHROME
- W/C - AS 2216.145 - 11" WHITE HANDICAPPED WITH CH 535 SF SEAT
- E/W/H - A.O. SMITH 10 GALLON ELECTRICAL WATER HEATER W/ PAN

FIXTURE AND EQUIPMENT NOTES

1. TOILETS SHALL COMPLY W/ LRS 40:1181-4.6
2. LAVATORY SHALL BE MOUNTED W/ A CLEARANCE OF AT LEAST 29" FROM FINISHED FLOOR TO BOTTOM OF APRON.
3. FAUCETS SHALL COMPLY W/ LRS 40:1181-4.21.4.
4. FIXTURES ABOVE OR EQUAL TO, ANY CHANGES MUST BE APPROVED IN WRITING.
5. FOLLOW MOUNTING HEIGHT AND CLEARANCES AS SHOWN IN INTERIOR ELEVATIONS.
6. VERIFY WITH OWNER IF ADA-COMPLIANT UNDER SINK PIPE PROTECTION IS TO BE INSTALLED/BUILT FOR LAVATORIES AND SINKS.

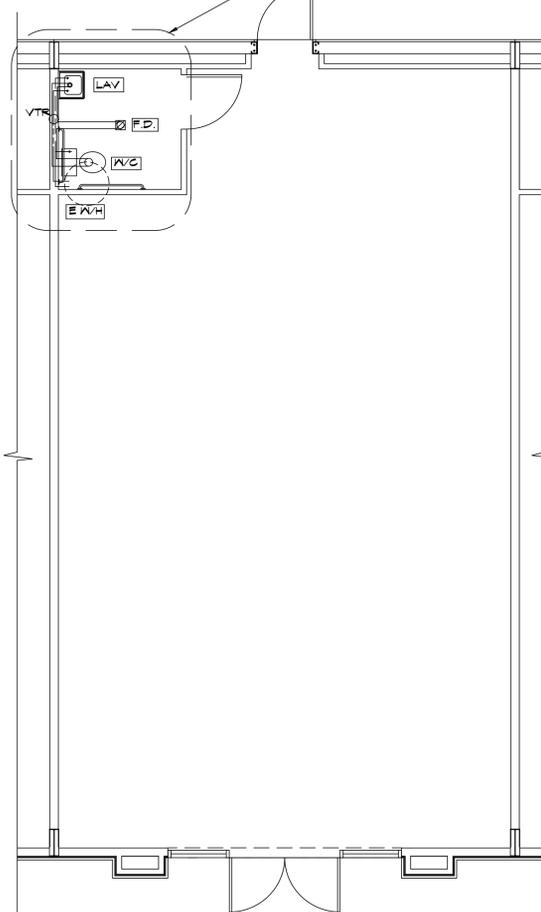
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"

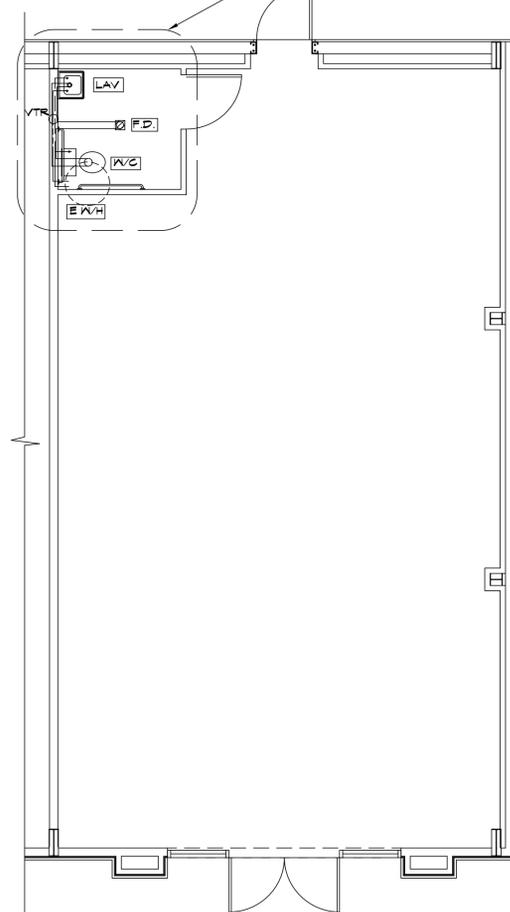
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"

PLUMBING SYMBOLS	
---	SANITARY SEWER
----	COLD WATER LINE
-----	HOT WATER RETURN
□ C.O.	CLEAN-OUT
○ G.C.O.	GRADE CLEAN-OUT SET IN CONCRETE
⊗ F.D.	3" FLOOR DRAIN
W/C	WATER CLOSET
E/W/H	ELECTRIC WATER HEATER W/ EMERGENCY DRAIN PAN
○ VTR	SANITARY VENT THRU ROOF
⊕ H.B.	WALL FAUCET/HOSE BIB
LAV	LAVATORY
S.S.	SERVICE SINK
H.S.	HAND SINK
DB.S.	DOUBLE BASIN SINK
DF	BI-LEVEL DRINKING FOUNTAIN

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025
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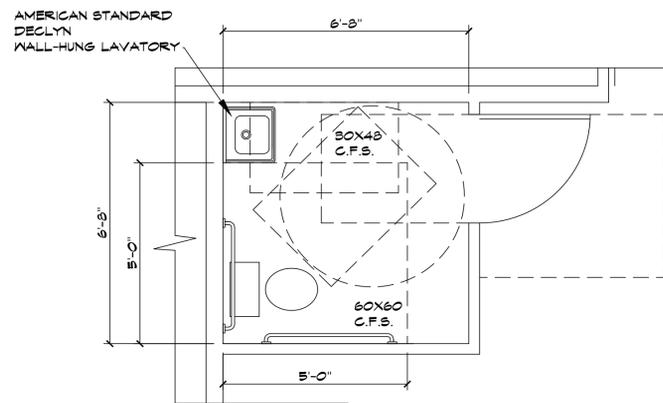
SHEET: P-01

FINISH SCHEDULE (ALL SUITES)

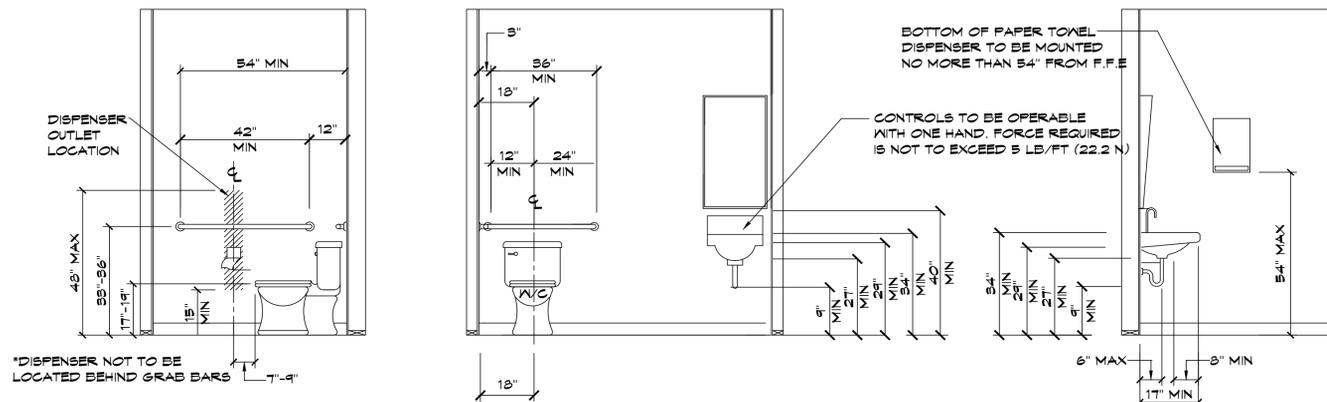
ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	COMMENTS
TENANT SPACE 100	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 200	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 300	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 400	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 500	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 600	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 700	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 800	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 900	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT

GENERAL FINISH NOTES

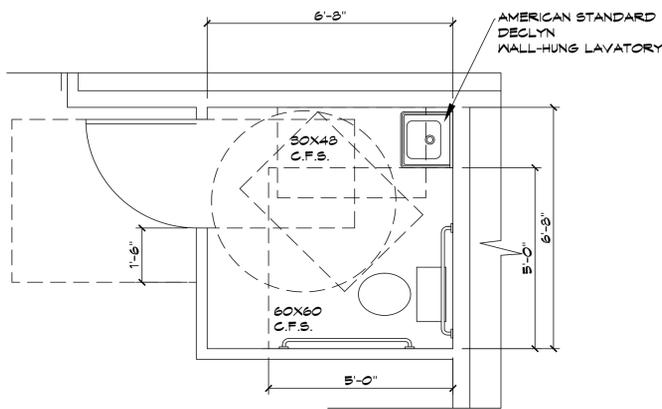
- VCT/SLIP RESISTANT, AS SELECTED BY OWNER VERIFY WITH ARCHITECT WITH FLAME SPREAD OF LESS 25.
- WALL BASE, ROFFE, COLORS TO BE SELECTED BY OWNER, VERIFY WITH ARCHITECT, HEIGHT 4".
- FLOAT, TAPE, FLOAT, SAND, FLOAT, AND TEXTURE. TEXTURE TO BE SELECTED BY OWNER. PAINT 2 COATS. SURE TONE PAINT COLORS AS SELECTED BY OWNER.
- CARPET IF INSTALLED TO HAVE CRITICAL RADIANT FLUX MINIMUM OF 0.45 W/SQAURE.



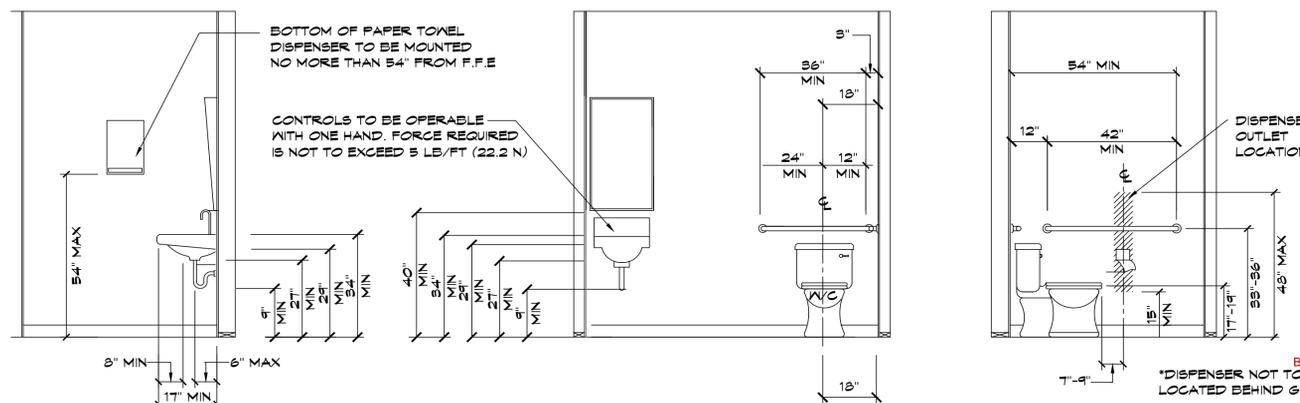
RESTROOM FLOOR AREA (SPACE 200-900)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 200-900)
SCALE: 1'-0" = 1/2"



RESTROOM FLOOR AREA (SPACE 100)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 100)
SCALE: 1'-0" = 1/2"

Makers Design LLC
ARCHITECT
318-348-7906
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
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INTERIOR ELEVATIONS

PROJECT NO.
COM15.7-22

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WEBB

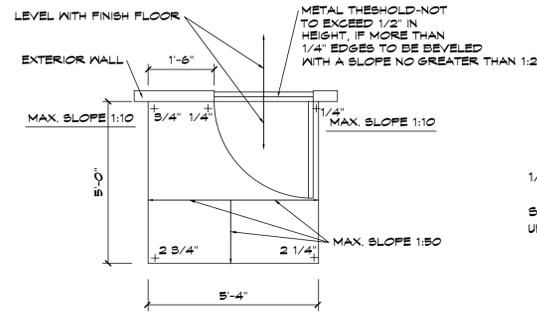
CHECKED BY
EOP

SHEET
A-06

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810

GENERAL NOTES

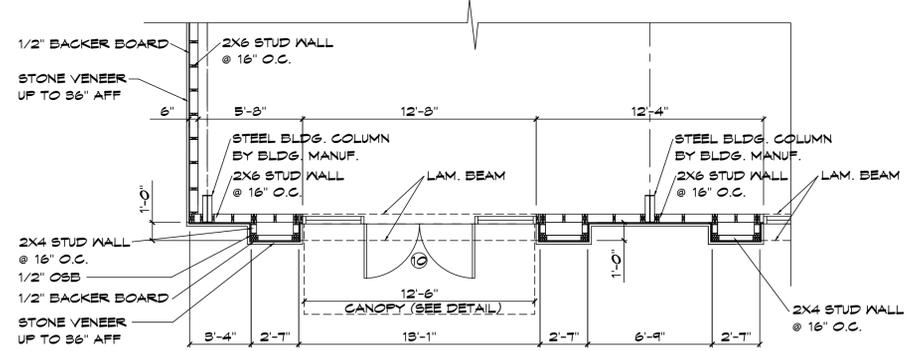
1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.5.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1.9 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.



TYPICAL GRADING @ EXTERIOR DOORS

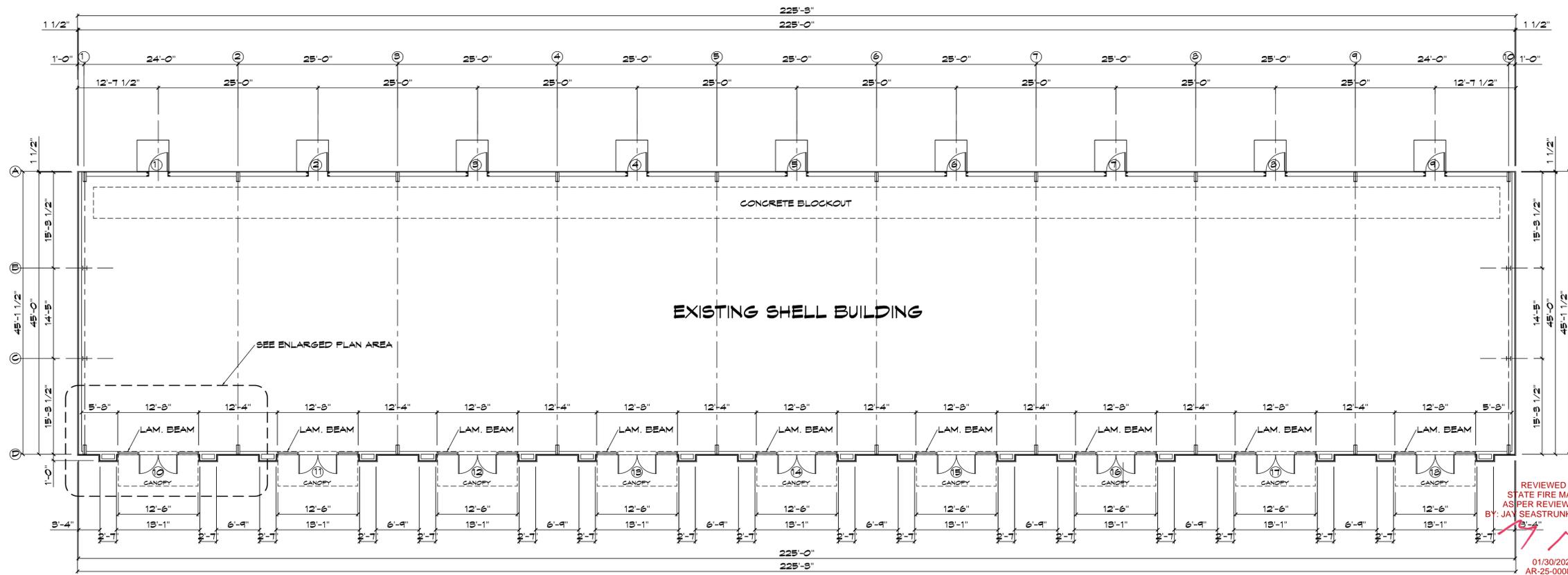
SCALE: NOT TO SCALE

GRADES SHOWN RELATIVE TO FINISH FLOOR
 1:50 = 24":12" 1:20 = 60":12" 1:10 = 12":12"
 REF. TO FLOOR PLAN FOR DIRECTION OF DOOR SWING



ENLARGED PLAN AREA

SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

Makers Design LLC
 Jay Seastrunk Architect
 452 Delaware Street
 Bossier City, Louisiana 71106
 981-346-7826
 makersdesignllc@gmail.com
 MAKERSDESIGNLLC.COM

MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE	
AUTHORIZED USE:	
<input type="checkbox"/> DESIGN DEVELOPMENT	
<input type="checkbox"/> BIDDING	
<input type="checkbox"/> BUILDING PERMIT	
<input type="checkbox"/> CONSTRUCTION	
SHEET DESCRIPTION:	
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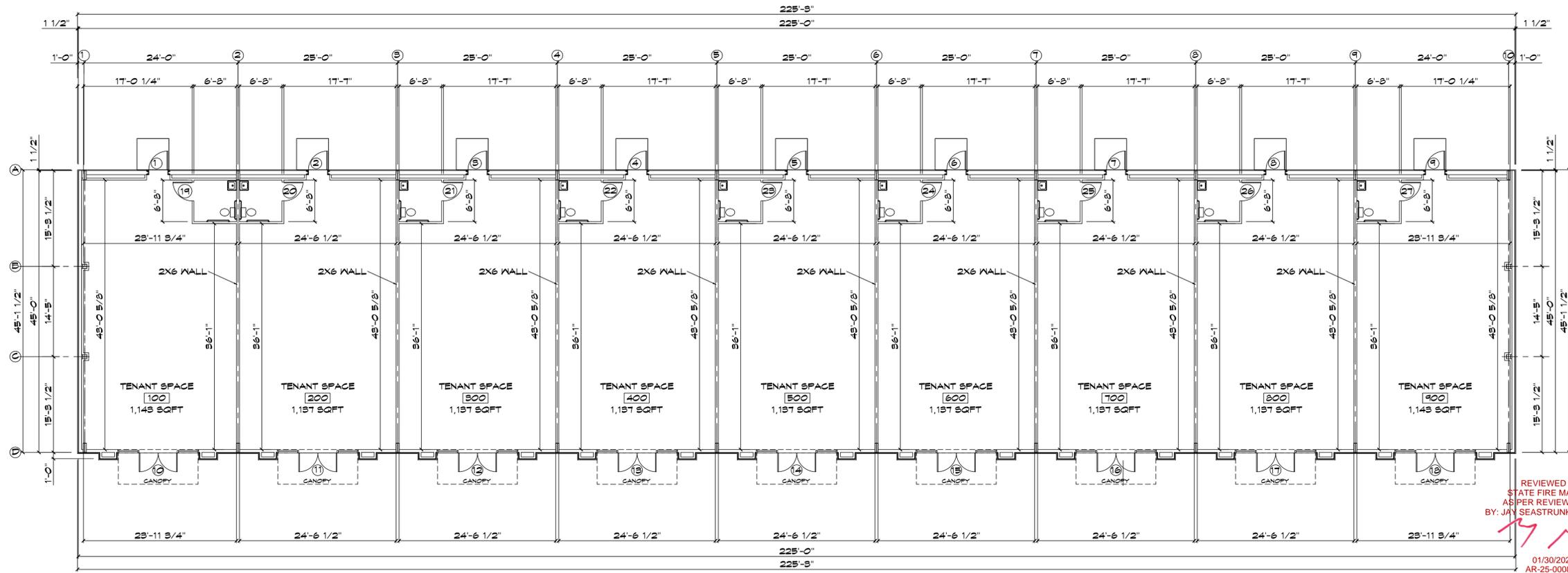
PROJECT NO.	COM15.7-22
DRAWN BY	KESS
CHECKED BY	BOF
SHEET	A-02

GENERAL NOTES

1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET. PARTIAL BUILD-OUT OF TENANT SPACES AS SHOWN.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
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14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
1	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
2	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
3	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
4	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
5	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
6	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
7	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
8	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
9	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
10	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
11	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
12	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
13	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
14	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
15	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
16	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
17	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
18	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
19	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
20	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
21	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
22	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
23	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
24	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
25	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
26	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
27	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

Makers Design LLC
 Makers Design, LLC
 ARCHITECT
 452 Delaney Street
 Bossier City, LA 71106
 987-345-7890
 makersdesignllc@gmail.com
 P:\PROJECTS\COM15.7.22

MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
 AN INTERIOR BUILD OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

SHEET DESCRIPTION:
 PROPOSED FLOOR PLAN

PROJECT NO.
 COM15.7.22

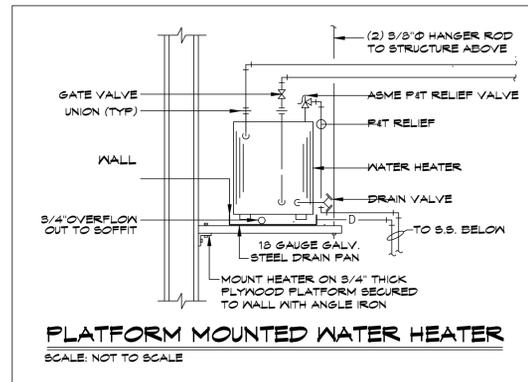
DRAWN BY
 KEBS

CHECKED BY
 BOP

SHEET
A-03

GENERAL PLUMBING NOTES

- (P1) ALL PLUMBING ON THIS PROJECT SHALL COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE WITH LOUISIANA AMENDMENTS.
- (P2) FAUCETS SHALL COMPLY WITH LRS 40:1181-4.21.4. HOT WATER & DRAIN PIPES ON LABORATORIES SHALL BE INSULATED OR COVERED.
- (P3) ALL WASTE PIPING UNDERSLAB SHALL BE 3" MINIMUM, INSTALLED AT 1/8" PER FOOT FALL. PROVIDE 3" x 2" COMBINATIONS AT 2" LONG SNEEP REDUCING ELBOVS AND 3" x 3" x 2" COMBINATIONS AT 2" WASTE/VENT STACKS FOR SINK AND LAVATORIES.
- (P4) TRAP PRIMER VALVES (TP) SHALL BE INSTALLED ABOVE ACCESSIBLE CEILING SPACES WITH 1/2" C/W SUPPLY PIPING AND SHUT-OFF VALVE. EXTEND 1/2" C/W DOWN IN UNIT FOR MULTIPLE FLOOR DRAINS AS APPLICABLE.
- (P5) 1/2" C/W DN IN WALL W/ RECESSED WALL BOX, 1/2" x 1/4" REDUCER, 1/4" VALVE AND TYPE "L" COPPER TUBING FOR ICE MAKER. COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS W/ VENDOR AND ARCHITECT PRIOR TO INSTALLATION.
- (P6) COORDINATE ALL UNDERSLAB PIPING WITH GRADE BEAMS AND FOOTINGS. OFFSET VERTICAL RISERS AROUND GRADE BEAMS AS REQUIRED TO RISE IN WALLS. RE: FOUNDATION PLAN AND DETAILS.
- (P7) COORDINATE FLOOR SLOPES TO FLOOR DRAINS. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- (P8) COORDINATE EXACT PLUMBING FIXTURE TYPE, MOUNTING HEIGHT ETC. WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.



PLUMBING FIXTURE SCHEDULE

- LAV. - AS 0356.421 - WHITE HANDICAPPED WITH AS 2000.100 CHROME
- W/C - AS 2216.145 - 11" WHITE HANDICAPPED WITH CH 535 SF SEAT
- E/W/H - A.O. SMITH 10 GALLON ELECTRICAL WATER HEATER W/ PAN

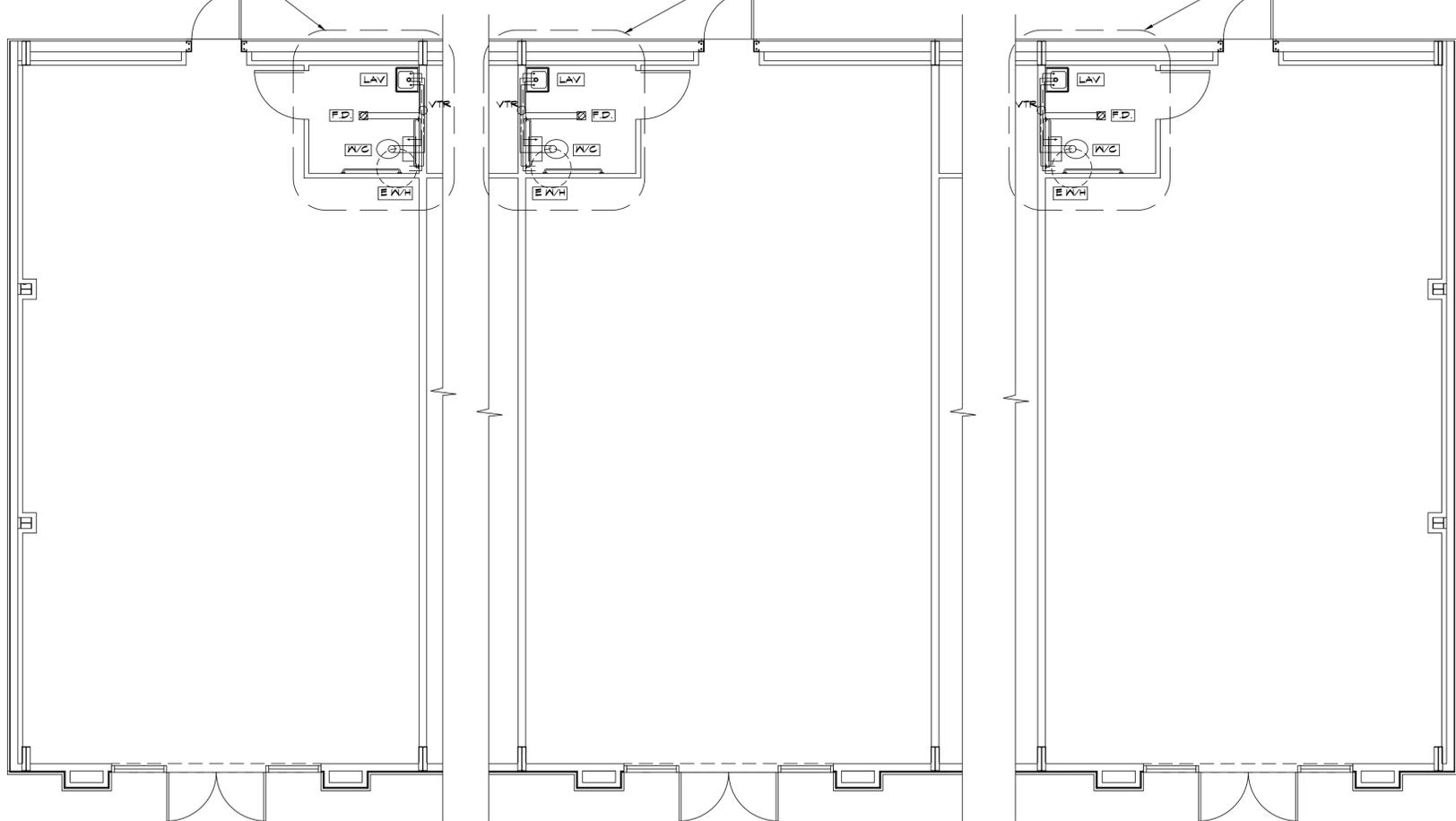
FIXTURE AND EQUIPMENT NOTES

1. TOILETS SHALL COMPLY W/ LRS 40:1181-4.6
2. LAVATORY SHALL BE MOUNTED W/ A CLEARANCE OF AT LEAST 29" FROM FINISHED FLOOR TO BOTTOM OF APRON.
3. FAUCETS SHALL COMPLY W/ LRS 40:1181-4.21.4.
4. FIXTURES ABOVE OR EQUAL TO, ANY CHANGES MUST BE APPROVED IN WRITING.
5. FOLLOW MOUNTING HEIGHT AND CLEARANCES AS SHOWN IN INTERIOR ELEVATIONS.
6. VERIFY WITH OWNER IF ADA-COMPLIANT UNDER SINK PIPE PROTECTION IS TO BE INSTALLED/BUILT FOR LAVATORIES AND SINKS.

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"

PLUMBING PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"

PLUMBING PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"

PLUMBING SYMBOLS

---	SANITARY SEWER
----	COLD WATER LINE
----	HOT WATER RETURN
□ C.O.	CLEAN-OUT
○ G.C.O.	GRADE CLEAN-OUT SET IN CONCRETE
⊗ F.D.	3" FLOOR DRAIN
W/C	WATER CLOSET
E/W/H	ELECTRIC WATER HEATER W/ EMERGENCY DRAIN PAN
○ VTR	SANITARY VENT THRU ROOF
⊕ H.B.	WALL FAUCET/HOSE BIB
LAV	LAVATORY
S.S.	SERVICE SINK
H.S.	HAND SINK
DB.S.	DOUBLE BASIN SINK
DF	BI-LEVEL DRINKING FOUNTAIN

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

Makers Design LLC
456 Delaware Street
Bossier City, LA 70021
318-342-7936
makersdesignllc@gmail.com
PHYSICIAN: 03/11/2024

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

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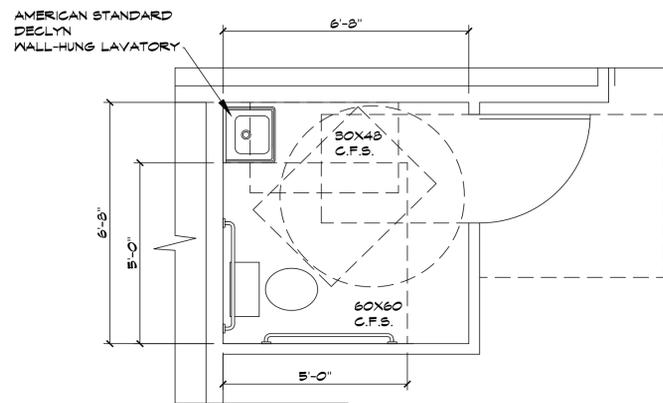
PROJECT NO. COM15-7-22
DRAWN BY: NEBS
CHECKED BY: BOF
SHEET: P-01

FINISH SCHEDULE (ALL SUITES)

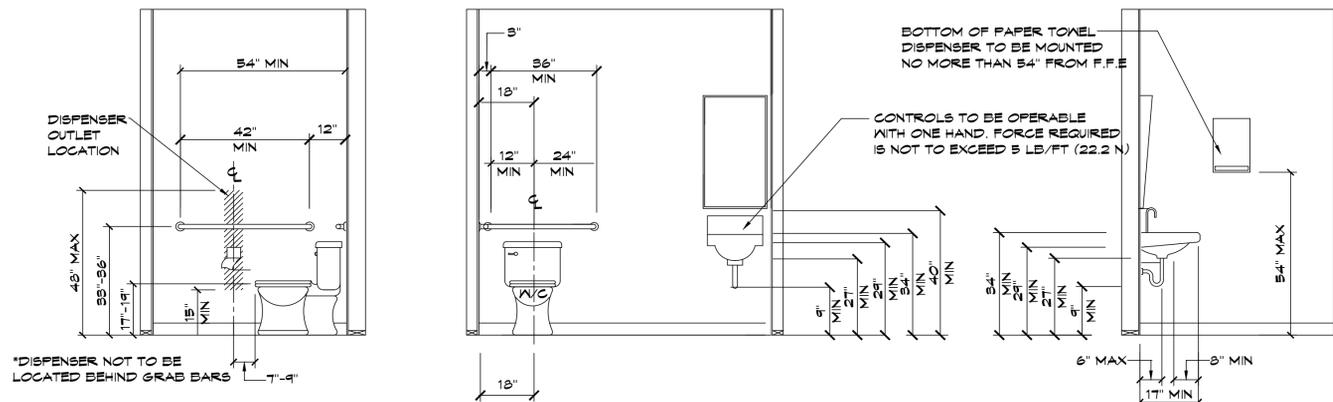
ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	COMMENTS
TENANT SPACE 100	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 200	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 300	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 400	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 500	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 600	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 700	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 800	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 900	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT

GENERAL FINISH NOTES

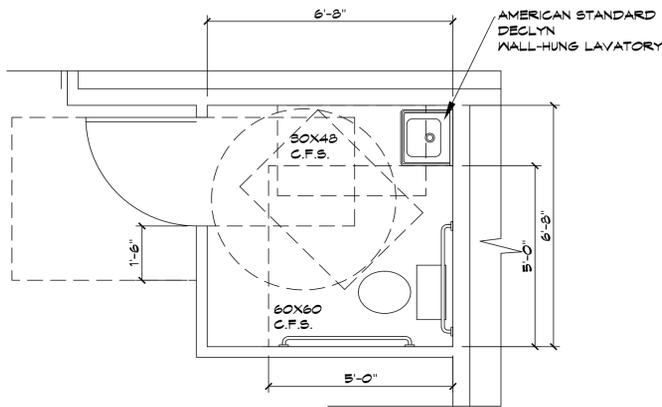
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- FLOAT, TAPE, FLOAT, SAND, FLOAT, AND TEXTURE. TEXTURE TO BE SELECTED BY OWNER. PAINT 2 COATS. SURE TONE PAINT COLORS AS SELECTED BY OWNER.
- CARPET IF INSTALLED TO HAVE CRITICAL RADIANT FLUX MINIMUM OF 0.45 W/SQAURE.



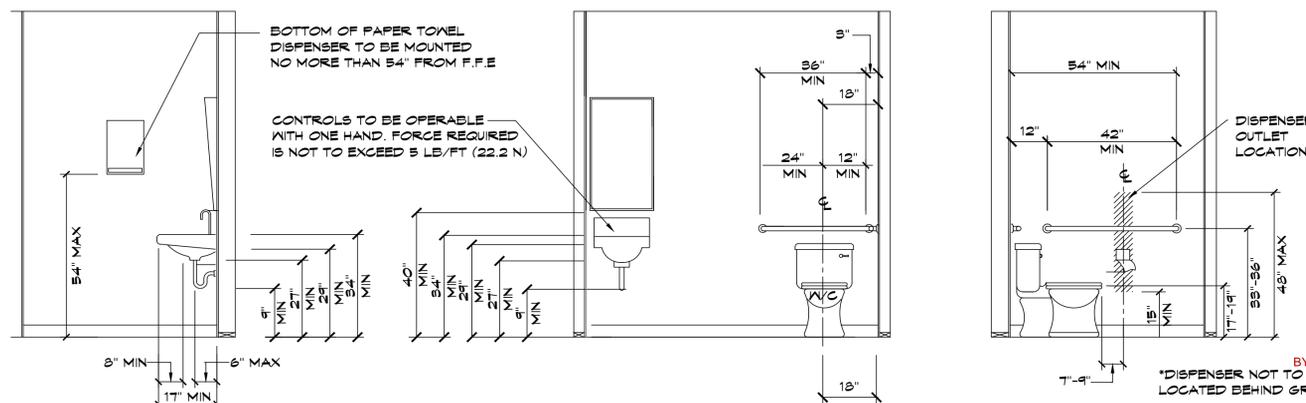
RESTROOM FLOOR AREA (SPACE 200-900)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 200-900)
SCALE: 1'-0" = 1/2"



RESTROOM FLOOR AREA (SPACE 100)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 100)
SCALE: 1'-0" = 1/2"

Makers Design LLC
ARCHITECT
318-348-7906
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



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RECYCLE OTHER DRAWINGS WHEN PROJECT IS FINISHED

INTERIOR ELEVATIONS

PROJECT NO.
COM15.7-22

DRAWN BY
WEBB

CHECKED BY
EOP

SHEET
A-06

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT

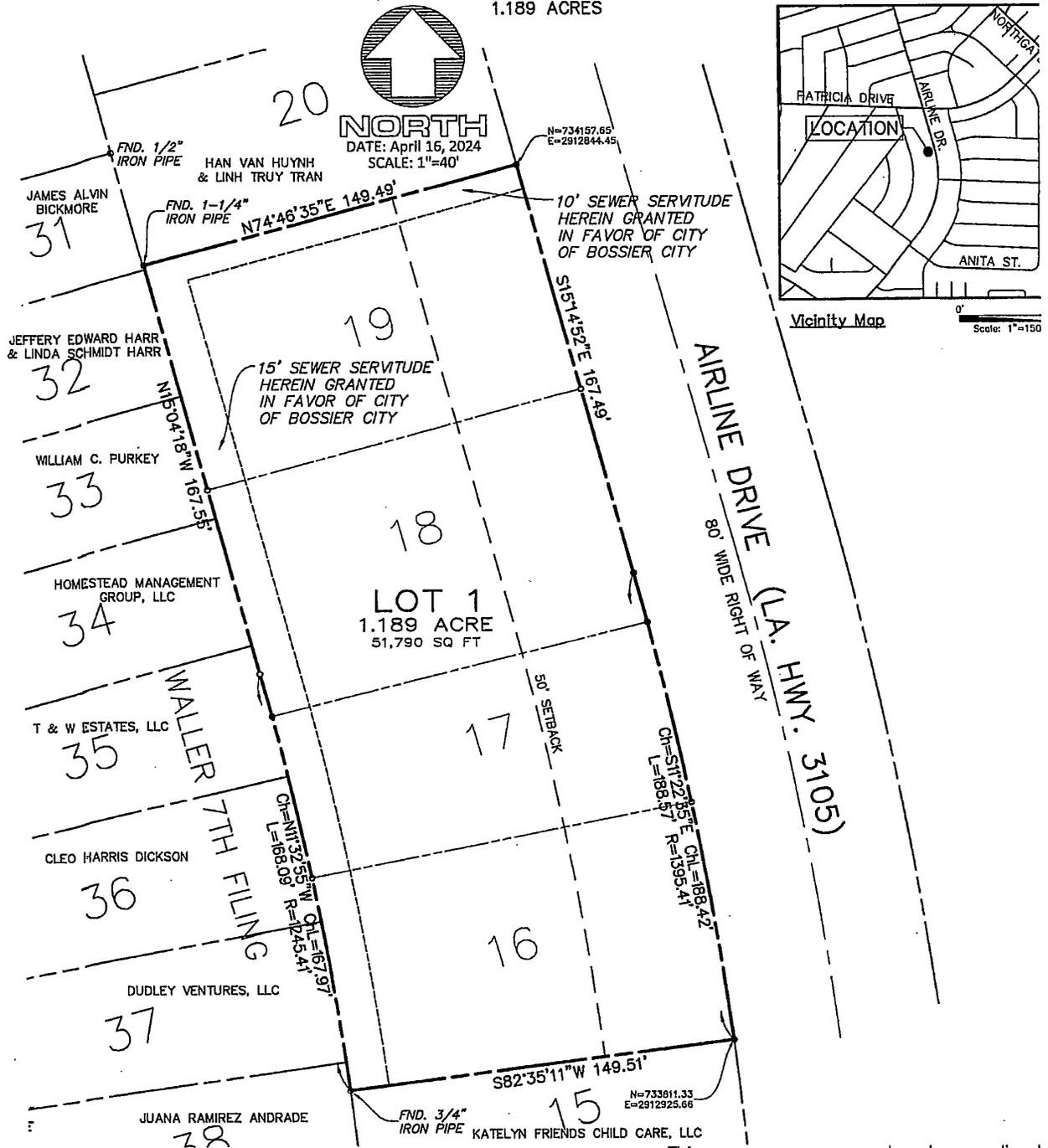
01/30/2025
AR-25-000810



Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1330374
Recorded On: 5/13/2024 11:52 AM

WALLER SUBDIVISION FOURTEENTH FILING

BEING A RESUBDIVISION OF LOTS 16-19 OF WALLER SUBDIVISION EIGHTH FILING AS RECORDED IN BOOK 141, PAGE 455, RECORDS OF BOSSIER PARISH, LOUISIANA, LOCATED IN THE NE/4 OF SECTION 34, T18N-R13W, NW LAND DISTRICT, (LA. MERIDIAN), BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 1.189 ACRES



Bearings are grid, NAD '83, La. North Zone.

1/2" Iron Pipes set at all corners unless noted otherwise.

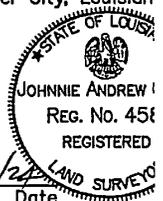
APPROVED: Tract is located in Zone "X" per F.I.R.M. Map Number 22015C0483E dated March 9, 2013.

Juanita Ali Shah 5/10/24 Date
 Mayor RECORD OWNERS:

Uzma Gillani 5/2/2024 Date
 City Engineer UZMA GILLANI

Shoukat Ali Shah 5/2/2024 Date
 Metropolitan Planning Commission SHOUKAT ALI SHAH

This survey was prepared under my direct supervision in accordance with the Louisiana "Standards of Practice" for a Class "B" property boundary survey. I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Ordinance of the city of Bossier City, Louisiana.



Johnnie A. Craig 4/10/24 Date
 Registered Professional Land Surveyor
 Registration No. 4587
 MOHR AND ASSOCIATES, INC.
 1324 N. HEARNE AVE., STE. 301
 SHREVEPORT, LA 71107
 (318) 686-7190

NON-CERTIFIED COPY





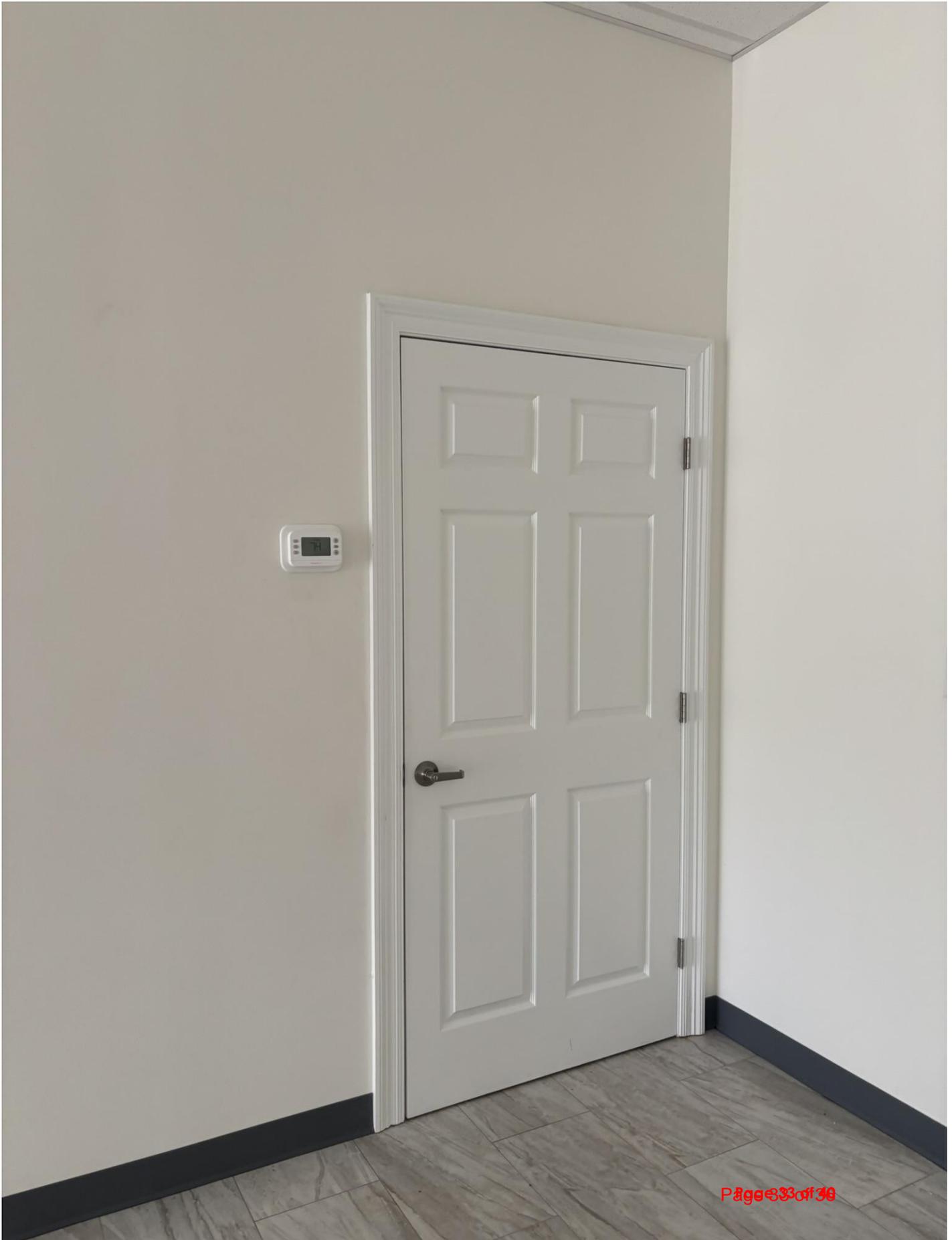


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C-ALC-000216-2025

MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION
REGULAR MEETING**

**January 15, 2026
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

APPLICANT: Lilliana Aveja

ITEM: C-ALC-000216-2025 – The application of Lilliana Aveja, for Taqueria Mexico #2, requesting a Conditional Use Approval for the sale of low content alcohol for on premise consumption at a restaurant, Taqueria Mexico #2 located at the restaurant 1421 Airline Drive, Suite 900, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

<input type="checkbox"/> ZONING AMENDMENT	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT
<input type="checkbox"/> TEMPORARY USES	<input checked="" type="checkbox"/> CONDITIONAL USE
<input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> OTHER

APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Lilliana Aveja
1421 Airline Drive
Bossier city, LA 71112

I. APPLICATION SUBMITTAL DATE: December 9, 2025

II. PROJECT NAME:

Low content alcohol for on-premise consumption at restaurant,
Taqueria Mexico #2

III. LOCATION:

Generally located at 1421 Airline Dr, Suite 900, Bossier City, LA 71112.
North of Advantage Driving School.

IV. BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use Approval for the sale of low content alcohol for on-premise consumption at restaurant, Taqueria Mexico #2.

Taqueria Mexico #2 operates as a sit-down restaurant offering food service to the general public. The request is limited to low-content alcohol service intended to be incidental to the restaurant use and consumed on the premises only. No changes to the building footprint, site layout, or primary restaurant operations are proposed as part of this request.

Applicant states that the restaurant will offer low-content alcoholic beverages in a manner consistent with surrounding commercial uses along the Airline Drive corridor.

Hours of Operation:

Monday – Sunday: 6:00 am to 9:00 pm

15.5.7 Limited and Extended Hours of Operation.

A. Retail and Service establishments in the B-2 and B-3 zoning classifications when located within 300' of a residentially zoned property other than the R-A, are limited in hours of operation. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the residentially zoned property. The limited hours of operation are as follows:

2. In the B-3; General Business District, no retail or service establishment shall be open for business before 6:00 a.m. or after 12:00 a.m.

Sec. 6-4. - Sale near schools, churches, etc.

- a) It shall be unlawful for any person to sell or otherwise dispose of any alcoholic beverages from, and no permit shall be granted for, any premises situated within 300 feet or less distance of [a full time day care center as defined in R.S. 17:405(A)(4)], public playground or of a building occupied exclusively as a bona fide church, synagogue, public library, or school, except a school for business education as a business college or school. The 300 feet shall be interpreted to mean as a person walks using sidewalks from the nearest point of the property line of the public playground, church, synagogue, public library or school to the nearest point of the premises for which an alcoholic beverage permit is sought, as described in the application for permit.

- b) These restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or bona fide fraternal organization, nor shall they apply to any premises licensed to deal in alcoholic beverages for a period of one year prior to May 25, 1948.
- c) For the purposes of this section, the term "public library" shall mean a public library which is located in a permanent structure and is open to the public for three or more days per week.

(Code 1980, § 3-4; Ord. No. 79-2017, 6-20-2017)

Cross reference— Zoning, ch. 122.

State Law reference— Location restrictions authorized, R.S. 26:81, 26:281.

— Walkable Distance:

- Proposed Walkable Distance from Caterpillar Corner Learning Center property: **375 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Star Point Child Development property: **309 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Kiddie City DayCamp property: **798 Ft. +/-** (Daycare)

V. PHYSICAL CONDITIONS:

New Strip center.

VI. UNRESOLVED ISSUES:

Note: Open containers of alcohol are not allowed to leave the premises. (Bossier City Ordinance Sec 6.8)

VII. PLANNING ANALYSIS:

The Planning Staff feels that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Commercial Office/ Commercial Retail

Thoroughfare Plan: Property is accessed from Airline a major arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-3 (General Business)

Base Zoning District Requirements:

- Minimum Lot Area:
 - Residential uses: 6,000 sq. ft. per unit
 - Any other permitted use: None
- Maximum Height: 2-stories or 35 ft., whichever is less
- Yard requirements: Front 50, 10' Side, 25' Rear

Adjacent Zoning:

	Zoning
North	B-1, Commercial, Office
South	B-1, Commercial, Office
East	Airline Drive
West	R-MD Residential Medium Density

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

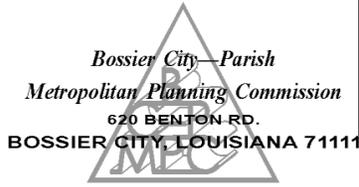
Bossier City water & sewer

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- 300' Buffer Map
- Letter of Intent
- Proposed Site Plan
- Proposed Floor Plan
- Recorded Plat
- Photos
- Property Owners within 300'

Column1	Column2	Column3	Column4	Column5
AssessmentName	Address1	Address2	Address3	Address4
BARKSDALE COMMUNITY CHURCH	1465 PATRICIA DR	BOSSIER CITY LA 71112		
HIGHSMITH, CHARLES RICHARD	HIGHSMITH, KATHLENE COOLEY	3105 GAY BLVD	BOSSIER CITY LA 71112	
DAWSON, CARLENE LEE HARRELL BENNETT	MESERVEY, LINDA GAIL BENNETT	ET AL	3103 GAY BLVD	BOSSIER CITY LA 71112
SIFUENTES, ELIAS S	SIFUENTES, JOHNNY	1402 AIRLINE DR	BOSSIER CITY LA 71112	
CADDO-BOSSIER GAMING COMPANY LLC	LOCATION: NICKY'S,	C/O KIM THAYER	150 PINTAIL ST	SAINT ROSE LA 70087-4024
LOUISIANA GAMING CORP	LOCATION: NICKY'S	150 PINTAIL ST	ST ROSE LA 70087	
VERA, MARIA DELSOCORRO	1406 AIRLINE DR	BOSSIER CITY LA 71111		
LOS HOMBRES, INC.	DBA: NICKY'S MEXICAN RESTAURANT	1404 AIRLINE DR	BOSSIER CITY LA 71112	
SIFUENTES, ELIAS S	SIFUENTES, JOHNNY	1402 AIRLINE DR	BOSSIER CITY LA 71111	
VERA LATINO HERMANOS	1406 AIRLINE DR	BOSSIER CITY LA 71112		
VERA LATINO HERMANOS, LLC	% MARIA D VERA	1406 AIRLINE DR	BOSSIER CITY LA 71112	
SIFUENTES, ELIAS A	1400 AIRLINE DR	BOSSIER CITY LA 71112		
LLH PROPERTY LLC	132 CROSSCREEK DR	BOSSIER CITY LA 71111		
UPPER ROOM CREATIONS	1408 AIRLINE DR	BOSSIER CITY LA 71112		
HILLMAN & ASSOCIATES LLC	LARRION HILLMAN	1408 AIRLINE DR	BOSSIER CITY LA 71112	
TRUJILLO LAW FIRM	C/O JAMES TRUJILLO	1406 AIRLINE DR	BOSSIER CITY LA 71112	
ANITA'S ALTERATION AND TAILORING	1410 AIRLINE DR	BOSSIER CITY LA 71112		
BABY LOVE CHILD	DEVELOPMENT LLC,	1410 AIRLINE DR	BOSSIER CITY LA 71111	
LUCK PROPERTIES LLC	1624 W KIRBY PL	SHREVEPORT LA 71103		
HIERS, VILAYVANH	1410 AIRLINE DR	BOSSIER CITY LA 71112-3004		
MEDRANO, MIGUEL ANGEL	MEDRANO, DORA	1403 MARK AVE	BOSSIER CITY LA 71112	
MORRIS, ROY ALLEN	MORRIS, JUDY L BRIGHAM	1407 MARK AVE	BOSSIER CITY LA 71112	
MEDRANO-SOTO, DORA ALICIA	ET AL	1405 MARK AVE	BOSSIER CITY LA 71112	
MCDUFF, LYNDA KAY BENNETT	C/O BRIDGET MCDUFF /HOOKS/	1411 MARK AVE	BOSSIER CITY LA 71112	
CHANG'S DEVELOPMENT LLC	1504 GARLAND PL	SHREVEPORT LA 71105		
TOUPS LABBAN PROPERTIES NO.2 LLC	3238 BARKSDALE BLVD	BOSSIER CITY LA 71112		
SEOUL MARKET	1446 AIRLINE DR	BOSSIER CITY LA 71111		
MAYSER'S MENS CLOTHING, LLC	RAMSIS FASHION	1446 AIRLINE DR	BOSSIER CITY LA 71112	
QUICK CASH	% TYWONIA W. MCKENZIE	1444 AIRLINE DR	BOSSIER CITY LA 71112	
5 STAR WIRELESS	2603 ASHLAND AVE	BOSSIER CITY LA 71111		
HELLO HOOKAH AND SMOKE SHOP	333 TEXAS ST STE 715	SHREVEPORT LA 71101		
AFRICAN HAIR BRAIDING	1446 AIRLINE DR	BOSSIER CITY LA 71112		
THE BLIND PLACE S'PORT BOSSIER INC	1420 AIRLINE DR	BOSSIER CITY LA 71112		
THE BLIND PLACE	1420 AIRLINE DR	BOSSIER CITY LA 71112		
5 STAR WIRELESS & MORE INC	1442 AIRLINE DR	BOSSIER CITY LA 71112		
INSURE AUTO AGENCY	1442 AIRLINE DR	BOSSIER CITY LA 71112		
INFINITY VAPERS	1442 AIRLINE DR	BOSSIER CITY LA 71112		
CLARK'S TAILORING	1418 AIRLINE DR	BOSSIER CITY LA 71112		
FASHION TRENDS	FASHION TRENDS ENTERPRISES LLC,	1446 AIRLINE DR	BOSSIER CITY LA 71112	
HAIR BARBERING AND SALON COMMUNITY CENTER LLC	1442 AIRLINE DR	BOSSIER CITY LA 71111		
HIGHLAND K LLC	190 LAFITTE LN	BOSSIER CITY LA 71111		
TV PROFILE, LLC	AMERICAN CASH ADVANCE	PO BOX 1417	CUT OFF LA 70345	
XIELI SHANHAI INC	C/O XIAODAI XIE	1416 AIRLINE DR	BOSSIER CITY LA 71112	
DONG YANG ORIENTAL	1416 AIRLINE DR	BOSSIER CITY LA 71112		
GORDON INSURANCE GROUP INC	TURNER INSURANCE AGENCY	1414 AIRLINE DR	BOSSIER CITY LA 71112	
UNIQUE BODY STUDIO	1412 AIRLINE DR	BOSSIER CITY LA 71111		
PAZOS, ANGEL ABRAHAM	1509 MARK AVE	BOSSIER CITY LA 71112		
MOLLY'S CHILD CARE	1412 AIRLINE DR	BOSSIER CITY LA 71112		
GORDON, PHILLIP G	1414 AIRLINE DR STE A	BOSSIER CITY LA 71112		
MORA, KRISTA PEREZ	1507 MARK AVE	BOSSIER CITY LA 71112		
SHAH, SHOUKAT ALI	GILLANI, UZMA	1604 AIRLINE DR	BOSSIER CITY LA 71112	
HOWE, TINA MARIE	23 HOLIDAY VLGS	POINTBLANK TX 77364-6713		
HUFF, ALICE MCDANIEL	1503 MARK AVE	BOSSIER CITY LA 71112		
RATLIFF, SHANNON MARIE THOMPSON	1501 MARK AVE	BOSSIER CITY LA 71112		
BE COZY HOMES LLC	2708 VILLAGE LN	BOSSIER CITY LA 71112		
MORA JR, ALFREDO	MORA, KRISTA YASSIRA	1415 MARK AVE	BOSSIER CITY LA 71112	
DYSON APARTMENTS LLC	341 HUNTERS HOLLOW DR	BOSSIER CITY LA 71111-2368		
SUAREZ, LETICIA	1614 QUIN ST	BOSSIER CITY LA 71111		
CELLCO PARTNERSHIP	DBA VERIZON WIRELESS,	C/O KROLL	PO BOX 2549	ADDISON TX 75001
WOOD, JEFFERY ALLEN	WATERS, ALICIA DAWN	1333 MICHAEL DR	BOSSIER CITY LA 71112	
COLE, NITA KATHRYN KENNEY	311 PARSONS GREEN	SHREVEPORT LA 71106		
DYSON APARTMENTS LLC	341 HUNTERS HOLLOW	BOSSIER CITY LA 71111		
RICHARD, MICHAEL JAMAR	24 SPRINGLAKE WAY	SHREVEPORT LA 71106		

AssessmentName	Address1	Address2	Address3	Address4
LONADIER, JOSEPH CLARK	LONADIER, SABRINA BASS	730 DUCKWATER LANDING	BOSSIER CITY LA 71111	
JOHNSON, CYNTHIA FLORES	1335 MICHAEL DR	BOSSIER CITY LA 71112		
COBB, MARJORIE ANN STANDEN	ET AL	1343 MICHAEL DR	BOSSIER CITY LA 71112	
gillespie, john david	hines, randy r	C/O JAMES MARK GILLESPIE	115 GILLESPIE DR	DOYLINE LA 71023
BICKMORE, JAMES ALVIN	1358 MICHAEL DR	BOSSIER CITY LA 71112		
180 RENTALS LLC	135 PLANTATION TR	BOSSIER CITY LA 71112		
BICKMORE, JAMES ALVEN	1358 MICHAEL DR	BOSSIER CITY LA 71112		
HARR, JEFFERY EDWARD	HARR, LINDA SCHMIDT	1352 MICHAEL DR	BOSSIER CITY LA 71112	
DICKSON, CLEO HARRIS	1344 MICHAEL DR	BOSSIER CITY LA 71112		
PURKEY, WILLIAM C	1350 MICHAEL ST	BOSSIER CITY LA 71112		
SUAREZ, LETICIA	1614 QUIN ST	BOSSIER CIT LA 71111		
DUDLEY VENTURES LLC	P O BOX 5682	SHREVEPORT LA 71135		
CABRERA, FRANKLIN ANTONIO RODRIGUEZ	ALDAMA, MARIA DE LOS ANGELES ANDRADE	1334 MICHAEL ST	BOSSIER CITY LA 71112	
HOMESTEAD MANAGEMENT GROUP LLC	333 TEXAS ST #1318	SHREVEPORT LA 71101-3666		
T & W ESTATES LLC	115 HENDERSON LN	BOSSIER CITY LA 71112		
ANDRADE, JUANA RAMIREZ	3205 GALAXY	BOSSIER CITY LA 71112		
ANDRADE, MAYRA LUISA	1338 MICHAEL DR	BOSSIER CITY LA 71112		
PATLAN, BENJAMIN ANDRADE	ELIAS, SILVIA OLVERA	ET AL	1332 MICHAEL DR	BOSSIER CITY LA 71112
TWEEK PROPERTIES LLC	306 HUNTER HOLW	BOSSIER CITY LA 71111		
TRAN, TAM THANH	LY, DIEP NGOC	1104 ISLAND PARK BLVD	SHREVEPORT LA 71105	
CHERRY SPA INC	C/O FEI FENG MEI	1375 AIRLINE DR	BOSSIER CITY LA 71112	
SHEAR HAPPY ALL THINGS HAIR ST	C/O ANGELA THOMAS	1381 AIRLINE DR	BOSSIER CITY LA 71112	
SHAMROCK MINI-PLAZA LLC	971 WEMPLE RD	BOSSIER CITY LA 71111		
CREATIVE HANDS LLC	ATTENTION LATRISHA BALL	1377 AIRLINE DR	BOSSIER CITY LA 71112	
CHEZ J'S INC	1369 AIRLINE DR	BOSSIER CITY LA 71112		
FROM MOTHER TO DAUGHTER CONSIGNMENT	ATTENTION: BESSIE WADE	1377 AIRLINE DR	BOSSIER CITY LA 71112	
HIERBERIA SAN ISIDRO LLC	C/O JOSE GONZALES RIOS	108 HOLLY LN	HAUGHTON LA 71037	
PAY-DAY LOAN	% TYWONIA W. MCKENZIE	6420 TAYLOR OAKS DR	ALEXANDRIA LA 71301	
MCKAY, TOM	RED RIVER TATOO AND BODY PIERC	P O BOX 500	HAUGHTON LA 71037	
REDEMPTION TATTOO	1377 AIRLINE DR	BOSSIER CITY LA 71112		
TREE TOP LEARNING CENTER	1389 AIRLINE DR	BOSSIER CITY LA 71111		
D & E BEAUTIFUL YOU	1381 AIRLINE DR	BOSSIER CITY LA 71112		
ADVANTAGE DRIVING SCHOOL LLC	1389 AIRLINE DR	BOSSIER CITY LA 71112		
LY, DIEP N	TRAN, TAM THANH	2850 DOUGLAS DR STE H	BOSSIER CITY LA 71111	
Newton's Uniques, LLC	% Kala Lynn Newton	101 REEDER RD	BOSSIER CITY LA 71112	
KATELYN FRIENDS CHILD CARE LLC	5303 MEADOWSWEET CIR	BOSSIER CITY LA 71112		
GRIGSBY'S TAX AND NOTARY	1389 AIRLINE DR	BOSSIER CITY LA 71112		
NOAH'S LEARN N PLAY CENTER LLC	1389 AIRLINE DR	BOSSIER CITY LA 71112		
RAPID CASH LLC	RAPID CASH	1425 AIRLINE DR	BOSSIER CITY LA 71112	
DANG, JOHNNY	DANG, CATHY	11428 BELL TOWER CT	HENRICO VA 23233	
STAR POINT INC	STAR POINT CHILD DEV CENTER	6761 KIPLING PL	SHREVEPORT LA 71107	
caterpillar corner learning center, LLC	1445 Airline DR	bossier City LA 71112		
APPEARANCES HAIR SALON LLC	ATTN: SHEA H SMITH	1425 AIRLINE DR	BOSSIER CITY LA 71112	
T W RASCOE LLC	9307 DOGWOOD TRL	HAUGHTON LA 71037		
MOORE, BRYAN PAUL	MOORE, KARRY ANN SONGER	6761 KIPLING PL	SHREVEPORT LA 71107	
MOORE, BRYAN P	MOORE, KARRY ANN	6761 KIPLING PL	SHREVEPORT LA 71107	
STORY BOOK DAYCARE	1408 AIRLINE DR	BOSSIER CITY LA 71112		
STORYBOOK DAYCARE	1445 AIRLINE DR	BOSSIER CITY LA 71111		
KIDS LIFE CHILD DEVELOPMENT	1445 AIRLINE DR	BOSSIER CITY LA 71111		
MONTGOMERY, MARK L	1451 AIRLINE DR	BOSSIER CITY LA 71112		
MONTGOMERY REALTY & DEVELOPMENT CO., LLC	1451 AIRLINE DR	BOSSIER CITY LA 71112		
BEARS CONTRACTING LLC	C/O RACHEL TRANT	507 BOSSIER POINT RD	ELM GROVE LA 71051	
KREATIVE KIDS	1445 AIRLINE DR	BOSSIER CITY LA 71111		



C-ALC-000217-2025

MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION
REGULAR MEETING**

**February 12, 2026
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

APPLICANT: Lilliana Aveja

ITEM: C-ALC-000217-2025 – The application of Lilliana Aveja, for Mini Super La Fiesta, requesting a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a mini grocery store, Mini Super La Fiesta, located at 1421 Airline Drive Suite 800, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

<input type="checkbox"/> ZONING AMENDMENT <input type="checkbox"/> TEMPORARY USES <input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> OTHER
---	--

APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Lilliana Aveja
1421 Airline Drive
Bossier city, LA 71112

I. APPLICATION SUBMITTAL DATE: December 9, 2025

II. PROJECT NAME:

Low content alcohol for on-premise consumption at
Mini Super La Fiesta

III. LOCATION:

Generally located at 1421 Airline Dr, Suite 800, Bossier City, LA 71112.
North of Advantage Driving School.

IV. BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use Approval for the sale of low content alcohol for on-premise consumption at a small grocery and specialty retail store.

According to the applicant, Mini Super La Fiesta operates as a neighborhood grocery and specialty retail store serving the surrounding community. The purpose of the request is to allow the sale of low-alcohol-content beverages, primarily beer and wine, for customers to purchase and consume off the premises only. The applicant has stated that no high-content alcohol will be sold at this location.

The applicant has indicated that the business will comply with all applicable regulations and requirements established by the City

Applicant states that the restaurant will offer low-content alcoholic beverages in a manner consistent with surrounding commercial uses along the Airline Drive corridor.

Hours of Operation:

Monday – Sunday: 6:00 am to 9:00 pm

15.5.7 Limited and Extended Hours of Operation.

- A. Retail and Service establishments in the B-2 and B-3 zoning classifications when located within 300' of a residentially zoned property other than the R-A, are limited in hours of operation. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the residentially zoned property. The limited hours of operation are as follows:
2. In the B-3; General Business District, no retail or service establishment shall be open for business before 6:00 a.m. or after 12:00 a.m.

Sec. 6-4. - Sale near schools, churches, etc.

- a) It shall be unlawful for any person to sell or otherwise dispose of any alcoholic beverages from, and no permit shall be granted for, any premises situated within 300 feet or less distance of [a full-time day-care center as defined in R.S. 17:405(A)(4)], public playground or of a building occupied exclusively as a bona fide church, synagogue, public library, or school, except a school for business education as a business college or school. The 300 feet shall be interpreted to mean as a person walk using sidewalks from the nearest point of the property line of the public playground, church,

synagogue, public library or school to the nearest point of the premises for which an alcoholic beverage permit is sought, as described in the application for permit.

- b) These restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or bona fide fraternal organization, nor shall they apply to any premises licensed to deal in alcoholic beverages for a period of one year prior to May 25, 1948.
- c) For the purposes of this section, the term "public library" shall mean a public library which is located in a permanent structure and is open to the public for three or more days per week.

(Code 1980, § 3-4; Ord. No. 79-2017, 6-20-2017)

State Law reference— Location restrictions authorized, R.S. 26:81,26:281.

— Walkable Distance:

- Proposed Walkable Distance from Caterpillar Corner Learning Center property: **416 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Star Point Child Development property: **350 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Kiddie City DayCamp property: **761 Ft. +/-** (Daycare)

V. PHYSICAL CONDITIONS:

New Strip center.

VI. UNRESOLVED ISSUES:

Note: Open containers of alcohol are not allowed to leave the premises. (Bossier City Ordinance Sec 6.8)

VII. PLANNING ANALYSIS:

The Planning Staff feels that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Commercial Office/ Commercial Retail

Thoroughfare Plan: Property is accessed from Airline a major arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-3 (General Business)

Base Zoning District Requirements:

- Minimum Lot Area:
 - Residential uses: 6,000 sq. ft. per unit
 - Any other permitted use: None
- Maximum Height: 2-stories or 35 ft., whichever is less
- Yard requirements: Front 50, 10' Side, 25' Rear

Adjacent Zoning:

	Zoning
North	B-1, Commercial, Office
South	B-1, Commercial, Office
East	Airline Drive
West	R-MD Residential Medium Density

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

Bossier City water & sewer

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- 300' Buffer Map
- Letter of Intent
- Proposed Site Plan
- Proposed Floor Plan
- Recorded Plat
- Photos
- Property Owners within 300'



Property Owner Certification

Application Instructions and Submittal Documents

1. ALL owners of record must sign this certificate and upload it into the Energov system.
2. If a company (including an LLC), corporation, partnership, or other group is an owner of the property, the signee must indicate company/corporate position/title AND submit substantiating documentation.
3. Any person signing with Power of Attorney for others must print the names of those individuals AND attach a notarized copy of the Power of Attorney.

Application Type*

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Alcohol | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Amended/Minor Plat | <input type="checkbox"/> Miscellaneous Request | <input type="checkbox"/> Small Cell Tower |
| <input type="checkbox"/> BOA – Variance, Special Exception Use, Appeal | <input type="checkbox"/> Off-Premise Sign Review | <input type="checkbox"/> Telecommunication Tower |
| <input type="checkbox"/> Conditional Use (land use, parking, landscaping, etc.) | <input type="checkbox"/> On-Premise Sign Review | <input type="checkbox"/> Temporary Use |
| | | <input type="checkbox"/> Zoning Amendment |

Project Information

Name of Project*: La Fiesta

Property Address*: 1421 Airplane Dr, Bossier City, LA, 71112 Suite 800
(If property address is not assigned, please indicate assessment number(s).)

Tax Assessment Number*: _____

Property Owner Contact Information

CONFIDENTIAL

Authorized Representative*

I _____ will represent myself; or I hereby designate _____
 (Property Owner) (Name of Project Representative)

to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

Acknowledgment*

1. I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Bossier City – Parish Metropolitan Planning Commission (MPC) nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application.
2. I understand that the application fee is nonrefundable.
3. Pending Application Expiration: The applicant understands that the application expiration timeframe begins when the applicant submits the application. Pending applications shall expire 180 days from the date of submittal.
4. I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct. (Attach additional pages if necessary)

Property Owner(s) Signature Shoukat Sheikh Date _____

Property Owner(s) Signature Alison Date _____

* Required information in order to process Application.

LETTER OF INTENT

Mini Super La Fiesta
1421 Airline Dr., Suite 800
Bossier City, LA 71112

Date: Tuesday, December 9, 2025

To Whom It May Concern,

This Letter of Intent is submitted on behalf of **Mini Super La Fiesta**, located at **1421 Airline Drive, Suite 800, Bossier City, LA 71112**, to formally request approval for a **Low Alcohol Content (LAC) permit for off-premise consumption**.

Mini Super La Fiesta operates as a small grocery and specialty retail store serving the Bossier community. The purpose of this request is to allow the business to sell **low-alcohol-content beverages**; primarily beer and wine, for customers to **purchase and consume off the premises**. No high-content alcohol will be sold.

The business will fully comply with all regulations established by:

- The City of Bossier City,
- The Bossier City–Parish Metropolitan Planning Commission,
- The Louisiana Office of Alcohol and Tobacco Control, and
- All applicable zoning, licensing, and public-safety requirements.

Mini Super La Fiesta will implement all required controls for responsible alcohol sales, including age verification, employee training, and strict adherence to ATC regulations for retail off-premise sales.

We respectfully request review and approval of this Low Alcohol Content permit to offer customers an expanded selection of products while operating safely and responsibly within the community.

Please let us know if any additional documentation, site plans, or application materials are needed to complete this request. We appreciate your time and consideration.

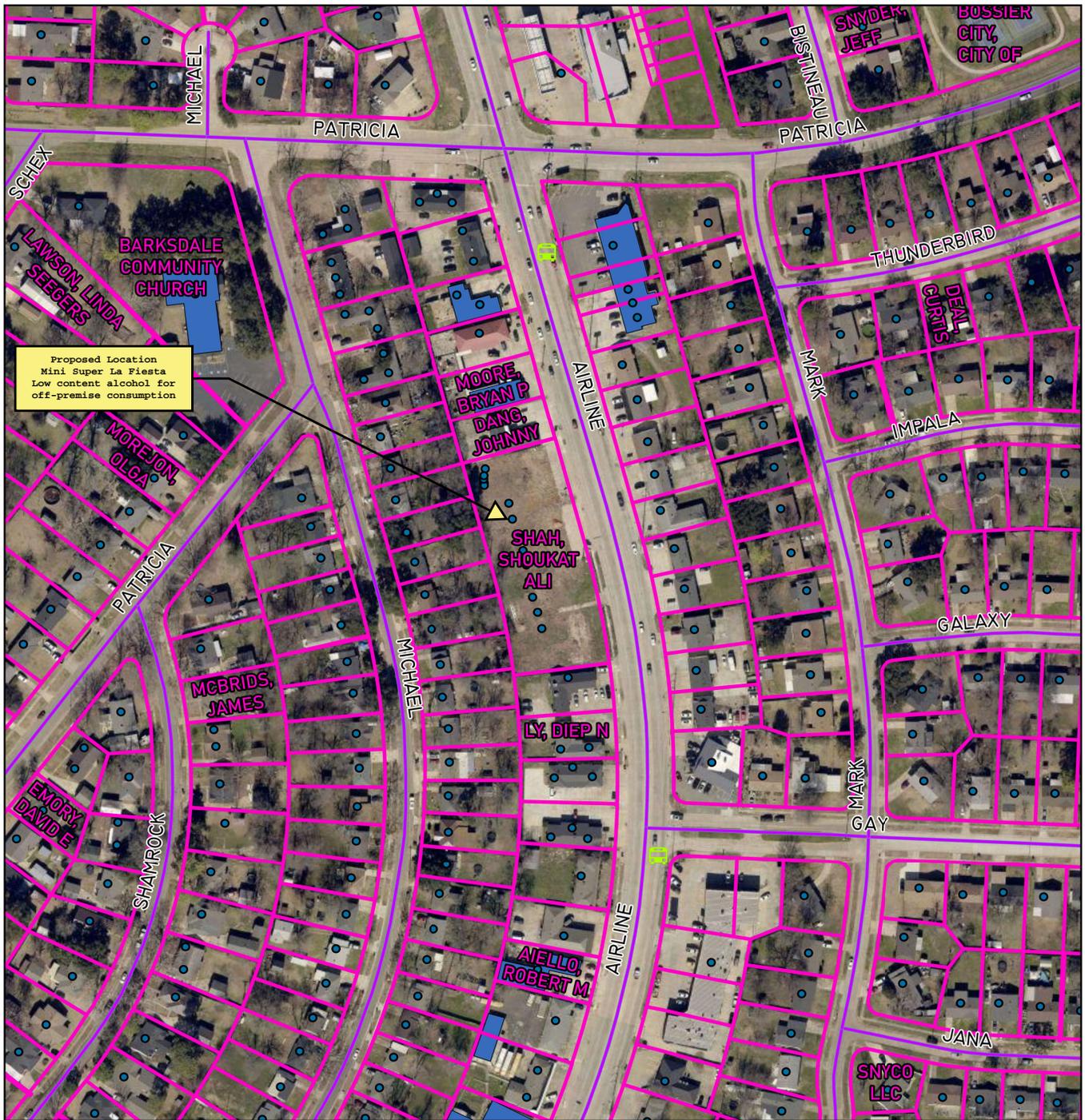
Respectfully submitted,

Applicant/Owner: Liliana Aveda

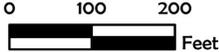
Contact Phone: 318-834-8398

Email: Lilianaaveda@gmail.com

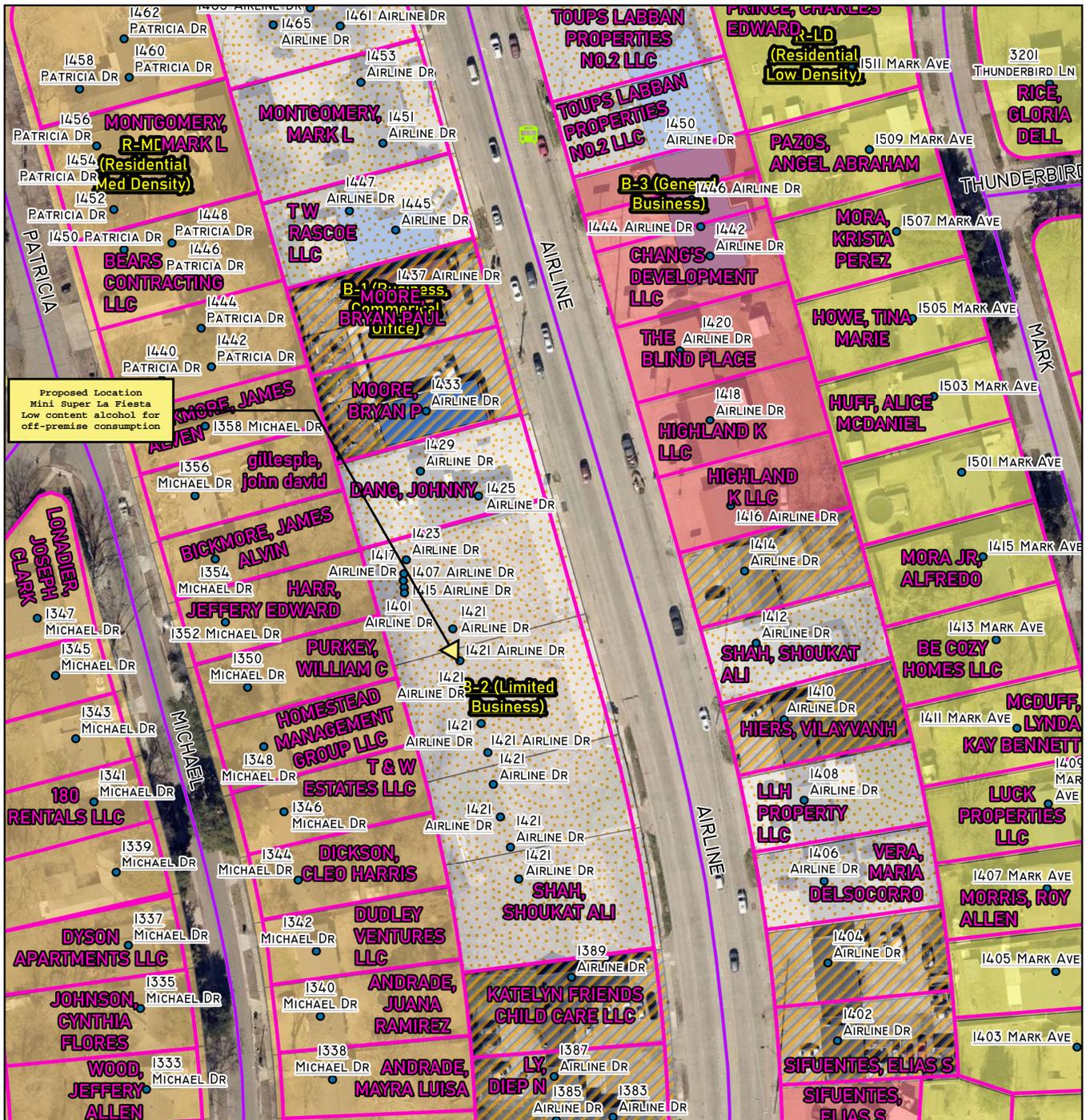




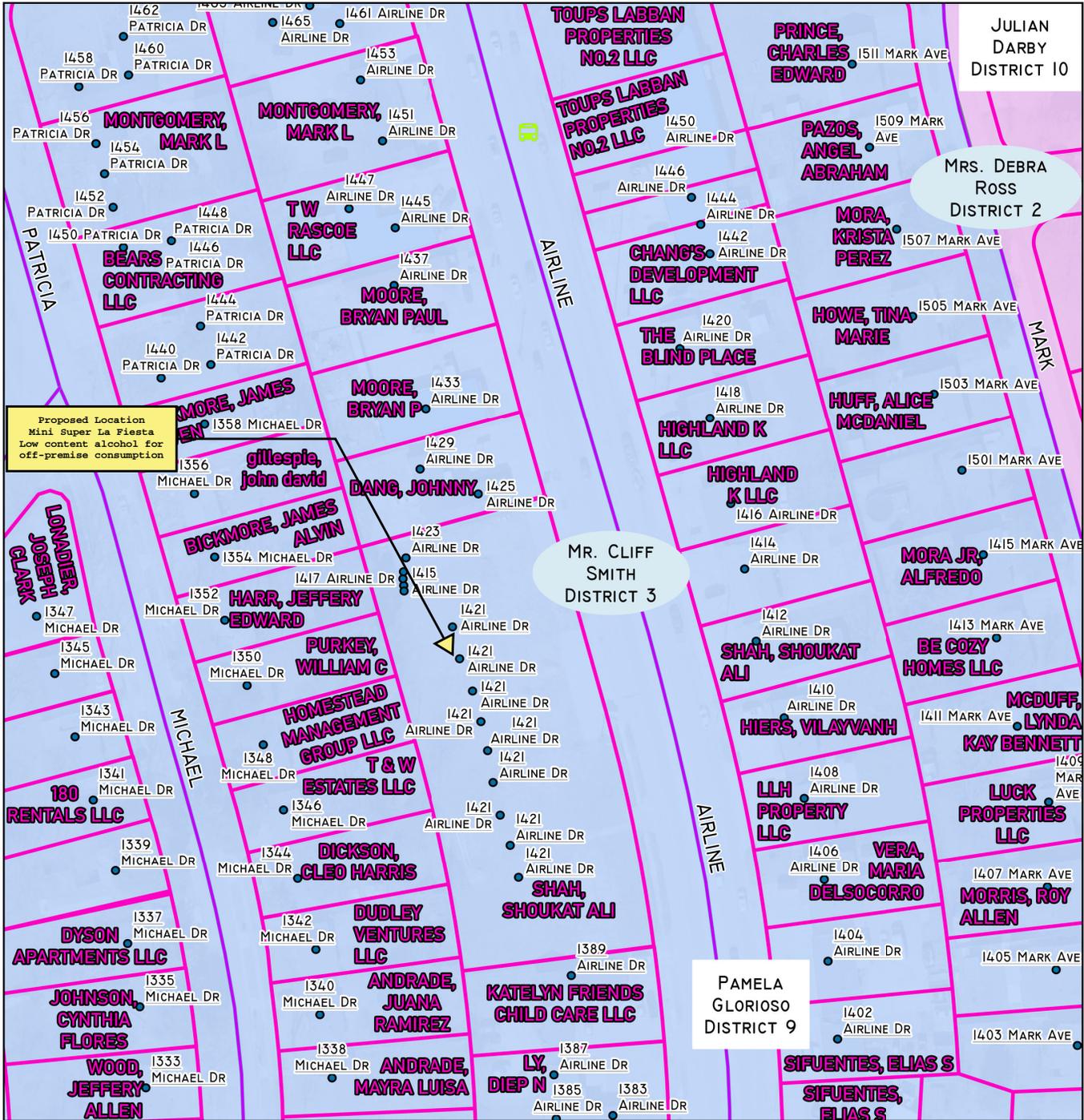
 BUS STOP (2)	 PARCELS (260)
 BOSSIER CITY ADDRESS (243)	 RESTRICTIVE USES (ALCOHOL) (6)
 BOSSIER CITY ROAD (30)	




 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION <small>PHONE 741-8824 - 820 BENTON RD. BOSSIER CITY, LOUISIANA 71111</small>	<h2>MAP BOSSIER</h2>	Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA	C-ALC-00 0217-2025
	1421 Airline Dr, Suite 800 Bossier City, LA 71112	Page 8 of ..	Drawn by: Blunck Map Revised: 1.02.26

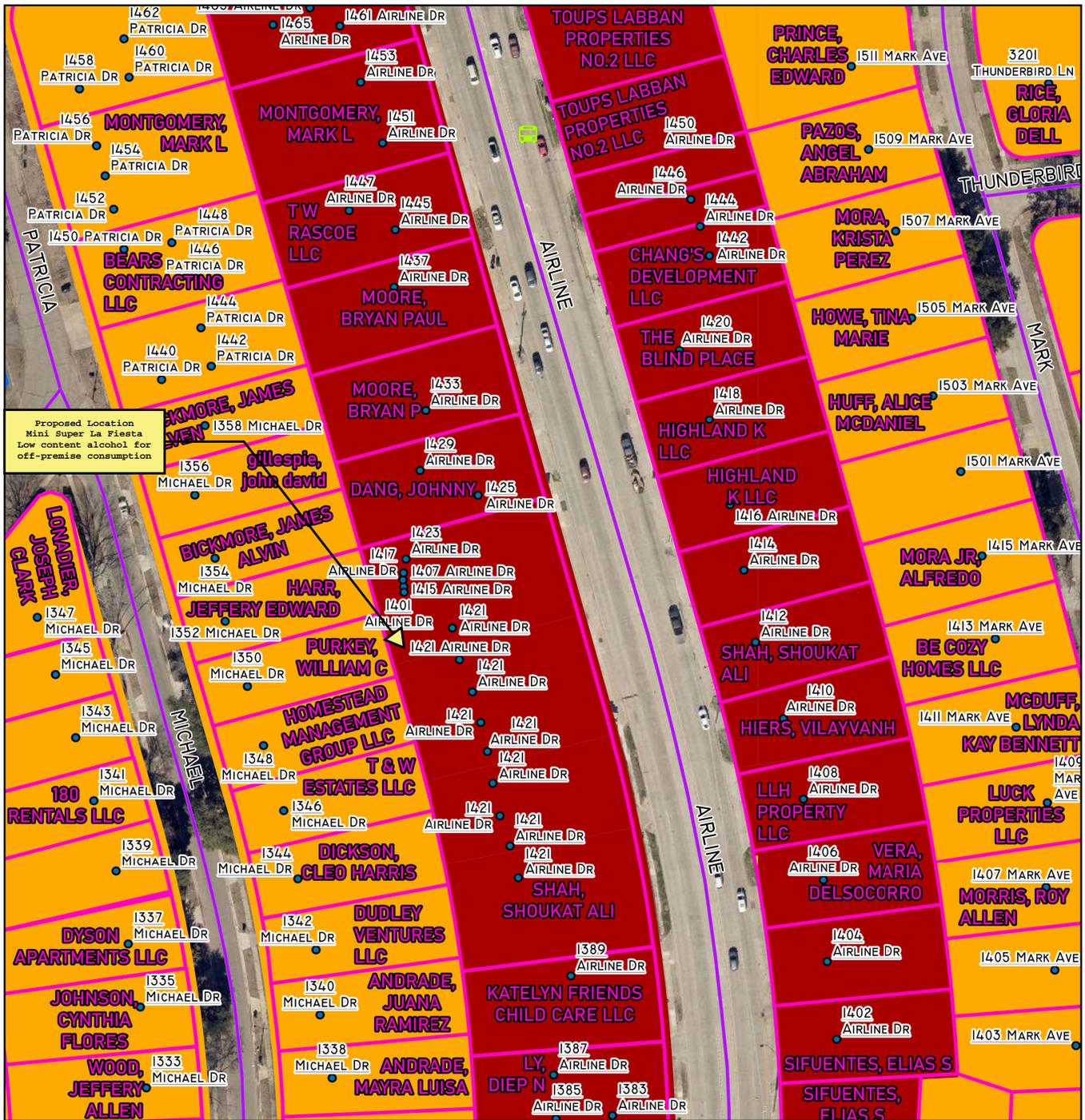


<ul style="list-style-type: none"> Bus Stop (1) BOSSIER CITY ADDRESS (88) BOSSIER CITY ROAD (9) PARCELS (70) 	<p>ZONE I</p> <ul style="list-style-type: none"> B-1 (BUSINESS, COMMERCIAL OFFICE) (8) B-2 (LIMITED BUSINESS) (13) B-3 (GENERAL BUSINESS) (6) 	<ul style="list-style-type: none"> R-LD (RESIDENTIAL LOW DENSITY) (19) R-MD (RESIDENTIAL MED DENSITY) (26) RESTRICTIVE USES (ALCOHOL) (3) 	<p>0 100 200 Feet</p>
<p align="center">BOSSIER CITY - PARISH METROPOLITAN PLANNING COMMISSION</p> <p align="center">PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p align="center">ZONING MAP - BOSSIER</p> <p align="center">1421 Airline Dr, Suite 800 Bossier City, LA 71112</p>	<p align="center">Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p align="center">C-ALC-000 216-2025</p> <p align="center">Page 9 of 47</p> <p>Drawn by: Blunck Map Revised: 1.02.26</p>



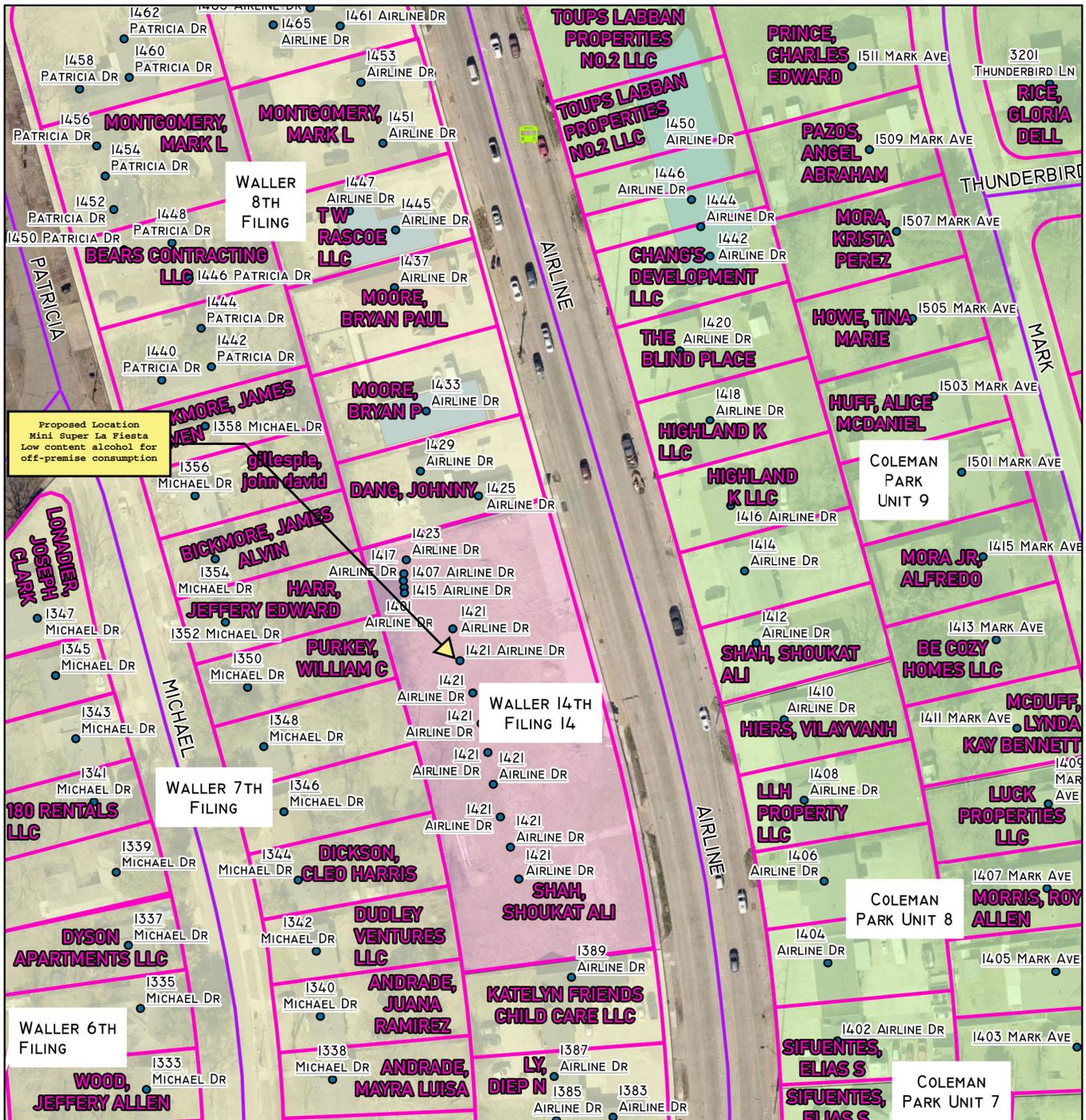
Bus Stop (1)	CITY DISTRICT 2- DEBRA ROSS (1)
BOSSIER CITY ADDRESS (88)	CITY DISTRICT 3 - CLIFF SMITH (1)
BOSSIER CITY ROAD (9)	BPPJ DISTRICT 10 - MR. JULIAN DARBY (1)
PARCELS (70)	BPPJ DISTRICT 9 - MS. PAM GLORIOSO (1)
	RESTRICTIVE USES (ALCOHOL) (3)

 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION <small>PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</small>	DISTRICT MAP - BOSSIER	Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA	C-ALC-00 0217-2025
	1421 Airline Dr, Suite 800 Bossier City, LA 71112	Page 10 of --	Drawn by: Blunch Map Revised: 1.02.26



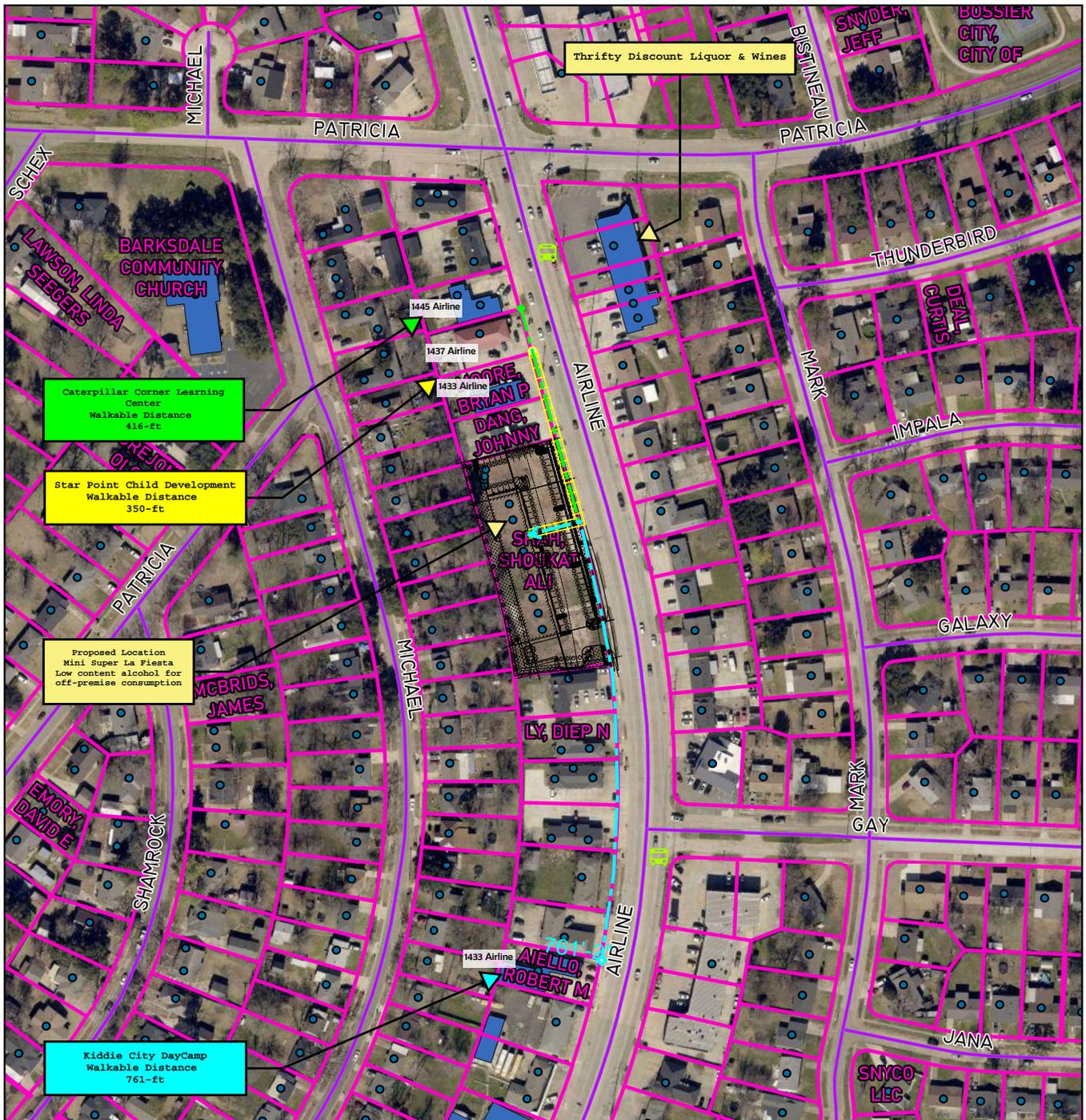
Bus Stop (1)	Low Density Residential (1)
Bossier City Address (88)	Medium Density Residential (46)
Bossier City Road (9)	Commercial (34)
Parcels (70)	Public/Semi-Public (1)
	Restrictive Uses (Alcohol) (3)

<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	FLU MAP - BOSSIER 1421 Airline Dr, Suite 800 Bossier City, LA 71112		Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA C-ALC-00 0217-2025
	Drawn by: Blunch	Map Revised: 1.02.26	



BUS STOP (1)	COLEMAN PARK (3)	
BOSSIER CITY ADDRESS (88)	WALLER (3)	
BOSSIER CITY ROAD (9)	WALLER 14TH FILING (1)	
PARCELS (70)	RESTRICTIVE USES (ALCOHOL) (3)	

 BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111	SUBDIVISION MAP - BOSSIER		Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA C-ALC-00 0217-2025
	1421 Airline Dr, Suite 800 Bossier City, LA 71112		



BUS STOP (2)	PARCELS (260)	
BOSSIER CITY ADDRESS (243)	RESTRICTIVE USES (ALCOHOL) (6)	
BOSSIER CITY ROAD (30)		

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8824 - 820 BENTON RD. BOSSIER CITY, LOUISIANA 71111	300' BUFFER MAP - BOSSIER 1421 Airline Dr, Suite 800 Bossier City, LA 71112		Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA	C-ALC-00 0217-2025
	Drawn by: Blunck	Map Revised: 1.02.26	Page 13 of ...	

AN INTERIOR BUILD-OUT FOR
ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

INDEX TO DRAWINGS

- A-01 SITE PLAN/PROJECT/CODE INFORMATION
- A-02 EXISTING FLOOR PLAN
- A-03 PROPOSED FLOOR PLAN
- A-04 REFLECTIVE CEILING PLAN
- A-05 WALL SECTIONS & DETAILS
- M-01 MECHANICAL PLAN
- E-01 ELECTRICAL PLAN
- P-01 PLUMBING PLAN
- A-06 INTERIOR ELEVATIONS

CODE INFORMATION:

NFFA: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT
 IBC: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT

BUILDING HEIGHTS AND AREAS

1. BUILDING ADDRESS: 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112
2. AREA OF BUILDING: 10,164 SQFT SHELL BUILDING
3. BUILDING HEIGHT: 25'-0"
4. CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING
5. STRUCTURAL DESIGN: EXISTING PRE-ENGINEERED METAL BUILDING
6. FINISH FLOOR ELEVATION: 166.5/EXISTING

- PROJECT CODES**
- THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS:
1. LOUISIANA REVISED STATUTES (FIRE MARSHALS ACT).
 2. NFFA 101 LIFE SAFETY CODE 2015.
 3. NATIONAL FIRE CODES (1993 FIRE MARSHALS ACT FOR LAC 55.V.103.A).
 4. HANDICAPPED STANDARD (ADA ACCESSIBILITY GUIDELINE OR ADAAG).
 5. 2021 INTERNATIONAL BUILDING CODE (IBC), NOT INCLUDING CHAPTERS 1 ADMINISTRATION, 11 ACCESSIBILITY, 21 ELECTRICAL, AND 24 PLUMBING SYSTEMS.
 6. 2021 INTERNATIONAL MECHANICAL CODE (IMC).
 7. 2021 LOUISIANA STATE PLUMBING CODE (LSPC)
 8. 2020 NATIONAL ELECTRIC CODE (NEC).

GENERAL PROJECT DOCUMENT NOTES

COPYRIGHT:
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DRAWINGS STAMPED BY THE STATE FIRE MARSHALL ARE NOT TO BE DESTROYED.

SITE INFORMATION

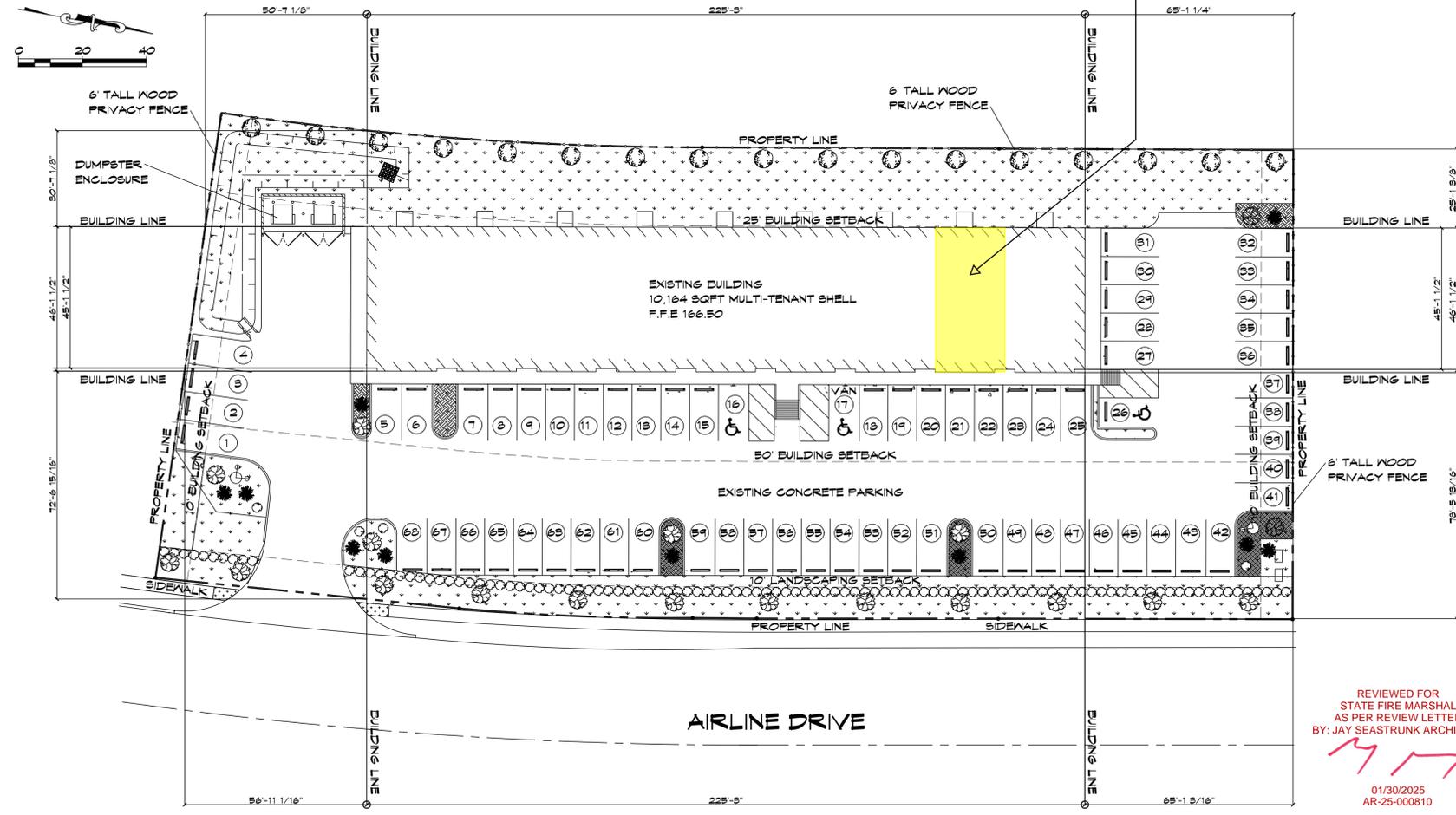
SITE IS 1.19 ACRES/52,033 SQFT
 SUBDIVISION: WALLER
 ADDRESS: 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112
 ZONED: B-2
 VERIFY EXISTING & PROPOSED SITE CONDITION IN CIVIL PLANS
 FINISHED FLOOR OF BUILDING IS 166.50
 SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

BLDG. INFORMATION

EXISTING BUILDING IS 10,164 SQFT
 USE: COMMERCIAL, MULTI-TENANT SHELL BUILDING FOR FUTURE TENANT BUILD-OUT UNDER SEPARATE REVIEW
 OVERALL HEIGHT OF BUILDING IS 25'-0"
 FINISHED FLOOR ELEVATION IS 166.5

PARKING INFORMATION

PROPOSED BUILDING IS 10,164 SQFT. PLANNED USE IS AS A MULTI-TENANT COMMERCIAL CENTER REQUIRING 1 PARKING SPACE PER EVERY 150 SQFT OF BUILDING. REQUIRING 68 PARKING SPACES FOR BOSSIER UDC.



EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

Makers Design, LLC
 Wade Ewing Bryant III
 ARCHITECT
 318-347-7866
 wabryant@makersdesign.com
 MAKERSDESIGN.LLC.COM

MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
 AN INTERIOR BUILD-OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

SHEET DESCRIPTION:
 SITE PLAN
 PROJECT INFORMATION
 CODE INFORMATION

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RECYCLE OTHER DRAWINGS WHEN PROJECT IS FINISHED.

PROJECT NO.
 COM15-7-22

DRAWN BY
 NEBS

CHECKED BY
 EOP

SHEET
A-01

REVIEWED FOR
 STATE FIRE MARSHAL
 AS PER REVIEW LETTER
 BY: JAY SEASTRUNK ARCHITECT

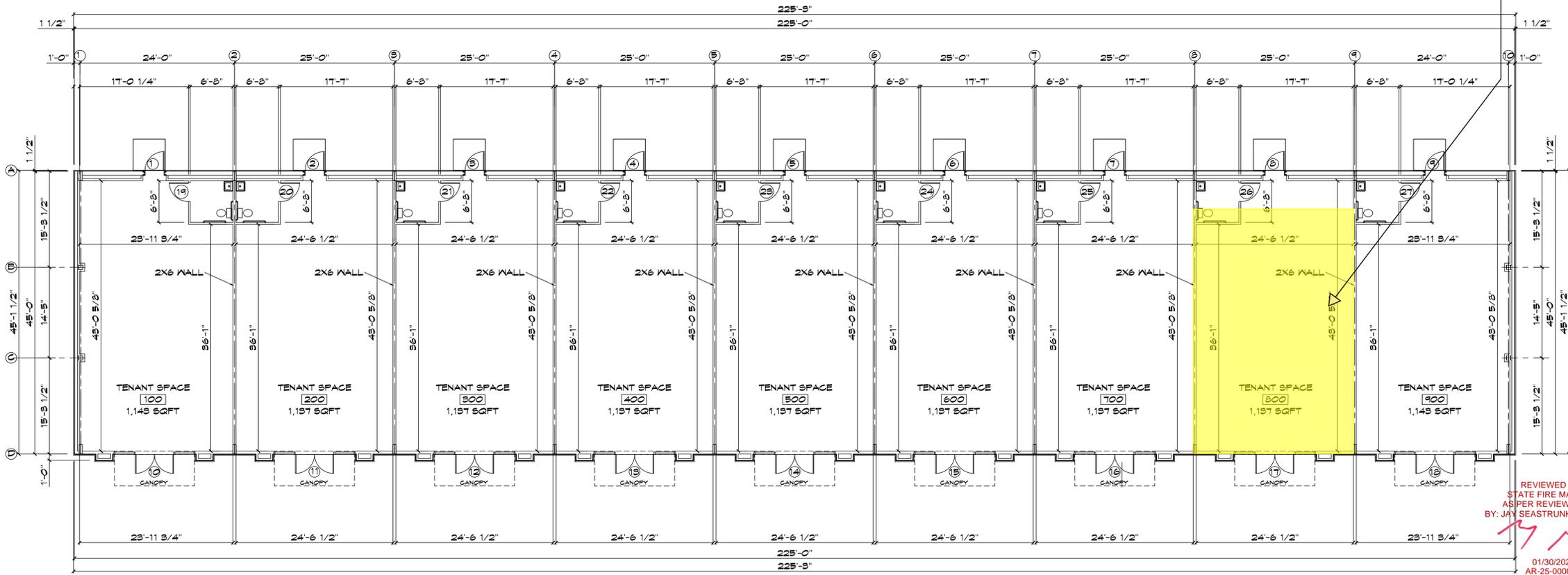
01/30/2025
 AR-25-000810

GENERAL NOTES

1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET. PARTIAL BUILD-OUT OF TENANT SPACES AS SHOWN.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.9.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1-4 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
1	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
2	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
3	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
4	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
5	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
6	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
7	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
8	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
9	3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
10	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
11	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
12	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
13	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
14	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
15	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
16	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
17	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
18	(2) 3'-0" X 7'-0" X 1/2"	EXISTING	METAL	EXISTING	EXISTING TO REMAIN
19	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
20	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
21	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
22	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
23	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
24	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
25	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
26	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
27	3'-0" X 7'-0" X 1/2"	HOLLOW CORE FLUSH	WOOD	PRIVACY	



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed La Fiesta Mini-Market

Makers Design LLC
 452 Delaware Street
 Bossier City, LA 71102
 981-342-7926
 makersdesignllc@gmail.com
 P:\PROJECTS\COM\15-7-22

MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

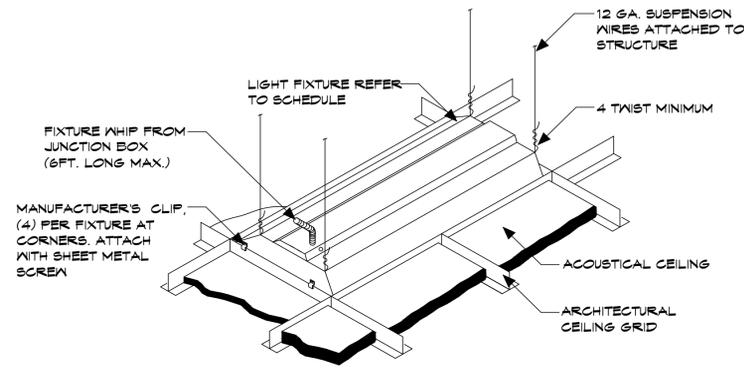
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 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

SHEET DESCRIPTION:
 PROPOSED FLOOR PLAN

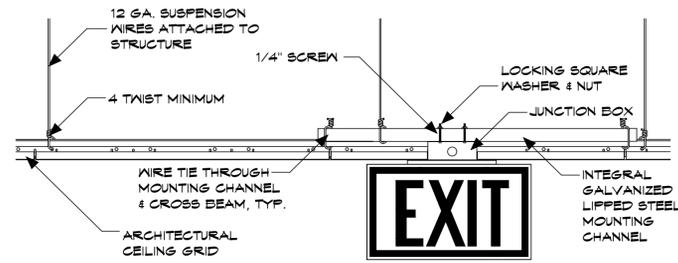
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DRAWN BY: KEBS CHECKED BY: BOP

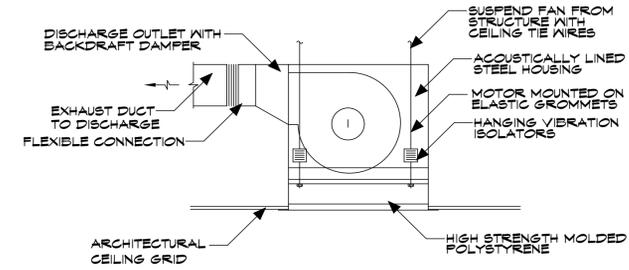
SHEET: **A-03**



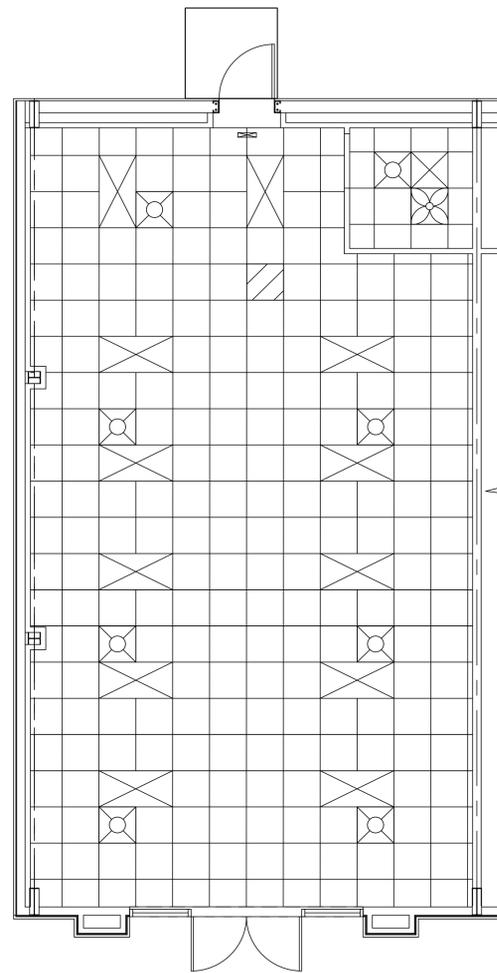
TYPICAL LIGHT FIXTURE DETAIL
SCALE: NOT TO SCALE



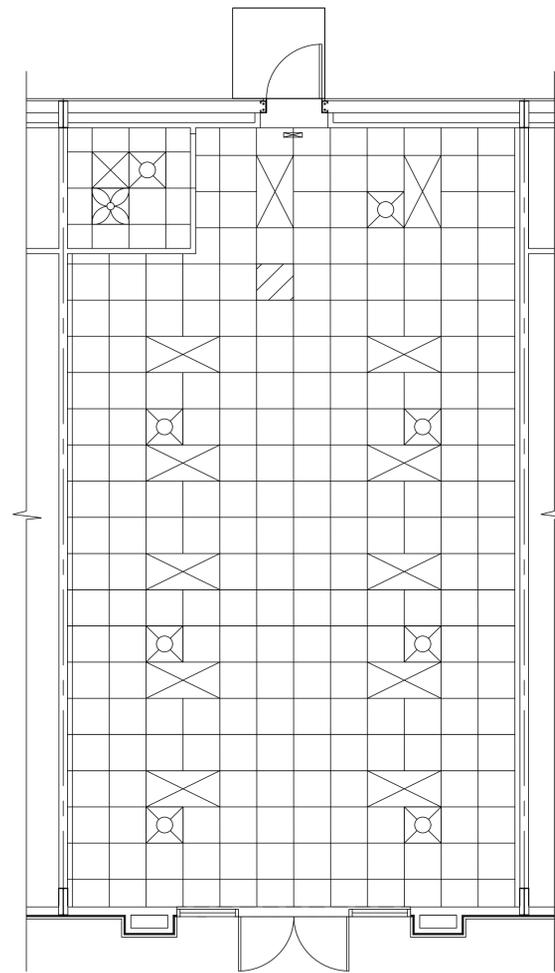
TYPICAL EXIT SIGN DETAIL
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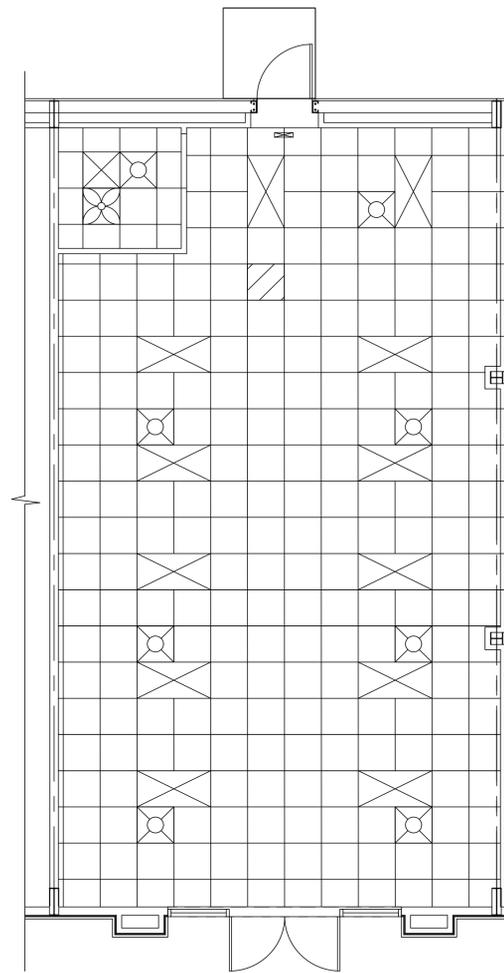
DETAIL - CEILING MOUNTED EXHAUST FAN
SCALE: NOT TO SCALE



REFLECTIVE CEILING PLAN (TENANT SPACE 100)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 200-800)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 900)
SCALE: 1/4" = 1'-0"

REFLECTIVE CEILING NOTES & SYMBOLS

- ACOUSTICAL/LAY-IN CEILING GRID
- ⊠ EXHAUST FAN WITH LIGHT
- ⊞ EXHAUST FAN
- ⊞ RECESSED FLUORESCENT LIGHTING - SEE ELECTRICAL
- ⊞ RETURN AIR DEVICE - SEE MECHANICAL
- ⊞ EXIT LIGHT - SEE ELECTRICAL
- ⊞ SUPPLY AIR DEVICE - SEE MECHANICAL
- ⊞ LIGHT FIXTURE - SEE ELECTRICAL
- ⊞ CEILING FAN - SEE ELECTRICAL
- RECESSED INCANDESCENT - SEE ELECTRICAL

*2'X2' CEILING GRID TO HAVE FLAME SPREAD OF 0-25, AND SMOKE DEVELOPED OF 0-450. ACOUSTICAL TILE EQUAL TO ARMSTRONG; FINE FISURED #1725, 10 YEAR WITH HUMIGUARD PLUS WARRANTY NO SAG. SIZE OF TILE TO BE 24"X24"X5/8" CEILING SUSPENSION SYSTEM WITH FISURED PATTERN TILE.

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810

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Bossier City, Louisiana 71106
318.342.7906
makersdesignllc@gmail.com
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:

- DESIGN DEVELOPMENT
- BIDDING
- BUILDING PERMIT
- CONSTRUCTION

SHEET DESCRIPTION:

REFLECTIVE CEILING PLANS

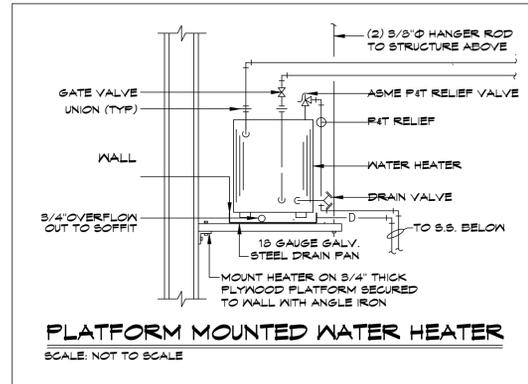
PROJECT NO. COM15-7-22

DRAWN BY NEB3 CHECKED BY BOF

SHEET **A-04**

GENERAL PLUMBING NOTES

- P1 ALL PLUMBING ON THIS PROJECT SHALL COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE WITH LOUISIANA AMENDMENTS.
- P2 FAUCETS SHALL COMPLY WITH LRS 40:1151-4.21.4. HOT WATER & DRAIN PIPES ON LABORATORIES SHALL BE INSULATED OR COVERED.
- P3 ALL WASTE PIPING UNDERSLAB SHALL BE 3" MINIMUM, INSTALLED AT 1/8" PER FOOT FALL. PROVIDE 3" x 2" COMBINATIONS AT 2' LONG SNEEP REDUCING ELBOVS AND 5" x 5" x 2" COMBINATIONS AT 2' WASTE/VENT STACKS FOR SINK AND LAVATORIES.
- P4 TRAP PRIMER VALVES (TP) SHALL BE INSTALLED ABOVE ACCESSIBLE CEILING SPACES WITH 1/2" C/W SUPPLY PIPING AND SHUT-OFF VALVE. EXTEND 1/2" C/W DOWN IN UNIT FOR MULTIPLE FLOOR DRAINS AS APPLICABLE.
- P5 1/2" C/W DN IN WALL W/ RECESSED WALL BOX, 1/2" x 1/4" REDUCER, 1/4" VALVE AND TYPE "L" COPPER TUBING FOR ICE MAKER. COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS W/ VENDOR AND ARCHITECT PRIOR TO INSTALLATION.
- P6 COORDINATE ALL UNDERSLAB PIPING WITH GRADE BEAMS AND FOOTINGS. OFFSET VERTICAL RISERS AROUND GRADE BEAMS AS REQUIRED TO RISE IN WALLS. RE: FOUNDATION PLAN AND DETAILS.
- P7 COORDINATE FLOOR SLOPES TO FLOOR DRAINS. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- P8 COORDINATE EXACT PLUMBING FIXTURE TYPE, MOUNTING HEIGHT ETC. WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.



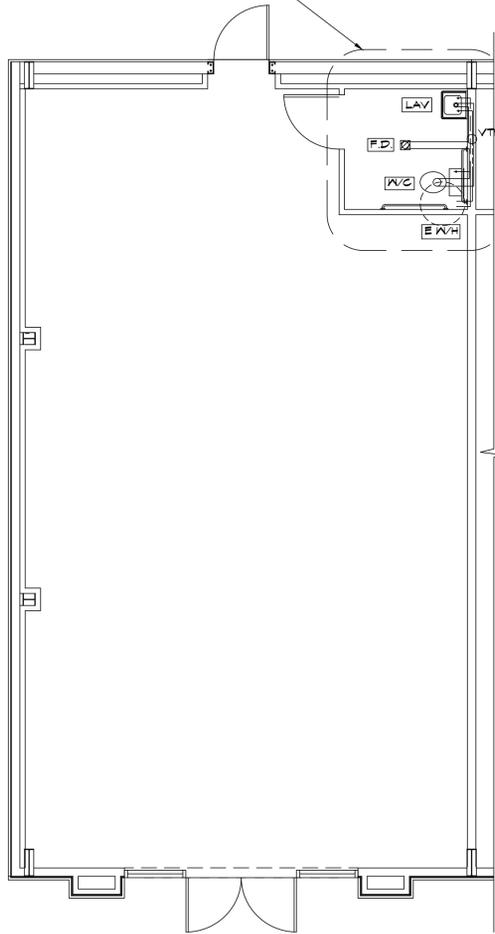
PLUMBING FIXTURE SCHEDULE

- LAV. - AS 0356.421 - WHITE HANDICAPPED WITH AS 2000.100 CHROME
- W/C - AS 2216.145 - 11" WHITE HANDICAPPED WITH CH 535 SF SEAT
- E/W/H - A.O. SMITH 10 GALLON ELECTRICAL WATER HEATER W/PAN

FIXTURE AND EQUIPMENT NOTES

1. TOILETS SHALL COMPLY W/ LRS 40:1151-4.6
2. LAVATORY SHALL BE MOUNTED W/ A CLEARANCE OF AT LEAST 29" FROM FINISHED FLOOR TO BOTTOM OF APRON.
3. FAUCETS SHALL COMPLY W/ LRS 40:1151-4.21.4.
4. FIXTURES ABOVE OR EQUAL TO, ANY CHANGES MUST BE APPROVED IN WRITING.
5. FOLLOW MOUNTING HEIGHT AND CLEARANCES AS SHOWN IN INTERIOR ELEVATIONS.
6. VERIFY WITH OWNER IF ADA-COMPLIANT UNDER SINK PIPE PROTECTION IS TO BE INSTALLED/BUILT FOR LAVATORIES AND SINKS.

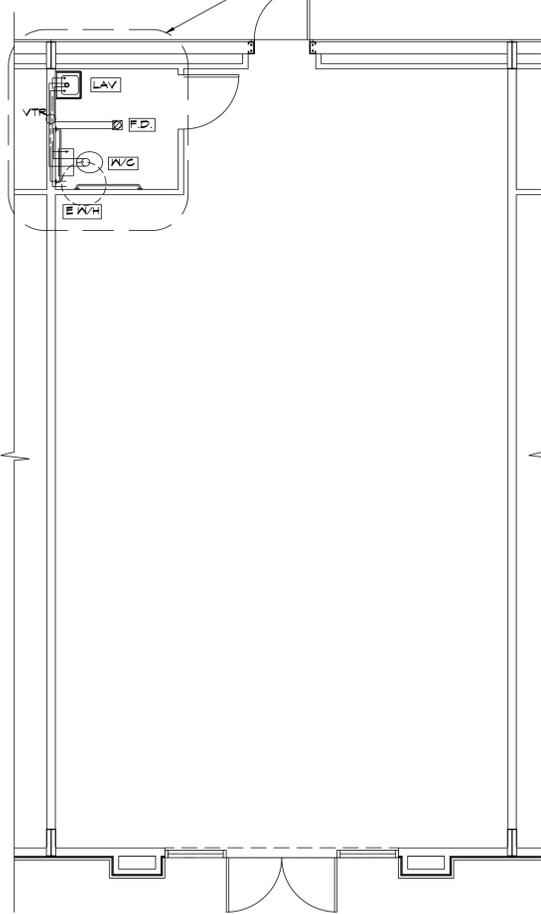
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"

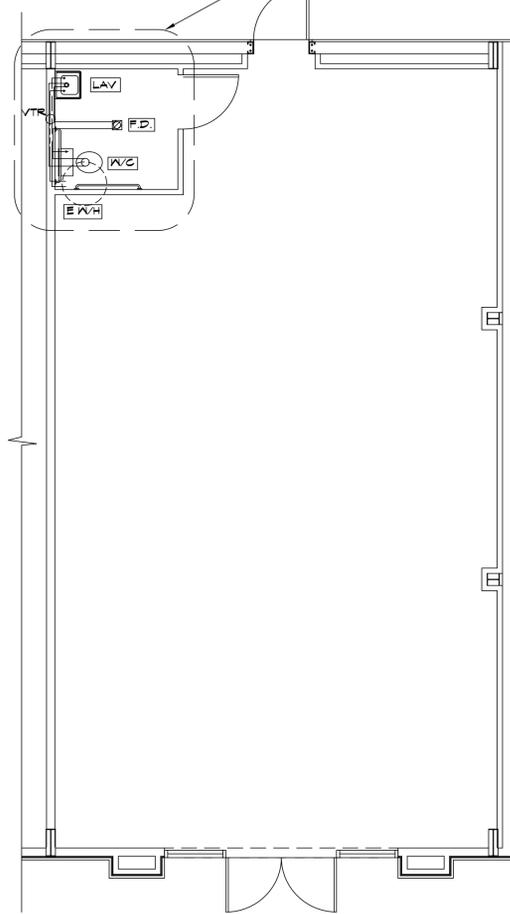
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"

PLUMBING SYMBOLS	
---	SANITARY SEWER
- - - -	COLD WATER LINE
----	HOT WATER RETURN
□ C.O.	CLEAN-OUT
○ G.C.O.	GRADE CLEAN-OUT SET IN CONCRETE
⊗ F.D.	3" FLOOR DRAIN
W/C	WATER CLOSET
E/W/H	ELECTRIC WATER HEATER W/ EMERGENCY DRAIN PAN
○ VTR	SANITARY VENT THRU ROOF
⊕ H.B.	WALL FAUCET/HOSE BIB
LAV	LAVATORY
S.S.	SERVICE SINK
H.S.	HAND SINK
DB.S.	DOUBLE BASIN SINK
DF	BI-LEVEL DRINKING FOUNTAIN

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025
AR-25-000810

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Architect
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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

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PROJECT NO. COM15-7-22

DRAWN BY: NEBS CHECKED BY: BOF

SHEET: P-01

















Page 27 of 47

AN INTERIOR BUILD-OUT FOR
ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

INDEX TO DRAWINGS

- A-01 SITE PLAN/PROJECT/CODE INFORMATION
- A-02 EXISTING FLOOR PLAN
- A-03 PROPOSED FLOOR PLAN
- A-04 REFLECTIVE CEILING PLAN
- A-05 WALL SECTIONS & DETAILS
- M-01 MECHANICAL PLAN
- E-01 ELECTRICAL PLAN
- P-01 PLUMBING PLAN
- A-06 INTERIOR ELEVATIONS

CODE INFORMATION:

NFFA: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT
 IBC: CLASSIFICATION OF OCCUPANCY, SHELL BUILDING/FUTURE TENANT BUILD-OUT

BUILDING HEIGHTS AND AREAS

1. BUILDING ADDRESS: 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112
2. AREA OF BUILDING: 10,164 SQFT SHELL BUILDING
3. BUILDING HEIGHT: 25'-0"
4. CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING
5. STRUCTURAL DESIGN: EXISTING PRE-ENGINEERED METAL BUILDING
6. FINISH FLOOR ELEVATION: 166.5/EXISTING

- PROJECT CODES**
- THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS:
1. LOUISIANA REVISED STATUTES (FIRE MARSHALS ACT).
 2. NFFA 101 LIFE SAFETY CODE 2015.
 3. NATIONAL FIRE CODES (1993 FIRE MARSHALS ACT FOR LAC 55.V.103.A).
 4. HANDICAPPED STANDARD (ADA ACCESSIBILITY GUIDELINE OR ADAAG).
 5. 2021 INTERNATIONAL BUILDING CODE (IBC), NOT INCLUDING CHAPTERS 1 ADMINISTRATION, 11 ACCESSIBILITY, 21 ELECTRICAL, AND 24 PLUMBING SYSTEMS.
 6. 2021 INTERNATIONAL MECHANICAL CODE (IMC).
 7. 2021 LOUISIANA STATE PLUMBING CODE (LSPC)
 8. 2020 NATIONAL ELECTRIC CODE (NEC).

GENERAL PROJECT DOCUMENT NOTES

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SITE INFORMATION

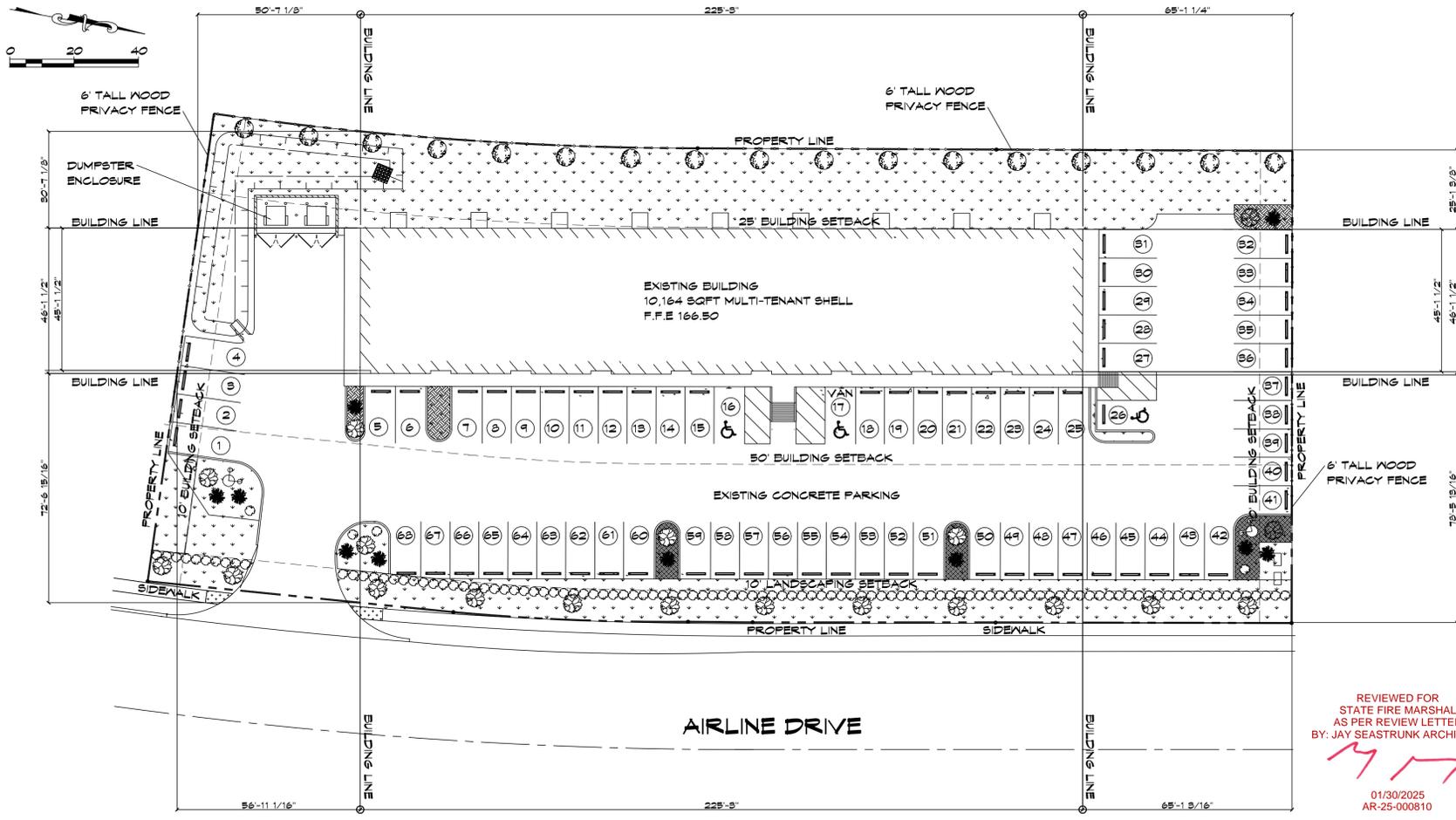
SITE IS 1.19 ACRES/52,033 SQFT
 SUBDIVISION: WALLER
 ADDRESS: 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112
 ZONED: B-2
 VERIFY EXISTING & PROPOSED SITE CONDITION IN CIVIL PLANS
 FINISHED FLOOR OF BUILDING IS 166.50
 SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

BLDG. INFORMATION

EXISTING BUILDING IS 10,164 SQFT
 USE: COMMERCIAL, MULTI-TENANT SHELL BUILDING FOR FUTURE TENANT BUILD-OUT UNDER SEPARATE REVIEW
 OVERALL HEIGHT OF BUILDING IS 25'-0"
 FINISHED FLOOR ELEVATION IS 166.5

PARKING INFORMATION

PROPOSED BUILDING IS 10,164 SQFT. PLANNED USE IS AS A MULTI-TENANT COMMERCIAL CENTER REQUIRING 1 PARKING SPACE PER EVERY 150 SQFT OF BUILDING. REQUIRING 68 PARKING SPACES FOR BOSSIER UDC.



EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

Makers Design, LLC
 Wade Elmo Bryant III
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 318-347-7866
 wabryant@makersdesign.com
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MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
 AN INTERIOR BUILD-OUT FOR
ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

DATE

- AUTHORIZED USE:**
- DESIGN DEVELOPMENT
 - BIDDING
 - BUILDING PERMIT
 - CONSTRUCTION

SHEET DESCRIPTION:

SITE PLAN
 PROJECT INFORMATION
 CODE INFORMATION

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RECYCLE OTHER DRAWINGS WHEN PROJECT IS FINISHED.

PROJECT NO.
 COM15-7-22

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 EOP

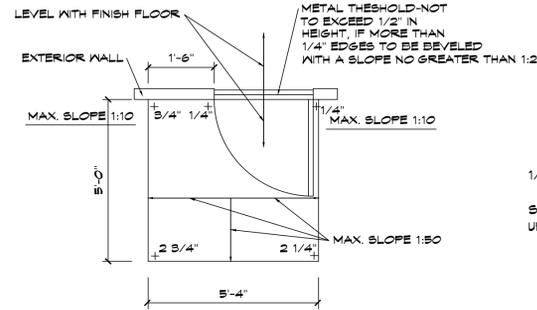
SHEET
A-01

REVIEWED FOR
 STATE FIRE MARSHAL
 AS PER REVIEW LETTER
 BY: JAY SEASTRUNK ARCHITECT

01/30/2025
 AR-25-000810

GENERAL NOTES

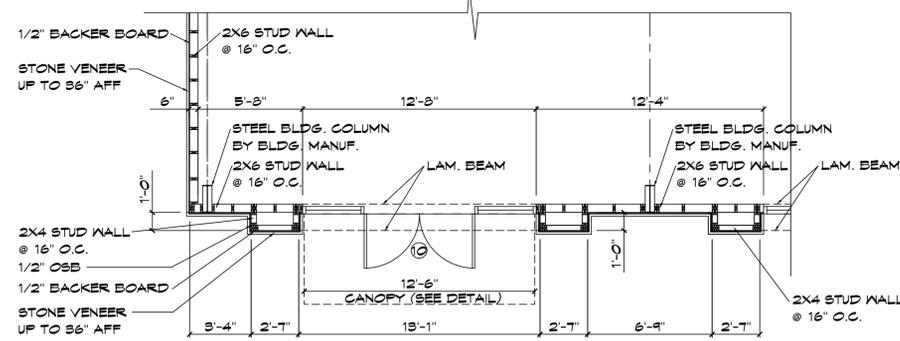
1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.5.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1.9 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.



TYPICAL GRADING @ EXTERIOR DOORS

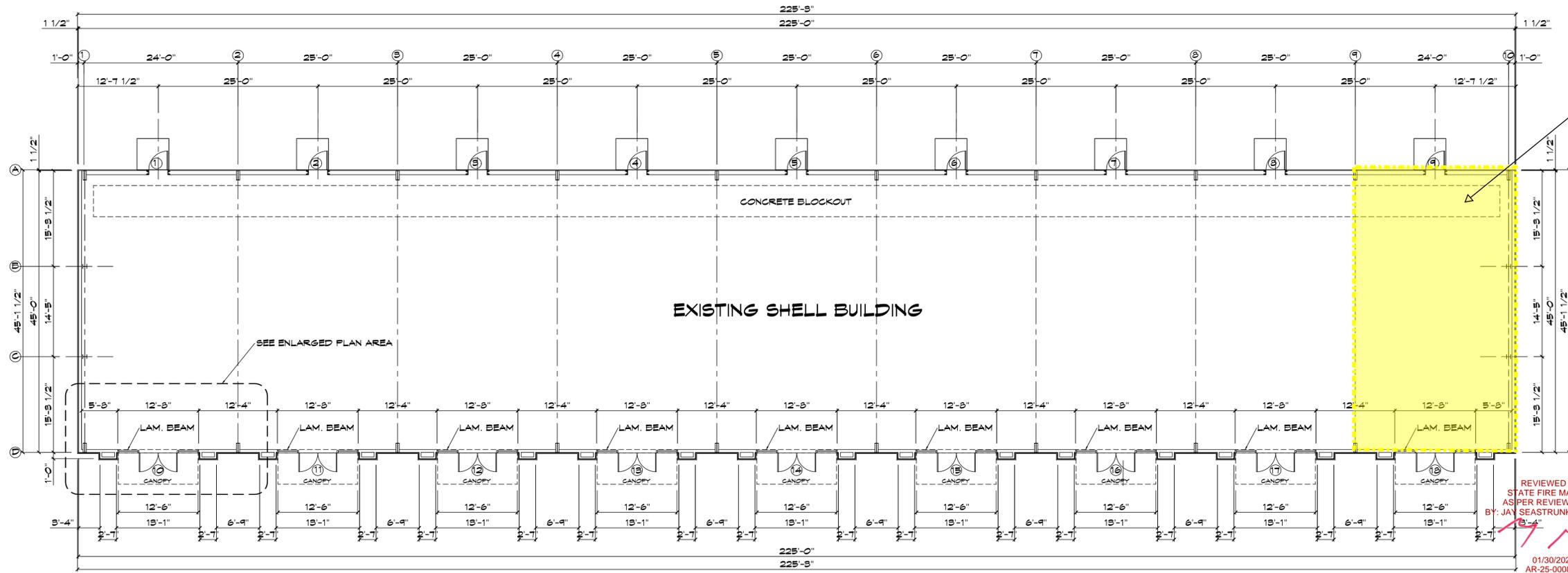
SCALE: NOT TO SCALE

GRADES SHOWN RELATIVE TO FINISH FLOOR
 1:50 = 24":12" 1:20 = 60":12" 1:10 = 12":12"
 REF. TO FLOOR PLAN FOR DIRECTION OF DOOR SWING



ENLARGED PLAN AREA

SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed Taqueria Mexico #2

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 Makers Design - Print III
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MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
 AN INTERIOR BUILD OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112

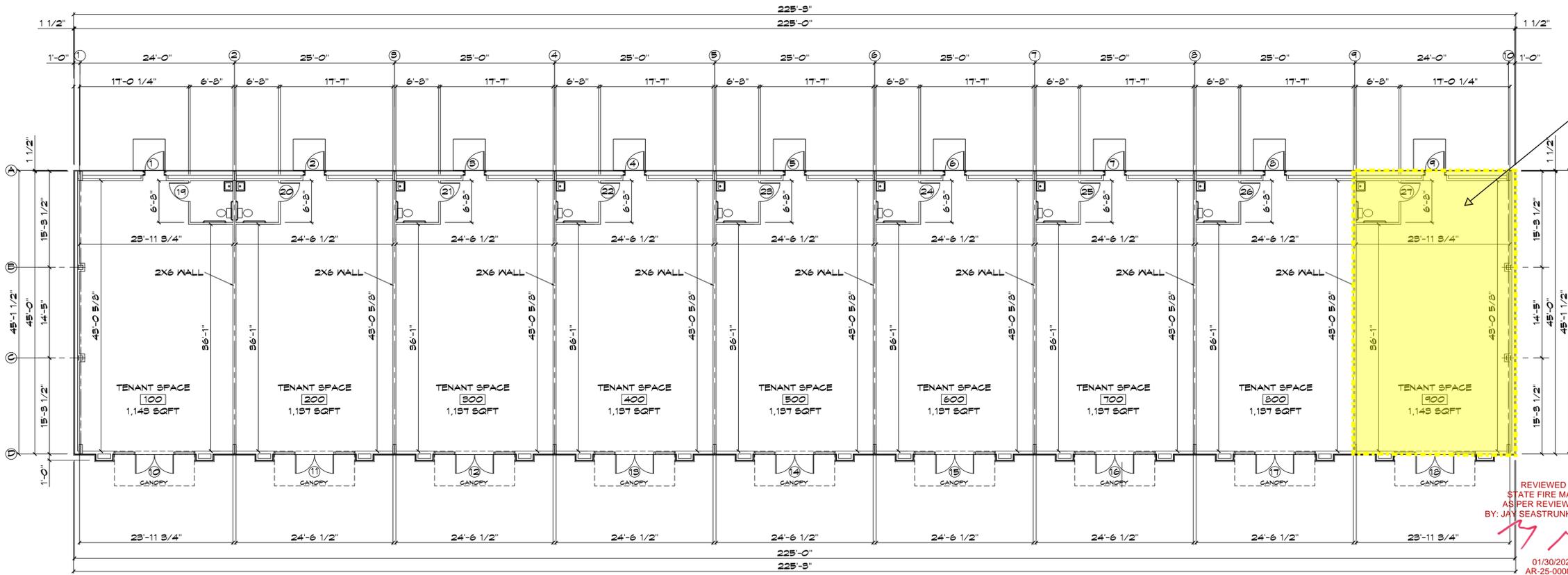
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<input type="checkbox"/> BIDDING	
<input type="checkbox"/> BUILDING PERMIT	
<input type="checkbox"/> CONSTRUCTION	
SHEET DESCRIPTION:	
EXISTING FLOOR PLAN	
PROJECT NO.	COM15-7-22
DRAWN BY	KESS
CHECKED BY	BOF
SHEET	A-02

GENERAL NOTES

1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET. PARTIAL BUILD-OUT OF TENANT SPACES AS SHOWN.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.9.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1-4 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
1	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
2	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
3	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
4	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
5	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
6	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
7	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
8	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
9	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
10	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
11	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
12	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
13	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
14	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
15	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
16	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
17	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
18	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
19	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
20	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
21	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
22	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
23	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
24	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
25	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
26	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
27	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed
Taqueria
Mexico #2

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT

01/30/2025
AR-25-000810

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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

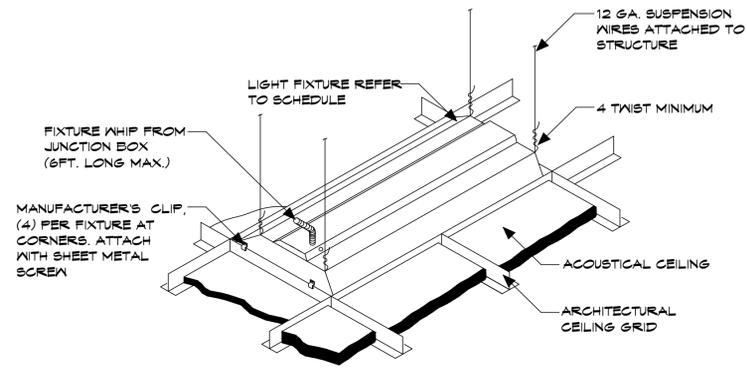
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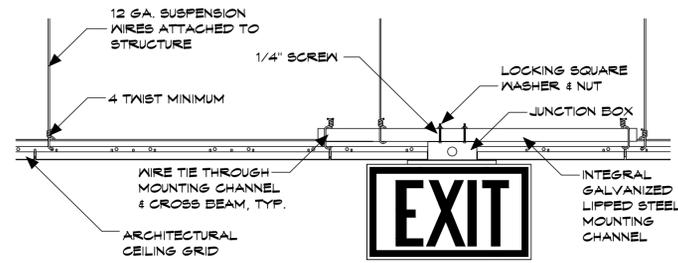
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KESS

CHECKED BY
BOP

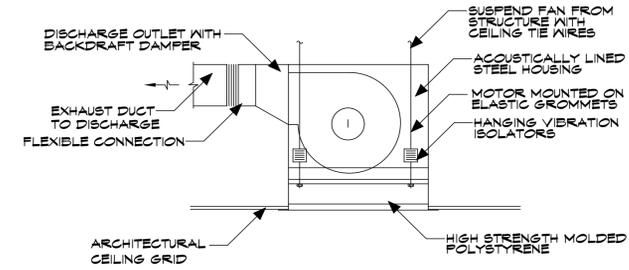
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A-03



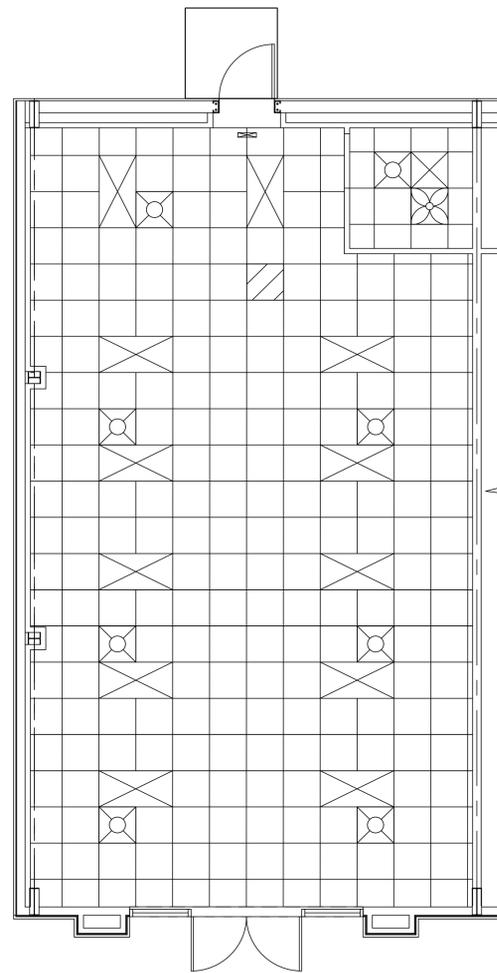
TYPICAL LIGHT FIXTURE DETAIL
SCALE: NOT TO SCALE



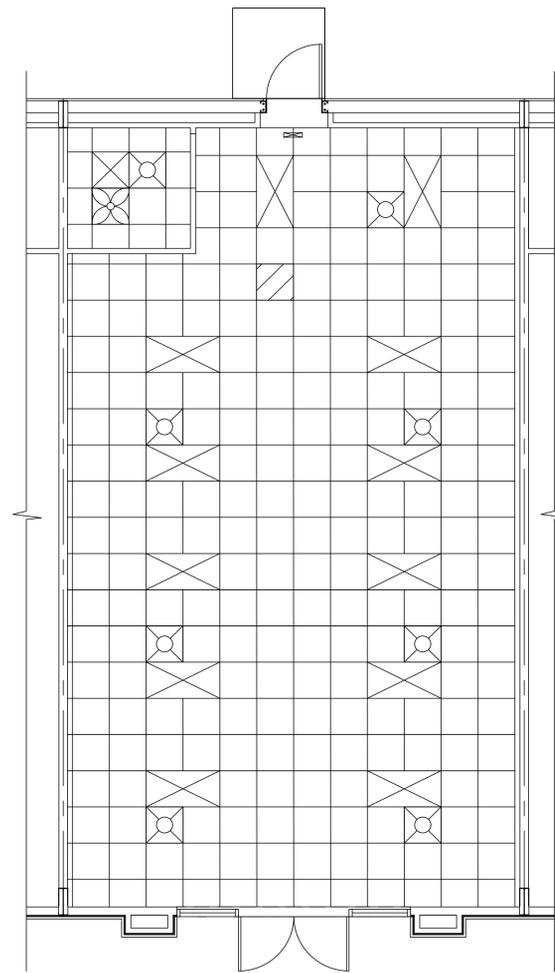
TYPICAL EXIT SIGN DETAIL
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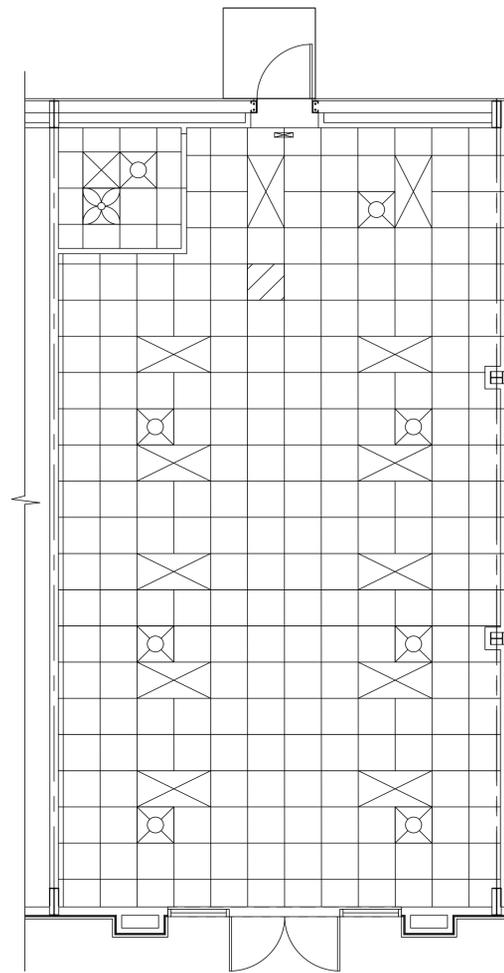
DETAIL - CEILING MOUNTED EXHAUST FAN
SCALE: NOT TO SCALE



REFLECTIVE CEILING PLAN (TENANT SPACE 100)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 200-800)
SCALE: 1/4" = 1'-0"



REFLECTIVE CEILING PLAN (TENANT SPACE 900)
SCALE: 1/4" = 1'-0"

REFLECTIVE CEILING NOTES & SYMBOLS

- ACOUSTICAL/LAY-IN CEILING GRID
- ⊠ EXHAUST FAN WITH LIGHT
- ⊞ EXHAUST FAN
- ⊞ RECESSED FLUORESCENT LIGHTING - SEE ELECTRICAL
- ⊞ RETURN AIR DEVICE - SEE MECHANICAL
- ⊞ EXIT LIGHT - SEE ELECTRICAL
- ⊞ SUPPLY AIR DEVICE - SEE MECHANICAL
- ⊞ LIGHT FIXTURE - SEE ELECTRICAL
- ⊞ CEILING FAN - SEE ELECTRICAL
- RECESSED INCANDESCENT - SEE ELECTRICAL

*2'X2' CEILING GRID TO HAVE FLAME SPREAD OF 0-25, AND SMOKE DEVELOPED OF 0-450. ACOUSTICAL TILE EQUAL TO ARMSTRONG; FINE FISURED #1725, 10 YEAR WITH HUMIGUARD PLUS WARRANTY NO SAG. SIZE OF TILE TO BE 24"X24"X5/8" CEILING SUSPENSION SYSTEM WITH FISURED PATTERN TILE.

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE

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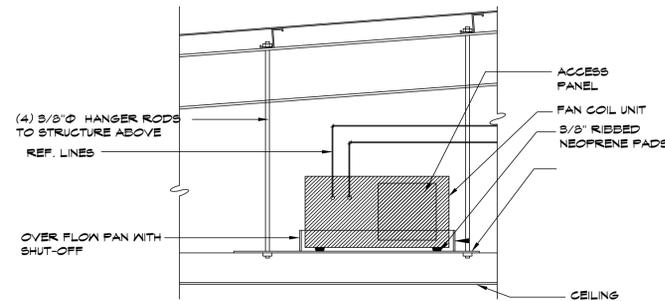
PROJECT NO. COM15-7-22

DRAWN BY NEB3 CHECKED BY BOF

SHEET A-04

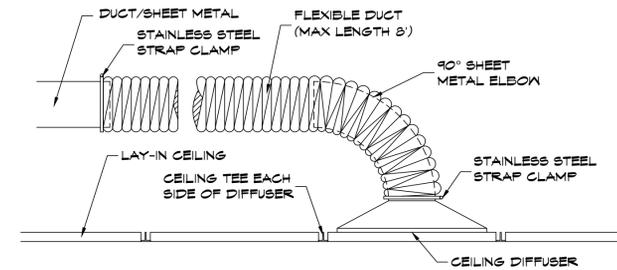
HVAC GENERAL NOTES

1. ALL DUCTWORK SIZES SHOWN ARE INSIDE FREE AREA DIMENSIONS
2. ALL AIR DEVICES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE WITH CEILING TIE WIRES AND CONCEALED FASTENERS
3. PROVIDE NECESSARY OFFSETS TO MAINTAIN MINIMUM 15'-0" DISTANCE BETWEEN OUTSIDE AIR INTAKES AND PLUMBING VENTS, EXHAUST AIR OUTLETS, ETC.
4. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR HANDLING UNITS AND EXHAUST FANS
5. ALL DUCTWORK AND EQUIPMENT SHALL BE INSTALLED AT HIGHEST ELEVATION ACHIEVABLE WHILE MAINTAINING SERVICEABILITY AND ACCESS. COORDINATE DUCT ROUTING WITH STRUCTURE, FRAME WALL BRACING, LIGHTS, ETC.
6. ALL FLEXIBLE DUCT SHALL BE FULLY EXTENDED, FREE OF KINKS, NO LONGER THAN 8'-0" AND SAME SIZE AS DIFFUSER NECK, BRANCH DUCTS AND TAKE OFFS SHALL BE THE SAME SIZE AS DIFFUSER NECKS UNLESS SPECIFICALLY NOTED OTHERWISE PROVIDE RECTANGULAR TO ROUND TRANSITIONS OR ADAPTORS AT DIFFUSER NECKS WHERE REQUIRED BY SPECIFIC AIR DEVICE MANUFACTURER. SQUARE NECK SIZE WITH ROUND ADAPTER SHALL BE SELECTED FOR AN NC LEVEL OF 25 OR LESS AT DESIGN AIR FLOW
7. THE CONTRACTOR SHALL PROVIDE HVAC SYSTEMS IN STRICT ACCORDANCE WITH APPLICABLE EDITIONS OF NFPA 101 AND 90A
8. CONTRACTOR SHALL FIELD VERIFY EXACT SIZE, LOCATION, ETC. OF STRUCTURAL FRAMING PRIOR TO UNIT INSTALLATION, MATERIAL ORDER AND DUCTWORK FABRICATION. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF SIGNIFICANT DISCREPANCIES AND CONFLICTS.
9. ALL RECTANGULAR DUCT ELBOWS AND SPLITTER TEES SHALL INCLUDE DOUBLE THICKNESS TURNING VANES, ANCHORED TO DUCT PER SMACNA GUIDELINES
10. PROVIDE FULL SIZE INTERNALLY LINED DUCT DROPS TO RETURN AIR AND EXHAUST GRILLES.
11. CONDENSATE DRAIN PIPING SHALL BE WITH TEE FITTINGS AND THREADED CAPS (FOR CLEANOUT) AT ALL CHANGES OF DIRECTION. PROVIDE FPH OR ERICO/CADDY PIPE SUPPORTS
12. COORDINATE EXACT LOCATION OF CEILING AIR DEVICES WITH ARCHITECTURAL REFLECTED CEILING PLAN AIR DEVICES SMALLER THAN FULL GRID SPACING SHALL BE CENTERED IN CEILING TILES AND INSTALLED WITH SURFACE MOUNT FRAMES AND CONCEALED FASTENERS.
13. PROVIDE FAN, SHUT-OFF VALVE AND CONDENSATION DRAIN FOR EACH UNIT
14. HVAC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES



TYPICAL A/C UNIT ABOVE CEILING

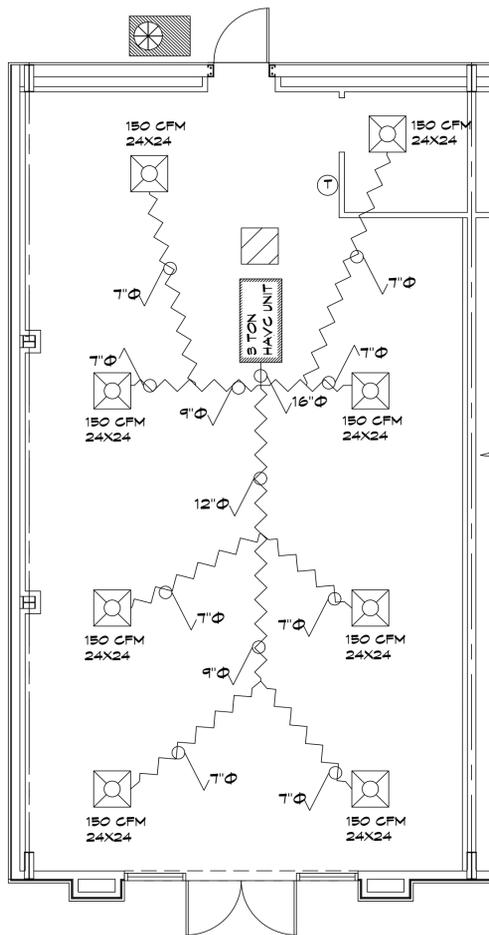
SCALE: NOT TO SCALE



BRANCH DUCT CONNECTION TO DIFFUSER

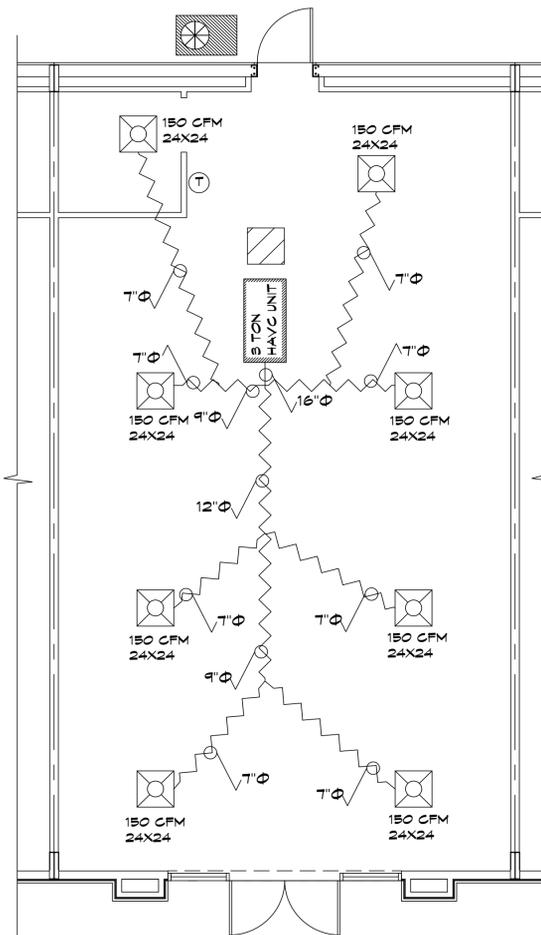
NO SCALE

NOTE: PROVIDE SCREW DRIVER OPERATED ADJUSTABLE STAINLESS STEEL STRAP CLAMPS AT SHEET METAL DUCT TO FLEXIBLE DUCT CONNECTIONS. NYLON STRAPS ARE NOT ACCEPTABLE.



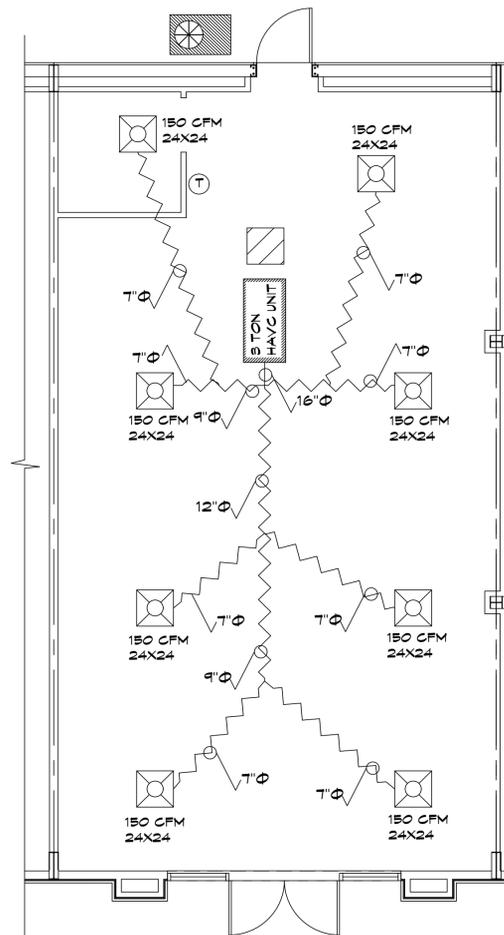
HVAC PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"



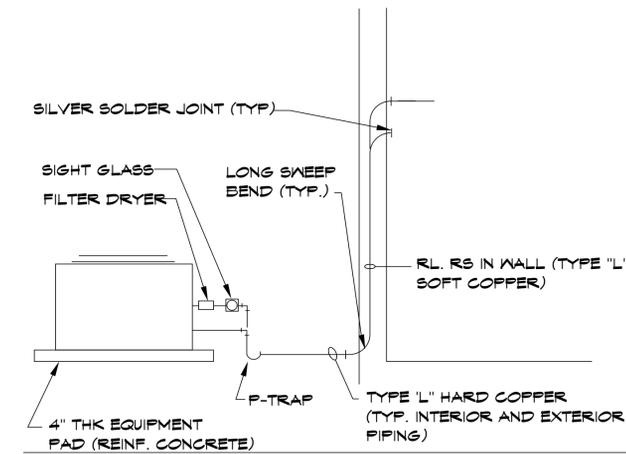
HVAC PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"



HVAC PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"



DETAIL - COMPRESSORS

SCALE: NOT TO SCALE

NOTE: REFRIGERANT PIPING IN WALL SHALL BE TYPE "L" SOFT COPPER WITH LONG RADIUS BENDS OUT WALL. JOINTS IN WALL ARE NOT ACCEPTABLE.

HVAC SYMBOLS

- 24" X 24" SUPPLY GRILL
- THERMOSTAT
- INDOOR UNIT
- COMPRESSOR UNIT

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

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MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:

- DESIGN DEVELOPMENT
- BIDDING
- BUILDING PERMIT
- CONSTRUCTION

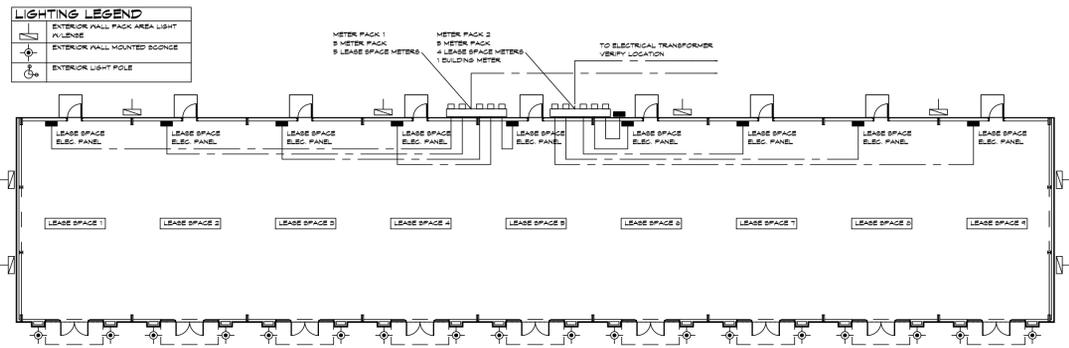
SHEET DESCRIPTION:

HVAC MECHANICAL PLAN

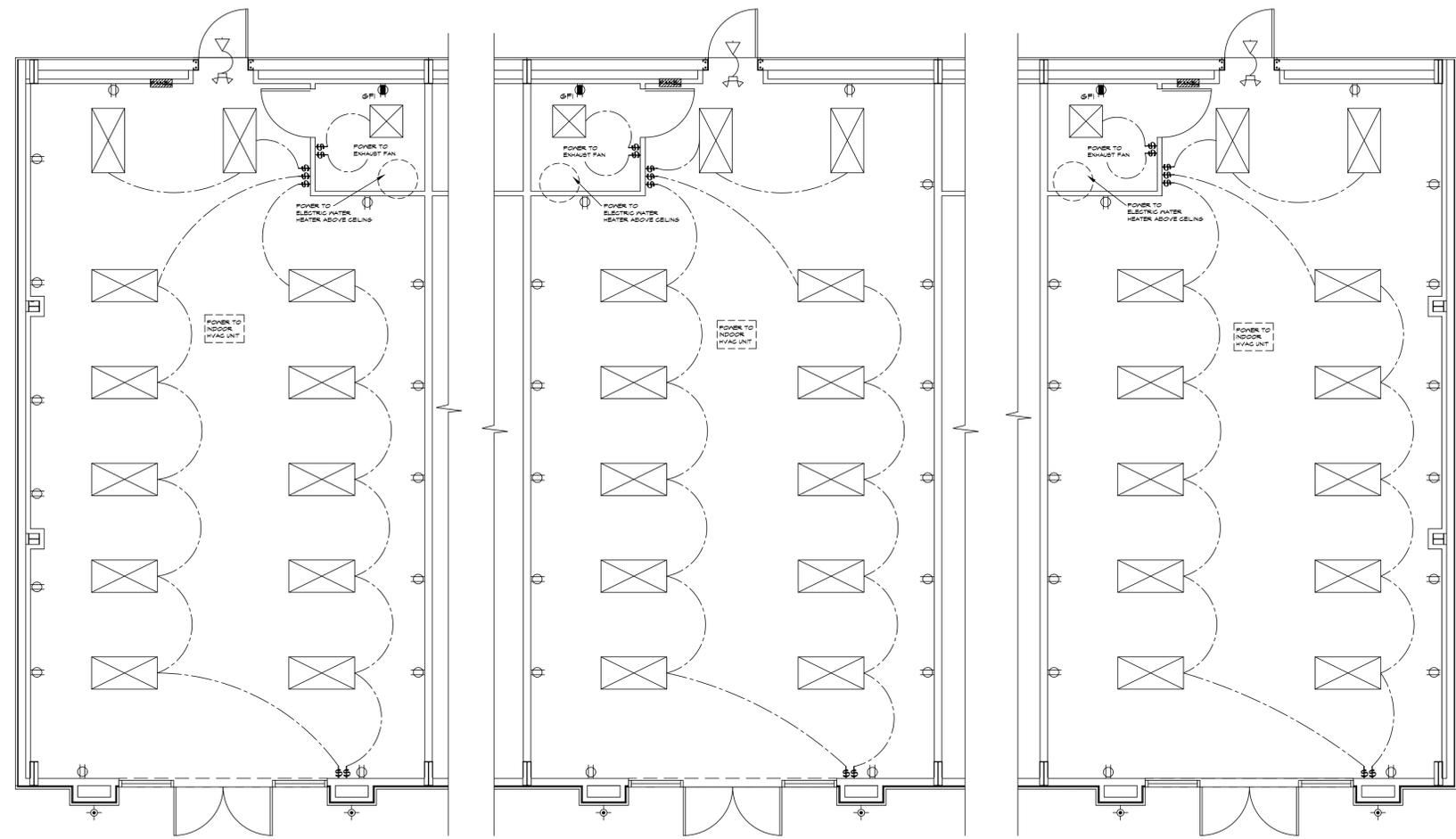
PROJECT NO. COM15-7-22

DRAWN BY: NEBS CHECKED BY: BOF

SHEET: M-01



BUILDING ELECTRICAL/LIGHTING PLAN
SCALE: 1/16" = 1'-0"



ELECTRICAL PLAN (TENANT SPACE 100)
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN (TENANT SPACE 200-300)
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN (TENANT SPACE 900)
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND LOCAL CODES.
2. PANEL BOARDS SHALL BE LABELED LEGIBLY AS TO IDENTIFY CIRCUITS AS TO USE.
3. DUPLEX OUTLETS SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WALL MOUNTED VERTICAL, 12" AFF UNLESS OTHERWISE NOTED.
4. GROUND FAULT CURRENT INTERRUPTER OUTLET SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WITH INTEGRAL GFI.
5. WATERPROOF OUTLETS SHALL BE 20 AMP, 2P, 3W, 125V, GROUNDING WITH INTEGRAL GFI AND GASKET TO WATERPROOF SELF-CLOSING COVER.
6. PROVIDE TELEPHONE, COMPUTER BOXES AS DIRECTED BY OWNER.
7. PROVIDE POWER TO EQUIPMENT AS NEEDED.
8. ALL DATA WIRE IS CAT 6 DATA CABLE.
9. SUPPLY POWER TO WATER TANK LOCATED ABOVE CEILING.
10. CONFIRM A/C UNIT LOCATION AND SUPPLY POWER AS NEEDED.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	ELECTRICAL METER
[Symbol]	PANEL
[Symbol]	J-BOX FUTURE 2" COND.
[Symbol]	X1 - EXIT LIGHT
[Symbol]	EM - DUAL HEAD
[Symbol]	HR - HOMERUN TO PANEL
[Symbol]	HR - HOMERUN TO PANEL
[Symbol]	SW1 - SINGLE POLE SWITCH
[Symbol]	SW3 - 3 WAY SWITCH
[Symbol]	SW4 - 4 WAY SWITCH
[Symbol]	DUPLEX RECEPTACLE
[Symbol]	DUPLEX RECEPTACLE ABOVE COUNTER
[Symbol]	GROUND FAULT INTERRUPTER
[Symbol]	WATERPROOF DUPLEX OUTLET
[Symbol]	POWER TO EQUIPMENT
[Symbol]	ITEM IN FLOOR BOX FOR PHONE/DATA
[Symbol]	DUAL HEAD LED FLOOD LIGHT
[Symbol]	2X4 LED FIXTURE
[Symbol]	SECURITY LIGHT CONNECTED TO EMERGENCY EXIT

* EM EXIT DOORS TO HAVE SECURITY LIGHT ON EXTERIOR CONNECTED TO EXIT

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BRYAN SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810

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MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE

AUTHORIZED USE:

- DESIGN DEVELOPMENT
- BIDDING
- BUILDING PERMIT
- CONSTRUCTION

SHEET DESCRIPTION:

ELECTRICAL PLAN

PROJECT NO.
COM15-7-22

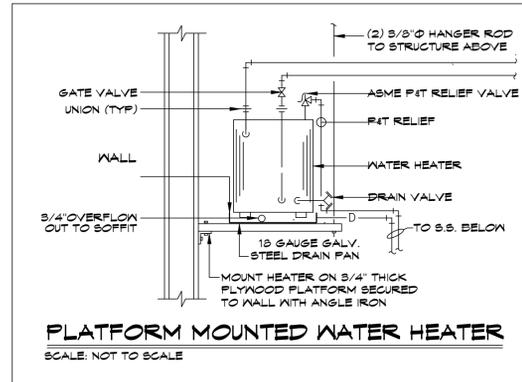
DRAWN BY
NEBS

CHECKED BY
BOF

SHEET
E-01

GENERAL PLUMBING NOTES

- P1 ALL PLUMBING ON THIS PROJECT SHALL COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE WITH LOUISIANA AMENDMENTS.
- P2 FAUCETS SHALL COMPLY WITH LRS 40:1151-4.21.4. HOT WATER & DRAIN PIPES ON LABORATORIES SHALL BE INSULATED OR COVERED.
- P3 ALL WASTE PIPING UNDERSLAB SHALL BE 3" MINIMUM, INSTALLED AT 1/8" PER FOOT FALL. PROVIDE 3" x 2" COMBINATIONS AT 2" LONG SLOPE REDUCING ELBOVS AND 5" x 5" x 2" COMBINATIONS AT 2" WASTE/VENT STACKS FOR SINK AND LAVATORIES.
- P4 TRAP PRIMER VALVES (TP) SHALL BE INSTALLED ABOVE ACCESSIBLE CEILING SPACES WITH 1/2" C/W SUPPLY PIPING AND SHUT-OFF VALVE. EXTEND 1/2" C/W DOWN IN UNIT FOR MULTIPLE FLOOR DRAINS AS APPLICABLE.
- P5 1/2" C/W DN IN WALL W/ RECESSED WALL BOX, 1/2" x 1/4" REDUCER, 1/4" VALVE AND TYPE "L" COPPER TUBING FOR ICE MAKER. COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS W/ VENDOR AND ARCHITECT PRIOR TO INSTALLATION.
- P6 COORDINATE ALL UNDERSLAB PIPING WITH GRADE BEAMS AND FOOTINGS. OFFSET VERTICAL RISERS AROUND GRADE BEAMS AS REQUIRED TO RISE IN WALLS. RE: FOUNDATION PLAN AND DETAILS.
- P7 COORDINATE FLOOR SLOPES TO FLOOR DRAINS. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- P8 COORDINATE EXACT PLUMBING FIXTURE TYPE, MOUNTING HEIGHT ETC. WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.



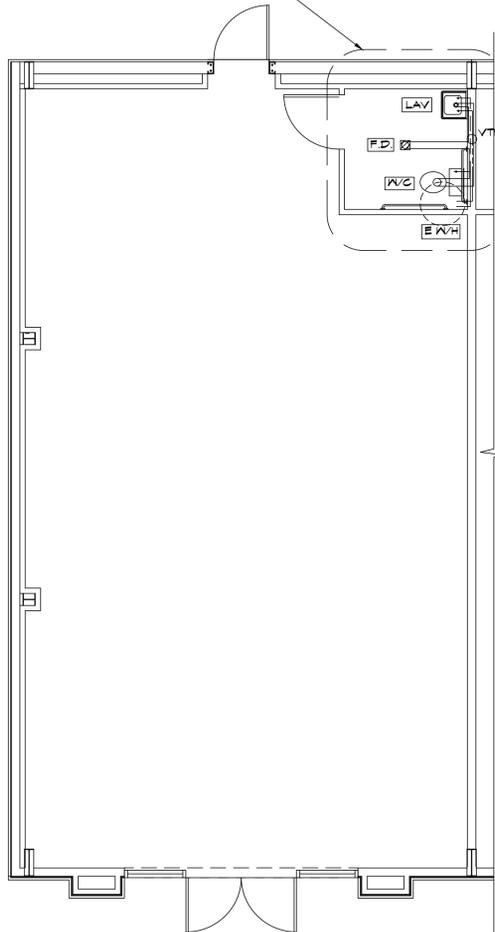
PLUMBING FIXTURE SCHEDULE

- LAV. - AS 0356.421 - WHITE HANDICAPPED WITH AS 2000.100 CHROME
- W/C - AS 2216.145 - 11" WHITE HANDICAPPED WITH CH 535 SF SEAT
- E/W/H - A.O. SMITH 10 GALLON ELECTRICAL WATER HEATER W/PAN

FIXTURE AND EQUIPMENT NOTES

1. TOILETS SHALL COMPLY W/ LRS 40:1151-4.6
2. LAVATORY SHALL BE MOUNTED W/ A CLEARANCE OF AT LEAST 29" FROM FINISHED FLOOR TO BOTTOM OF APRON.
3. FAUCETS SHALL COMPLY W/ LRS 40:1151-4.21.4.
4. FIXTURES ABOVE OR EQUAL TO, ANY CHANGES MUST BE APPROVED IN WRITING.
5. FOLLOW MOUNTING HEIGHT AND CLEARANCES AS SHOWN IN INTERIOR ELEVATIONS.
6. VERIFY WITH OWNER IF ADA-COMPLIANT UNDER SINK PIPE PROTECTION IS TO BE INSTALLED/BUILT FOR LAVATORIES AND SINKS.

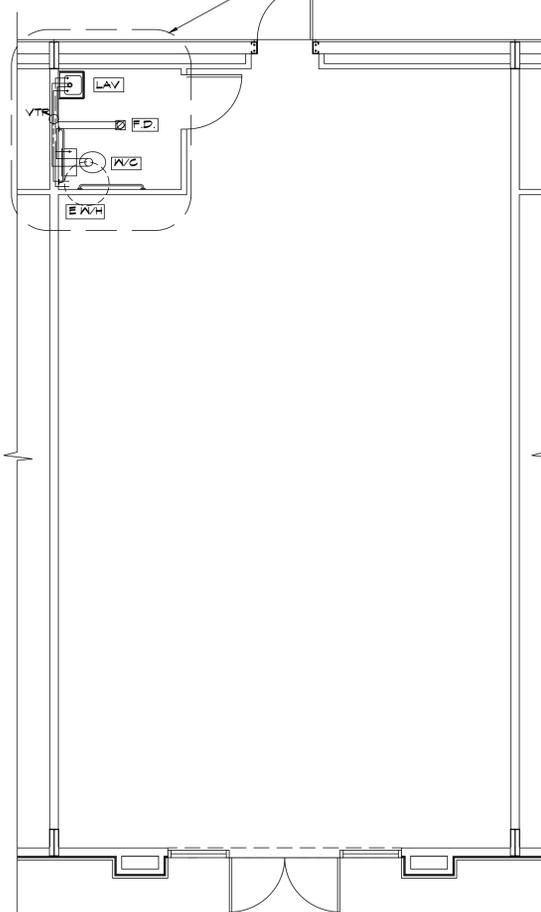
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"

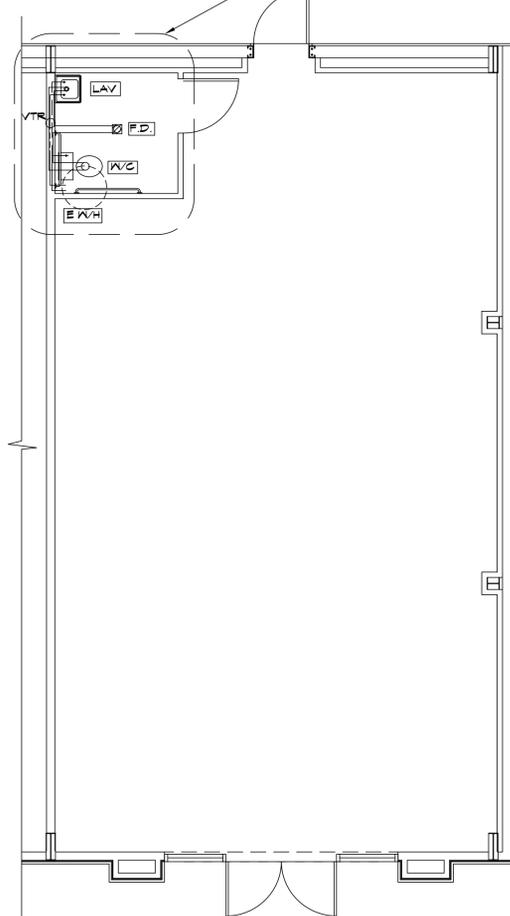
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"

PLUMBING SYMBOLS	
—	SANITARY SEWER
- - - -	COLD WATER LINE
— · — ·	HOT WATER RETURN
□ C.O.	CLEAN-OUT
○ G.C.O.	GRADE CLEAN-OUT SET IN CONCRETE
⊗ F.D.	3" FLOOR DRAIN
W/C	WATER CLOSET
E/W/H	ELECTRIC WATER HEATER W/ EMERGENCY DRAIN PAN
○ VTR	SANITARY VENT THRU ROOF
⊕ H.B.	WALL FAUCET/HOSE BIB
LAV	LAVATORY
S.S.	SERVICE SINK
H.S.	HAND SINK
DB.S.	DOUBLE BASIN SINK
DF	BI-LEVEL DRINKING FOUNTAIN

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025
AR-25-000810

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PHOTOGRAPHY BY MCDONALD

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

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PROJECT NO. COM15-7-22

DRAWN BY: NEBS CHECKED BY: BOF

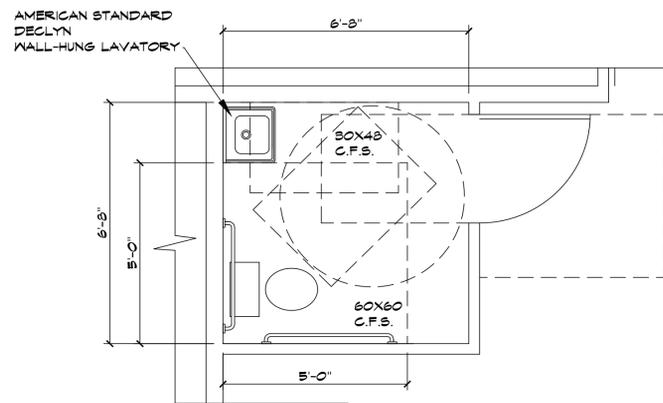
SHEET: P-01

FINISH SCHEDULE (ALL SUITES)

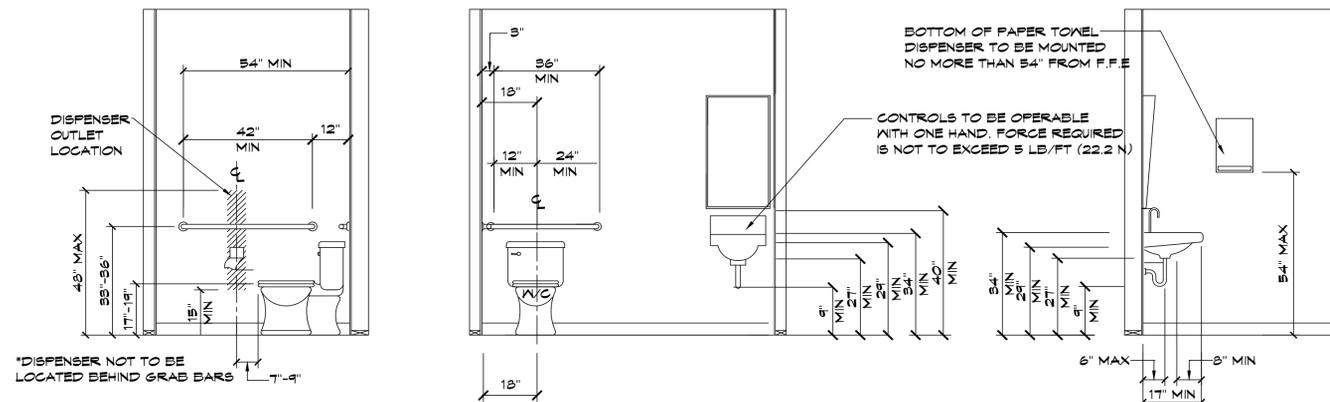
ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	COMMENTS
TENANT SPACE 100	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 200	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 300	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 400	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 500	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 600	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 700	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 800	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 900	CONCRETE	NONE	GYP. BRD. F.T, 6P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT

GENERAL FINISH NOTES

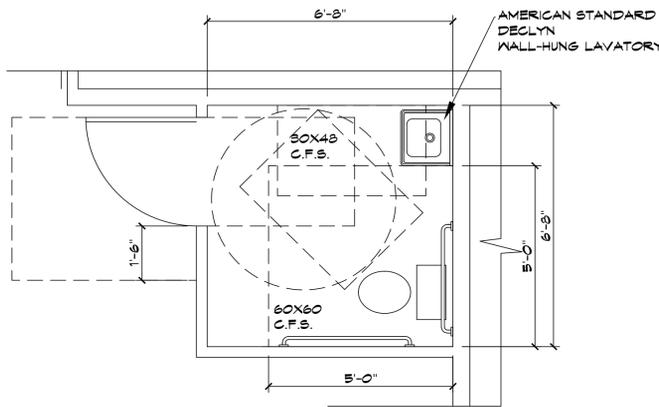
- VCT/SLIP RESISTANT, AS SELECTED BY OWNER VERIFY WITH ARCHITECT WITH FLAME SPREAD OF LESS 25.
- WALL BASE, ROFFE, COLORS TO BE SELECTED BY OWNER, VERIFY WITH ARCHITECT, HEIGHT 4".
- FLOAT, TAPE, FLOAT, SAND, FLOAT, AND TEXTURE. TEXTURE TO BE SELECTED BY OWNER. PAINT 2 COATS. SURE TONE PAINT COLORS AS SELECTED BY OWNER.
- CARPET IF INSTALLED TO HAVE CRITICAL RADIANT FLUX MINIMUM OF 0.45 W/SQAURE.



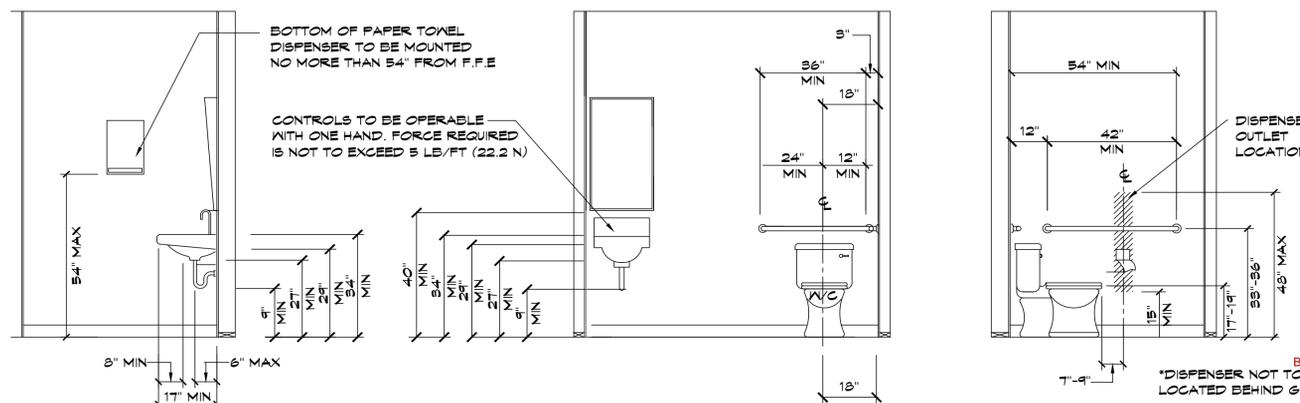
RESTROOM FLOOR AREA (SPACE 200-900)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 200-900)
SCALE: 1'-0" = 1/2"



RESTROOM FLOOR AREA (SPACE 100)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 100)
SCALE: 1'-0" = 1/2"

Makers Design LLC
ARCHITECT
318-348-7906
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE

AUTHORIZED USE:
 DESIGN DEVELOPMENT
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INTERIOR ELEVATIONS

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COM15.7-22

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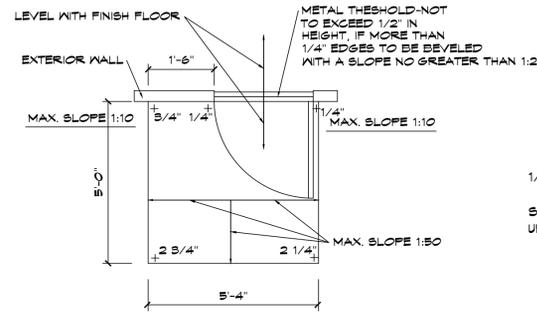
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A-06

REVIEWED FOR
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AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810

GENERAL NOTES

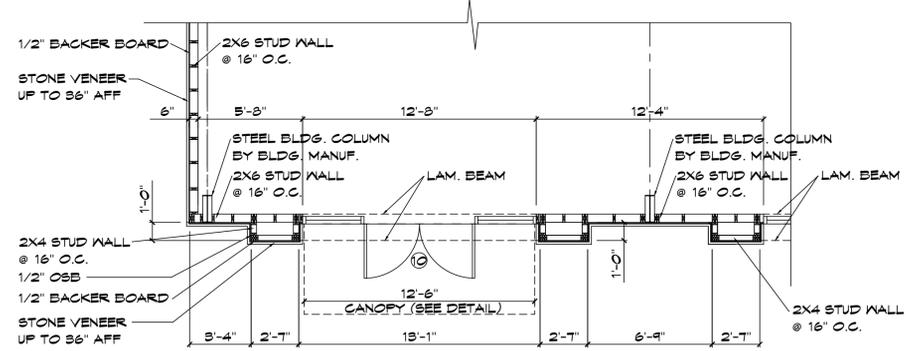
1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1731-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.5.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1731-4.13.1.9 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1731-4.30 AND ADA-AG 4.30.



TYPICAL GRADING @ EXTERIOR DOORS

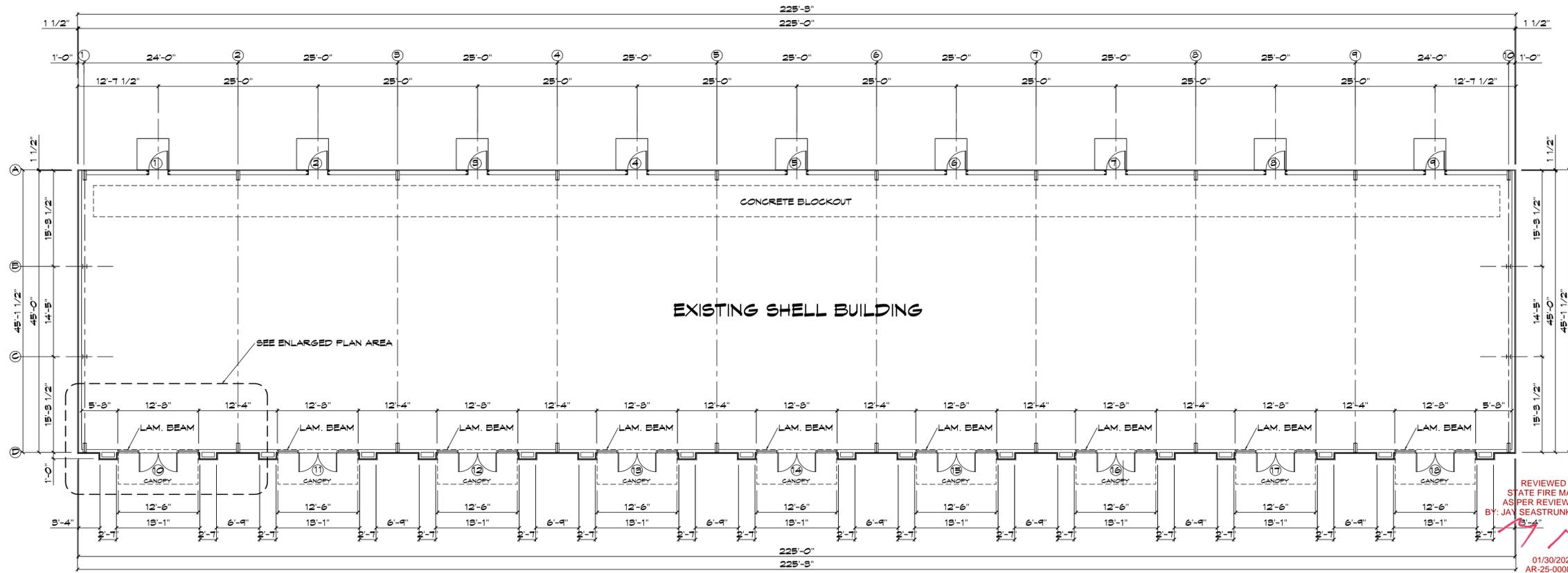
SCALE: NOT TO SCALE

GRADES SHOWN RELATIVE TO FINISH FLOOR
 1:50 = 24":12" 1:20 = 60":12" 1:10 = 12":12"
 REF. TO FLOOR PLAN FOR DIRECTION OF DOOR SWING



ENLARGED PLAN AREA

SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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MAKERS DESIGN
 ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
**AN INTERIOR BUILD OUT FOR
 ALI SHAH
 LOCATED AT 1421 AIRLINE DRIVE
 BOSSIER CITY, LOUISIANA 71112**

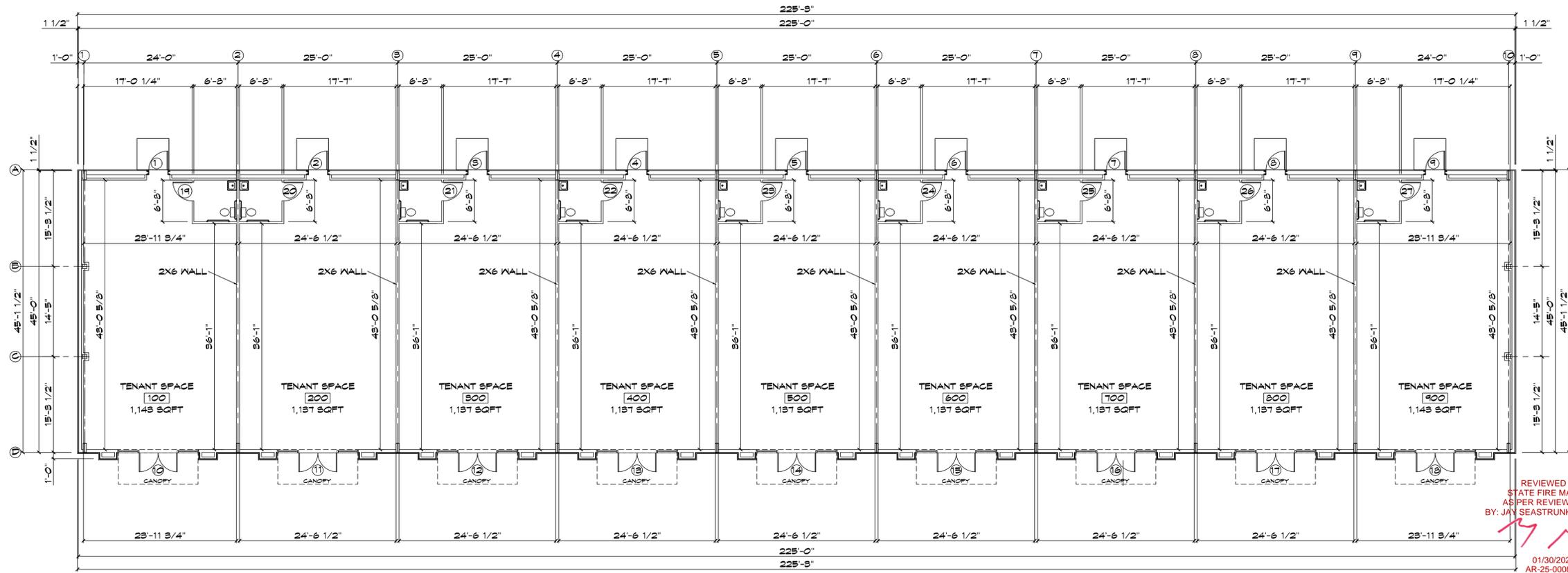
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AUTHORIZED USE:	
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<input type="checkbox"/> BIDDING	
<input type="checkbox"/> BUILDING PERMIT	
<input type="checkbox"/> CONSTRUCTION	
SHEET DESCRIPTION:	
EXISTING FLOOR PLAN	
PROJECT NO.	COM15.7-22
DRAWN BY	KESS
CHECKED BY	BOF
SHEET	A-02

GENERAL NOTES

1. THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDING IS 10,164 SQUARE FEET. PARTIAL BUILD-OUT OF TENANT SPACES AS SHOWN.
2. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
3. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450.
4. NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED IN ACCORDANCE WITH NFPA 101:5-2.1.5.1.
5. THE MEANS OF EGRESS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NFPA 101:5-10.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10.
7. LEVEL CHANGES AT DOORS AND THRESHOLDS SHALL COMPLY WITH LRS 40:1751-4.5.2 AND ADA-AG 4.5.2 AND NFPA 101:5-2.1.9.
8. DOOR HARDWARE SHALL COMPLY WITH LRS 40:1751-4.13.1-4 AND NFPA 101:5-2.1.5 AND ADA-AG 4.13.9.
9. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1751-4.30 AND ADA-AG 4.30. SIGNAGE SHALL BE CALCULATED FROM STUD FACE TO STUD FACE ONLY. SEE FLOOR PLAN.
11. PROVIDE WOOD WALL BLOCKING FOR BATHROOM ACCESSORIES, GRAB BARS, AND UPPER CABINETS.
12. PROVIDE FOAM CAULKING AT ALL EXTERIOR SURFACE PENETRATIONS, INCLUDING ELECTRICAL, PLUMBING, DOORS, WINDOWS, AND THE LIKE.
13. PROVIDE SILICON CAULKING BETWEEN SLAB AND THRESHOLD AT ALL EXTERIOR DOORS.
14. ALL STACKS AND VENTS TO BE LOCATED AT REAR ROOF WHEN POSSIBLE.
15. SIGNAGE WHERE PROVIDED SHALL COMPLY WITH LRS 40:1751-4.30 AND ADA-AG 4.30.

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	HARDWARE	REMARKS
1	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
2	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
3	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
4	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
5	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
6	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
7	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
8	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
9	3'-0"XT-0"X1 3/8"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
10	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
11	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
12	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
13	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
14	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
15	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
16	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
17	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
18	(2)3'-0"XT-0"X1 3/4"	EXISTNG	METAL	EXISTNG	EXISTING TO REMAIN
19	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
20	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
21	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
22	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
23	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
24	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
25	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
26	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	
27	3'-0"XT-0"X1 3/8"	HOLLOW CORE FLUSH	WOOD	PRIVACY	



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

Makers Design LLC
Makers Design, LLC
452 Delaware Street
Bossier City, LA 70062
318.346.7926
makersdesignllc@gmail.com
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

SHEET DESCRIPTION:
 PROPOSED FLOOR PLAN

PROJECT NO.
COM15.7-22

DRAWN BY: KEBS CHECKED BY: BOP

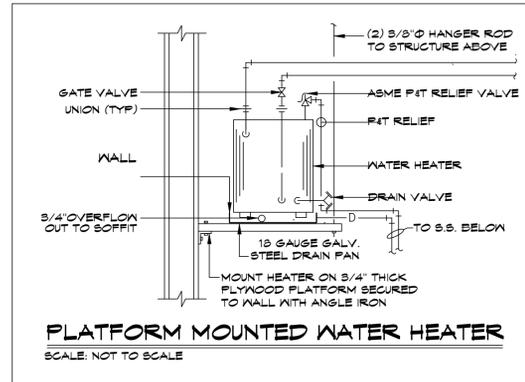
SHEET
A-03

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT

01/30/2025
AR-25-000810

GENERAL PLUMBING NOTES

- P1 ALL PLUMBING ON THIS PROJECT SHALL COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE WITH LOUISIANA AMENDMENTS.
- P2 FAUCETS SHALL COMPLY WITH LRS 40:1151-4.21.4. HOT WATER & DRAIN PIPES ON LABORATORIES SHALL BE INSULATED OR COVERED.
- P3 ALL WASTE PIPING UNDERSLAB SHALL BE 3" MINIMUM, INSTALLED AT 1/8" PER FOOT FALL. PROVIDE 3" x 2" COMBINATIONS AT 2' LONG SLOPE REDUCING ELBOVS AND 5" x 5" x 2" COMBINATIONS AT 2' WASTE/VENT STACKS FOR SINK AND LAVATORIES.
- P4 TRAP PRIMER VALVES (TP) SHALL BE INSTALLED ABOVE ACCESSIBLE CEILING SPACES WITH 1/2" C/W SUPPLY PIPING AND SHUT-OFF VALVE. EXTEND 1/2" C/W DOWN IN UNIT FOR MULTIPLE FLOOR DRAINS AS APPLICABLE.
- P5 1/2" C/W DN IN WALL W/ RECESSED WALL BOX, 1/2" x 1/4" REDUCER, 1/4" VALVE AND TYPE "L" COPPER TUBING FOR ICE MAKER. COORDINATE EXACT LOCATION AND ROUGH-IN REQUIREMENTS W/ VENDOR AND ARCHITECT PRIOR TO INSTALLATION.
- P6 COORDINATE ALL UNDERSLAB PIPING WITH GRADE BEAMS AND FOOTINGS. OFFSET VERTICAL RISERS AROUND GRADE BEAMS AS REQUIRED TO RISE IN WALLS. RE: FOUNDATION PLAN AND DETAILS.
- P7 COORDINATE FLOOR SLOPES TO FLOOR DRAINS. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- P8 COORDINATE EXACT PLUMBING FIXTURE TYPE, MOUNTING HEIGHT ETC. WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.



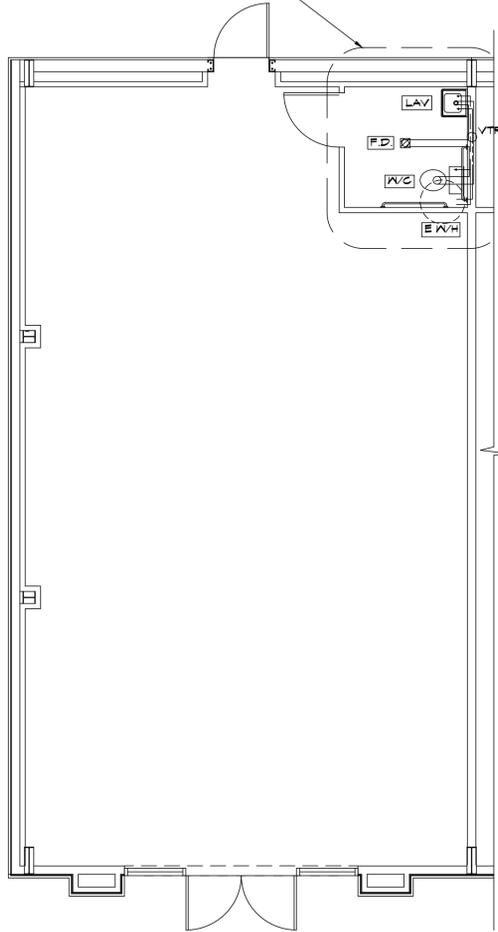
PLUMBING FIXTURE SCHEDULE

- LAV. - AS 0356.421 - WHITE HANDICAPPED WITH AS 2000.100 CHROME
- W/C - AS 2216.145 - 11" WHITE HANDICAPPED WITH CH 535 SF SEAT
- E/W/H - A.O. SMITH 10 GALLON ELECTRICAL WATER HEATER W/PAN

FIXTURE AND EQUIPMENT NOTES

1. TOILETS SHALL COMPLY W/ LRS 40:1151-4.6
2. LAVATORY SHALL BE MOUNTED W/ A CLEARANCE OF AT LEAST 29" FROM FINISHED FLOOR TO BOTTOM OF APRON.
3. FAUCETS SHALL COMPLY W/ LRS 40:1151-4.21.4.
4. FIXTURES ABOVE OR EQUAL TO, ANY CHANGES MUST BE APPROVED IN WRITING.
5. FOLLOW MOUNTING HEIGHT AND CLEARANCES AS SHOWN IN INTERIOR ELEVATIONS.
6. VERIFY WITH OWNER IF ADA-COMPLIANT UNDER SINK PIPE PROTECTION IS TO BE INSTALLED/BUILT FOR LAVATORIES AND SINKS.

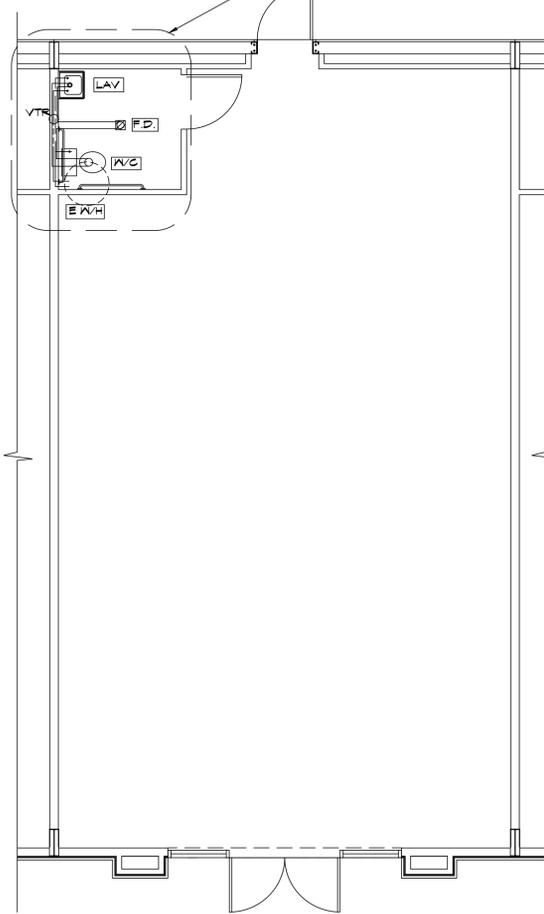
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 100)

SCALE: 1/4" = 1'-0"

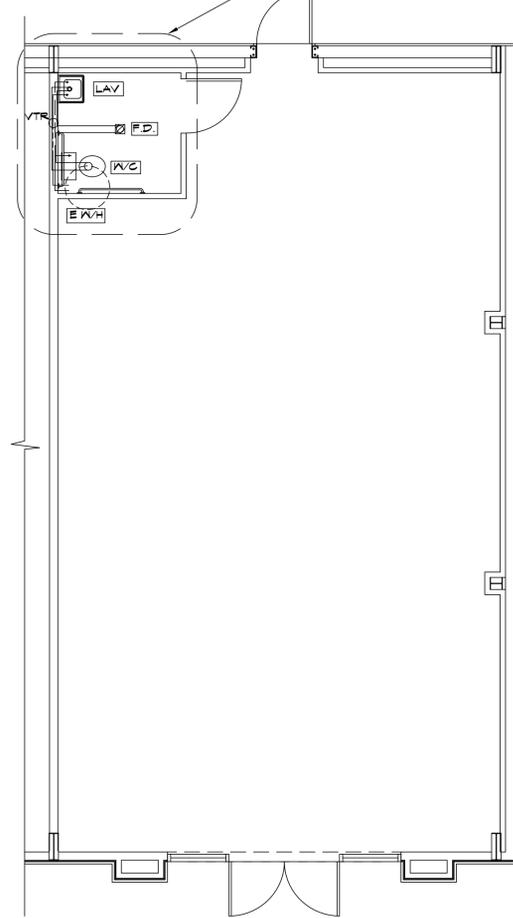
PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 200-300)

SCALE: 1/4" = 1'-0"

PLUMBING FOR RESTROOMS TIED INTO WATER AND SEWER RUNNING THROUGH THE BACKSIDE OF EACH SPACE



PLUMBING PLAN (TENANT SPACE 900)

SCALE: 1/4" = 1'-0"

PLUMBING SYMBOLS	
---	SANITARY SEWER
- - - -	COLD WATER LINE
----	HOT WATER RETURN
□ C.O.	CLEAN-OUT
○ G.C.O.	GRADE CLEAN-OUT SET IN CONCRETE
⊗ F.D.	3" FLOOR DRAIN
W/C	WATER CLOSET
E/W/H	ELECTRIC WATER HEATER W/ EMERGENCY DRAIN PAN
○ VTR	SANITARY VENT THRU ROOF
⊕ H.B.	WALL FAUCET/HOSE BIB
LAV	LAVATORY
S.S.	SERVICE SINK
H.S.	HAND SINK
DB.S.	DOUBLE BASIN SINK
DF	BI-LEVEL DRINKING FOUNTAIN

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: JAY SEASTRUNK ARCHITECT

01/30/2025 AR-25-000810

Makers Design, LLC
Architect
456 Delaware Street
Bossier City, Louisiana 71106
makersdesignllc@gmail.com
713-342-7936
MAKERSDESIGNLLC.COM

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT: AN INTERIOR BUILD OUT FOR ALI SHAH LOCATED AT 1421 AIRLINE DRIVE BOSSIER CITY, LOUISIANA 71112

DATE: _____

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

SHEET DESCRIPTION:
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PROJECT NO. COM15-7-22

DRAWN BY: NEBS CHECKED BY: BOF

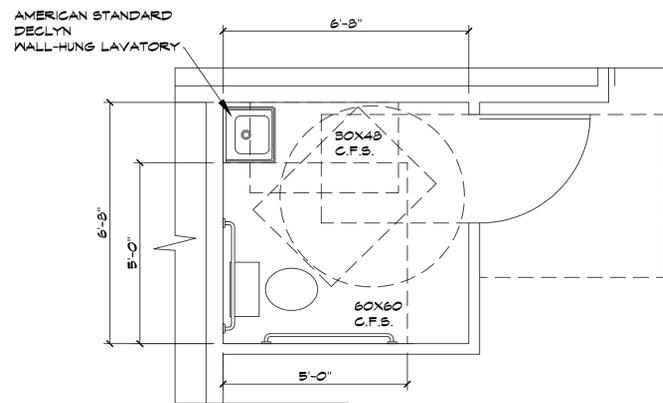
SHEET: P-01

FINISH SCHEDULE (ALL SUITES)

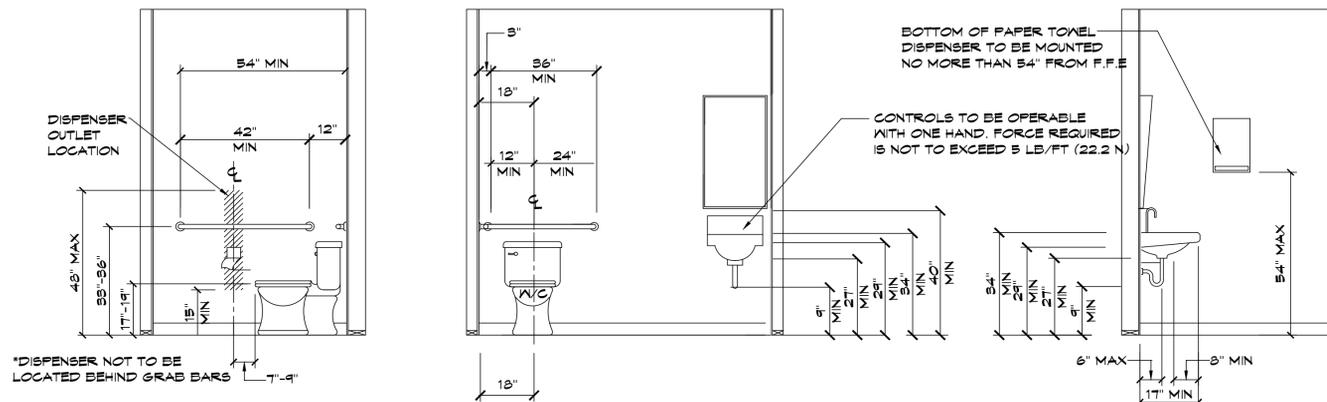
ROOM	FLOOR	BASE	WALLS	CEILING	HEIGHT	COMMENTS
TENANT SPACE 100	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 200	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 300	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 400	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 500	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 600	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 700	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 800	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT
TENANT SPACE 900	CONCRETE	NONE	GYP. BRD. F.T, #P	ACOUSTICAL 2X2 TILES	10'-0"	PARTIAL BUILD-OUT FOR FUTURE TENANT

GENERAL FINISH NOTES

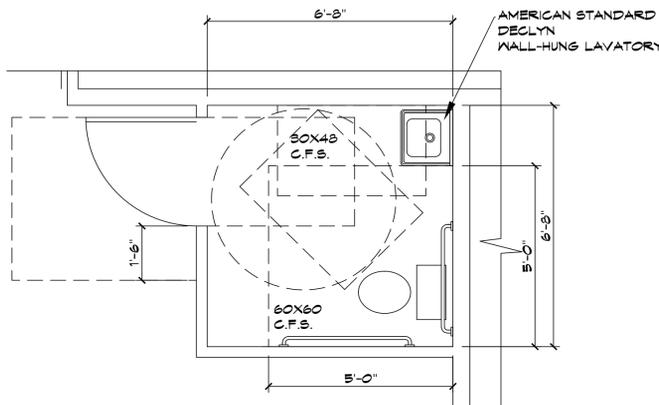
- VCT/SLIP RESISTANT, AS SELECTED BY OWNER VERIFY WITH ARCHITECT WITH FLAME SPREAD OF LESS 25.
- WALL BASE, ROFFE, COLORS TO BE SELECTED BY OWNER, VERIFY WITH ARCHITECT, HEIGHT 4".
- FLOAT, TAPE, FLOAT, SAND, FLOAT, AND TEXTURE. TEXTURE TO BE SELECTED BY OWNER. PAINT 2 COATS. SURE TONE PAINT COLORS AS SELECTED BY OWNER.
- CARPET IF INSTALLED TO HAVE CRITICAL RADIANT FLUX MINIMUM OF 0.45 W/SQAURE.



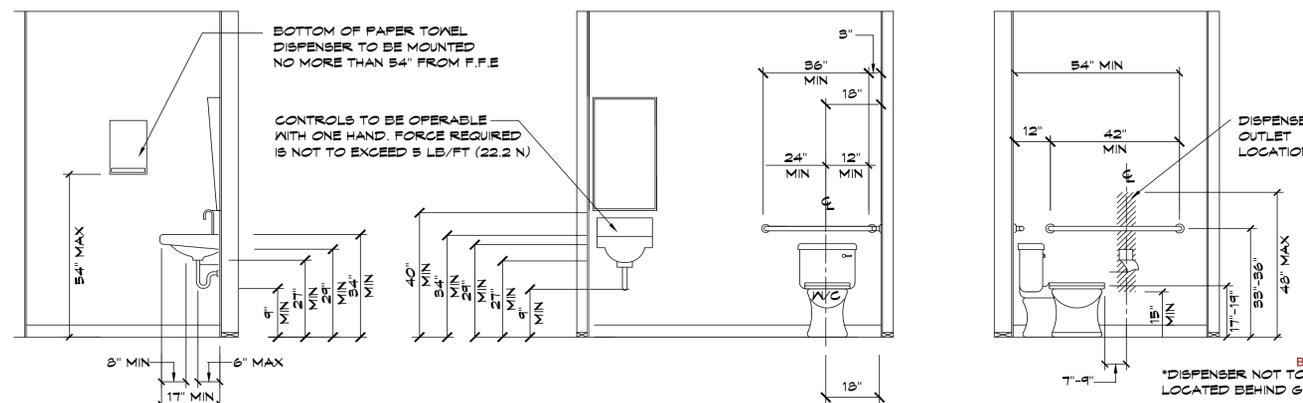
RESTROOM FLOOR AREA (SPACE 200-900)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 200-900)
SCALE: 1'-0" = 1/2"



RESTROOM FLOOR AREA (SPACE 100)
SCALE: 1'-0" = 1/2"



INTERIOR ELEVATION RESTROOM (SPACE 100)
SCALE: 1'-0" = 1/2"

Makers Design LLC
1000 Poydras Street, Suite 2000
New Orleans, Louisiana 70116
318-348-7906
www.makersdesignllc.com

MAKERS DESIGN
ARCHITECTURE - PLANNING - INTERIORS



PROJECT:
AN INTERIOR BUILD OUT FOR
ALI SHAH
LOCATED AT 1421 AIRLINE DRIVE
BOSSIER CITY, LOUISIANA 71112

DATE

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 BIDDING
 BUILDING PERMIT
 CONSTRUCTION

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PROJECT NO.
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EOP

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A-06

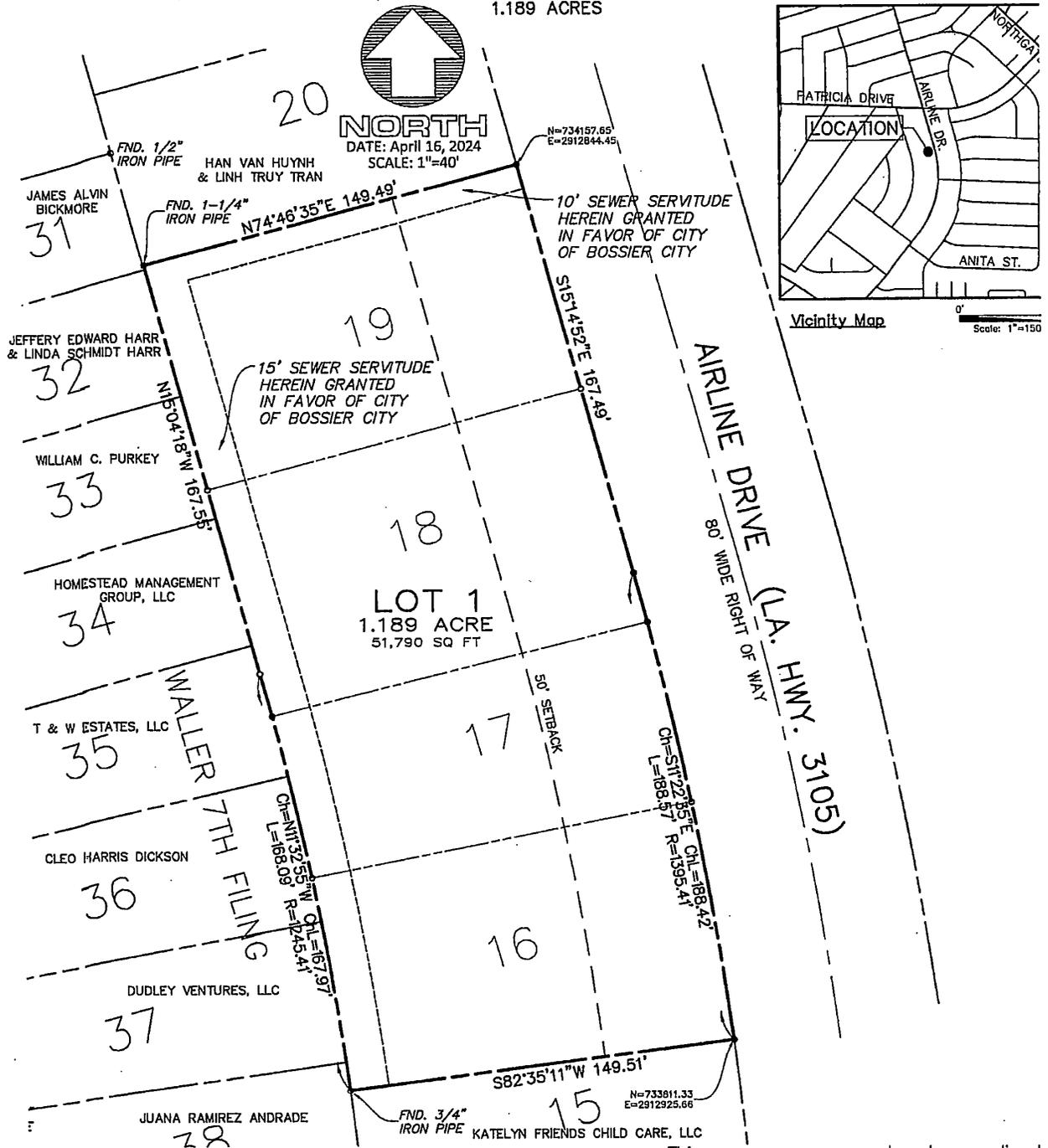
REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: JAY SEASTRUNK ARCHITECT
01/30/2025
AR-25-000810



Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1330374
Recorded On: 5/13/2024 11:52 AM

WALLER SUBDIVISION FOURTEENTH FILING

BEING A RESUBDIVISION OF LOTS 16-19 OF WALLER SUBDIVISION EIGHTH FILING AS RECORDED IN BOOK 141, PAGE 455, RECORDS OF BOSSIER PARISH, LOUISIANA, LOCATED IN THE NE/4 OF SECTION 34, T18N-R13W, NW LAND DISTRICT, (LA. MERIDIAN), BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 1.189 ACRES



Bearings are grid, NAD '83, La. North Zone.

1/2" Iron Pipes set at all corners unless noted otherwise.

APPROVED:

Tract is located in Zone "X" per F.I.R.M. Map Number 22015C0483E dated March 9, 2013.

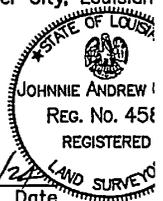
Juanita Ali Shah 5/10/24
 Mayor Date

RECORD OWNERS:

Uzma Gillani 5/2/2024
 City Engineer Date

Shoukat Ali Shah 5/2/2024
 Metropolitan Planning Commission Date

This survey was prepared under my direct supervision in accordance with the Louisiana "Standards of Practice" for a Class "B" property boundary survey. I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Ordinance of the city of Bossier City, Louisiana.



Johnnie A. Craig 4/10/24
 Registered Professional Land Surveyor Date
 Registration No. 4587
MOHR AND ASSOCIATES, INC.
 1324 N. HEARNE AVE., STE. 301
 SHREVEPORT, LA 71107
 (318) 686-7190

NON-CERTIFIED COPY



C-ALC-000217-2025

MPC ACTIONS

**METROPOLITAN PLANNING COMMISSION
REGULAR MEETING**

**January 15, 2025
2:00 P.M.**

PRELIMINARY [] PUBLIC HEARING [X] CONDITIONAL USE [X]

FROM: Carolina Blunck, MPC Senior Planner

APPLICANT: Lilliana Aveja

ITEM: C-ALC-000217-2025 – The application of Lilliana Aveja, for Mini Super La Fiesta, requesting a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a mini grocery store, Mini Super La Fiesta, located at 1421 Airline Drive Suite 800, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

<input type="checkbox"/> ZONING AMENDMENT	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT
<input type="checkbox"/> TEMPORARY USES	<input checked="" type="checkbox"/> CONDITIONAL USE
<input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> OTHER

APPLICATION CONTACT INFORMATION:

CONTACT PERSON: Lilliana Aveja
1421 Airline Drive
Bossier city, LA 71112

I. APPLICATION SUBMITTAL DATE: December 9, 2025

II. PROJECT NAME:

Low content alcohol for on-premise consumption at
Mini Super La Fiesta

III. LOCATION:

Generally located at 1421 Airline Dr, Suite 800, Bossier City, LA 71112.
North of Advantage Driving School.

IV. BACKGROUND INFORMATION:

The applicant is requesting a Conditional Use Approval for the sale of low content alcohol for on-premise consumption at a small grocery and specialty retail store.

According to the applicant, Mini Super La Fiesta operates as a neighborhood grocery and specialty retail store serving the surrounding community. The purpose of the request is to allow the sale of low-alcohol-content beverages, primarily beer and wine, for customers to purchase and consume off the premises only. The applicant has stated that no high-content alcohol will be sold at this location.

The applicant has indicated that the business will comply with all applicable regulations and requirements established by the City

Applicant states that the restaurant will offer low-content alcoholic beverages in a manner consistent with surrounding commercial uses along the Airline Drive corridor.

Hours of Operation:

Monday – Sunday: 6:00 am to 9:00 pm

15.5.7 Limited and Extended Hours of Operation.

- A. Retail and Service establishments in the B-2 and B-3 zoning classifications when located within 300' of a residentially zoned property other than the R-A, are limited in hours of operation. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the residentially zoned property. The limited hours of operation are as follows:
2. In the B-3; General Business District, no retail or service establishment shall be open for business before 6:00 a.m. or after 12:00 a.m.

Sec. 6-4. - Sale near schools, churches, etc.

- a) It shall be unlawful for any person to sell or otherwise dispose of any alcoholic beverages from, and no permit shall be granted for, any premises situated within 300 feet or less distance of [a full-time day-care center as defined in R.S. 17:405(A)(4)], public playground or of a building occupied exclusively as a bona fide church, synagogue, public library, or school, except a school for business education as a business college or school. The 300 feet shall be interpreted to mean as a person walks using sidewalks from the nearest point of the property line of the public playground, church,

2

synagogue, public library or school to the nearest point of the premises for which an alcoholic beverage permit is sought, as described in the application for permit.

- b) These restrictions shall not apply to any premises which are maintained as a bona fide hotel, railway car, or bona fide fraternal organization, nor shall they apply to any premises licensed to deal in alcoholic beverages for a period of one year prior to May 25, 1948.
- c) For the purposes of this section, the term "public library" shall mean a public library which is located in a permanent structure and is open to the public for three or more days per week.

(Code 1980, § 3-4; Ord. No. 79-2017, 6-20-2017)

Cross reference— Zoning, ch. 122.

State Law reference— Location restrictions authorized, R.S. 26:81,26:281.

— Walkable Distance:

- Proposed Walkable Distance from Caterpillar Corner Learning Center property: **416 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Star Point Child Development property: **350 Ft. +/-** (Daycare)
- Proposed Walkable Distance from Kiddie City DayCamp property: **761 Ft. +/-** (Daycare)

V. PHYSICAL CONDITIONS:

New Strip center.

VI. UNRESOLVED ISSUES:

Note: Open containers of alcohol are not allowed to leave the premises. (Bossier City Ordinance Sec 6.8)

VII. PLANNING ANALYSIS:

The Planning Staff feels that the following criteria must be considered.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Commercial Office/ Commercial Retail

Thoroughfare Plan: Property is accessed from Airline a major arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-3 (General Business)

Base Zoning District Requirements:

- Minimum Lot Area:
 - Residential uses: 6,000 sq. ft. per unit
 - Any other permitted use: None
- Maximum Height: 2-stories or 35 ft., whichever is less
- Yard requirements: Front 50, 10' Side, 25' Rear

Adjacent Zoning:

	Zoning
North	B-1, Commercial, Office
South	B-1, Commercial, Office
East	Airline Drive
West	R-MD Residential Medium Density

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside AICUZ Decibel Level Contour

4. UTILITIES:

Bossier City water & sewer

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Zoning Map
- District Map
- FLU Map
- Subdivision Map
- 300' Buffer Map
- Letter of Intent
- Proposed Site Plan
- Proposed Floor Plan
- Recorded Plat
- Photos
- Property Owners within 300'

Column1	Column2	Column3	Column4	Column5
AssessmentName	Address1	Address2	Address3	Address4
BARKSDALE COMMUNITY CHURCH	1465 PATRICIA DR	BOSSIER CITY LA 71112		
HIGHSMITH, CHARLES RICHARD	HIGHSMITH, KATHLENE COOLEY	3105 GAY BLVD	BOSSIER CITY LA 71112	
DAWSON, CARLENE LEE HARRELL BENNETT	MESERVEY, LINDA GAIL BENNETT	ET AL	3103 GAY BLVD	BOSSIER CITY LA 71112
SIFUENTES, ELIAS S	SIFUENTES, JOHNNY	1402 AIRLINE DR	BOSSIER CITY LA 71112	
CADDO-BOSSIER GAMING COMPANY LLC	LOCATION: NICKY'S,	C/O KIM THAYER	150 PINTAIL ST	SAINT ROSE LA 70087-4024
LOUISIANA GAMING CORP	LOCATION: NICKY'S	150 PINTAIL ST	ST ROSE LA 70087	
VERA, MARIA DELSOCORRO	1406 AIRLINE DR	BOSSIER CITY LA 71111		
LOS HOMBRES, INC.	DBA: NICKY'S MEXICAN RESTAURANT	1404 AIRLINE DR	BOSSIER CITY LA 71112	
SIFUENTES, ELIAS S	SIFUENTES, JOHNNY	1402 AIRLINE DR	BOSSIER CITY LA 71111	
VERA LATINO HERMANOS	1406 AIRLINE DR	BOSSIER CITY LA 71112		
VERA LATINO HERMANOS, LLC	% MARIA D VERA	1406 AIRLINE DR	BOSSIER CITY LA 71112	
SIFUENTES, ELIAS A	1400 AIRLINE DR	BOSSIER CITY LA 71112		
LLH PROPERTY LLC	132 CROSSCREEK DR	BOSSIER CITY LA 71111		
UPPER ROOM CREATIONS	1408 AIRLINE DR	BOSSIER CITY LA 71112		
HILLMAN & ASSOCIATES LLC	LARRION HILLMAN	1408 AIRLINE DR	BOSSIER CITY LA 71112	
TRUJILLO LAW FIRM	C/O JAMES TRUJILLO	1406 AIRLINE DR	BOSSIER CITY LA 71112	
ANITA'S ALTERATION AND TAILORING	1410 AIRLINE DR	BOSSIER CITY LA 71112		
BABY LOVE CHILD	DEVELOPMENT LLC,	1410 AIRLINE DR	BOSSIER CITY LA 71111	
LUCK PROPERTIES LLC	1624 W KIRBY PL	SHREVEPORT LA 71103		
HIERS, VILAYVANH	1410 AIRLINE DR	BOSSIER CITY LA 71112-3004		
MEDRANO, MIGUEL ANGEL	MEDRANO, DORA	1403 MARK AVE	BOSSIER CITY LA 71112	
MORRIS, ROY ALLEN	MORRIS, JUDY L BRIGHAM	1407 MARK AVE	BOSSIER CITY LA 71112	
MEDRANO-SOTO, DORA ALICIA	ET AL	1405 MARK AVE	BOSSIER CITY LA 71112	
MCDUFF, LYNDA KAY BENNETT	C/O BRIDGET MCDUFF /HOOKS/	1411 MARK AVE	BOSSIER CITY LA 71112	
CHANG'S DEVELOPMENT LLC	1504 GARLAND PL	SHREVEPORT LA 71105		
TOUPS LABBAN PROPERTIES NO.2 LLC	3238 BARKSDALE BLVD	BOSSIER CITY LA 71112		
SEOUL MARKET	1446 AIRLINE DR	BOSSIER CITY LA 71111		
MAYSER'S MENS CLOTHING, LLC	RAMSIS FASHION	1446 AIRLINE DR	BOSSIER CITY LA 71112	
QUICK CASH	% TYWONIA W. MCKENZIE	1444 AIRLINE DR	BOSSIER CITY LA 71112	
5 STAR WIRELESS	2603 ASHLAND AVE	BOSSIER CITY LA 71111		
HELLO HOOKAH AND SMOKE SHOP	333 TEXAS ST STE 715	SHREVEPORT LA 71101		
AFRICAN HAIR BRAIDING	1446 AIRLINE DR	BOSSIER CITY LA 71112		
THE BLIND PLACE S'PORT BOSSIER INC	1420 AIRLINE DR	BOSSIER CITY LA 71112		
THE BLIND PLACE	1420 AIRLINE DR	BOSSIER CITY LA 71112		
5 STAR WIRELESS & MORE INC	1442 AIRLINE DR	BOSSIER CITY LA 71112		
INSURE AUTO AGENCY	1442 AIRLINE DR	BOSSIER CITY LA 71112		
INFINITY VAPERS	1442 AIRLINE DR	BOSSIER CITY LA 71112		
CLARK'S TAILORING	1418 AIRLINE DR	BOSSIER CITY LA 71112		
FASHION TRENDS	FASHION TRENDS ENTERPRISES LLC,	1446 AIRLINE DR	BOSSIER CITY LA 71112	
HAIR BARBERING AND SALON COMMUNITY CENTER LLC	1442 AIRLINE DR	BOSSIER CITY LA 71111		
HIGHLAND K LLC	190 LAFITTE LN	BOSSIER CITY LA 71111		
TV PROFILE, LLC	AMERICAN CASH ADVANCE	PO BOX 1417	CUT OFF LA 70345	
XIELI SHANHAI INC	C/O XIAODAI XIE	1416 AIRLINE DR	BOSSIER CITY LA 71112	
DONG YANG ORIENTAL	1416 AIRLINE DR	BOSSIER CITY LA 71112		
GORDON INSURANCE GROUP INC	TURNER INSURANCE AGENCY	1414 AIRLINE DR	BOSSIER CITY LA 71112	
UNIQUE BODY STUDIO	1412 AIRLINE DR	BOSSIER CITY LA 71111		
PAZOS, ANGEL ABRAHAM	1509 MARK AVE	BOSSIER CITY LA 71112		
MOLLY'S CHILD CARE	1412 AIRLINE DR	BOSSIER CITY LA 71112		
GORDON, PHILLIP G	1414 AIRLINE DR STE A	BOSSIER CITY LA 71112		
MORA, KRISTA PEREZ	1507 MARK AVE	BOSSIER CITY LA 71112		
SHAH, SHOUKAT ALI	GILLANI, UZMA	1604 AIRLINE DR	BOSSIER CITY LA 71112	
HOWE, TINA MARIE	23 HOLIDAY VLGS	POINTBLANK TX 77364-6713		
HUFF, ALICE MCDANIEL	1503 MARK AVE	BOSSIER CITY LA 71112		
RATLIFF, SHANNON MARIE THOMPSON	1501 MARK AVE	BOSSIER CITY LA 71112		
BE COZY HOMES LLC	2708 VILLAGE LN	BOSSIER CITY LA 71112		
MORA JR, ALFREDO	MORA, KRISTA YASSIRA	1415 MARK AVE	BOSSIER CITY LA 71112	
DYSON APARTMENTS LLC	341 HUNTERS HOLLOW DR	BOSSIER CITY LA 71111-2368		
SUAREZ, LETICIA	1614 QUIN ST	BOSSIER CITY LA 71111		
CELLCO PARTNERSHIP	DBA VERIZON WIRELESS,	C/O KROLL	PO BOX 2549	ADDISON TX 75001
WOOD, JEFFERY ALLEN	WATERS, ALICIA DAWN	1333 MICHAEL DR	BOSSIER CITY LA 71112	
COLE, NITA KATHRYN KENNEY	311 PARSONS GREEN	SHREVEPORT LA 71106		
DYSON APARTMENTS LLC	341 HUNTERS HOLLOW	BOSSIER CITY LA 71111		
RICHARD, MICHAEL JAMAR	24 SPRINGLAKE WAY	SHREVEPORT LA 71106		

AssessmentName	Address1	Address2	Address3	Address4
LONADIER, JOSEPH CLARK	LONADIER, SABRINA BASS	730 DUCKWATER LANDING	BOSSIER CITY LA 71111	
JOHNSON, CYNTHIA FLORES	1335 MICHAEL DR	BOSSIER CITY LA 71112		
COBB, MARJORIE ANN STANDEN	ET AL	1343 MICHAEL DR	BOSSIER CITY LA 71112	
gillespie, john david	hines, randy r	C/O JAMES MARK GILLESPIE	115 GILLESPIE DR	DOYLINE LA 71023
BICKMORE, JAMES ALVIN	1358 MICHAEL DR	BOSSIER CITY LA 71112		
180 RENTALS LLC	135 PLANTATION TR	BOSSIER CITY LA 71112		
BICKMORE, JAMES ALVEN	1358 MICHAEL DR	BOSSIER CITY LA 71112		
HARR, JEFFERY EDWARD	HARR, LINDA SCHMIDT	1352 MICHAEL DR	BOSSIER CITY LA 71112	
DICKSON, CLEO HARRIS	1344 MICHAEL DR	BOSSIER CITY LA 71112		
PURKEY, WILLIAM C	1350 MICHAEL ST	BOSSIER CITY LA 71112		
SUAREZ, LETICIA	1614 QUIN ST	BOSSIER CIT LA 71111		
DUDLEY VENTURES LLC	P O BOX 5682	SHREVEPORT LA 71135		
CABRERA, FRANKLIN ANTONIO RODRIGUEZ	ALDAMA, MARIA DE LOS ANGELES ANDRADE	1334 MICHAEL ST	BOSSIER CITY LA 71112	
HOMESTEAD MANAGEMENT GROUP LLC	333 TEXAS ST #1318	SHREVEPORT LA 71101-3666		
T & W ESTATES LLC	115 HENDERSON LN	BOSSIER CITY LA 71112		
ANDRADE, JUANA RAMIREZ	3205 GALAXY	BOSSIER CITY LA 71112		
ANDRADE, MAYRA LUISA	1338 MICHAEL DR	BOSSIER CITY LA 71112		
PATLAN, BENJAMIN ANDRADE	ELIAS, SILVIA OLVERA	ET AL	1332 MICHAEL DR	BOSSIER CITY LA 71112
TWEEK PROPERTIES LLC	306 HUNTER HOLW	BOSSIER CITY LA 71111		
TRAN, TAM THANH	LY, DIEP NGOC	1104 ISLAND PARK BLVD	SHREVEPORT LA 71105	
CHERRY SPA INC	C/O FEI FENG MEI	1375 AIRLINE DR	BOSSIER CITY LA 71112	
SHEAR HAPPY ALL THINGS HAIR ST	C/O ANGELA THOMAS	1381 AIRLINE DR	BOSSIER CITY LA 71112	
SHAMROCK MINI-PLAZA LLC	971 WEMPLE RD	BOSSIER CITY LA 71111		
CREATIVE HANDS LLC	ATTENTION LATRISHA BALL	1377 AIRLINE DR	BOSSIER CITY LA 71112	
CHEZ J'S INC	1369 AIRLINE DR	BOSSIER CITY LA 71112		
FROM MOTHER TO DAUGHTER CONSIGNMENT	ATTENTION: BESSIE WADE	1377 AIRLINE DR	BOSSIER CITY LA 71112	
HIERBERIA SAN ISIDRO LLC	C/O JOSE GONZALES RIOS	108 HOLLY LN	HAUGHTON LA 71037	
PAY-DAY LOAN	% TYWONIA W. MCKENZIE	6420 TAYLOR OAKS DR	ALEXANDRIA LA 71301	
MCKAY, TOM	RED RIVER TATOO AND BODY PIERC	P O BOX 500	HAUGHTON LA 71037	
REDEMPTION TATTOO	1377 AIRLINE DR	BOSSIER CITY LA 71112		
TREE TOP LEARNING CENTER	1389 AIRLINE DR	BOSSIER CITY LA 71111		
D & E BEAUTIFUL YOU	1381 AIRLINE DR	BOSSIER CITY LA 71112		
ADVANTAGE DRIVING SCHOOL LLC	1389 AIRLINE DR	BOSSIER CITY LA 71112		
LY, DIEP N	TRAN, TAM THANH	2850 DOUGLAS DR STE H	BOSSIER CITY LA 71111	
Newton's Uniques, LLC	% Kala Lynn Newton	101 REEDER RD	BOSSIER CITY LA 71112	
KATELYN FRIENDS CHILD CARE LLC	5303 MEADOWSWEET CIR	BOSSIER CITY LA 71112		
GRIGSBY'S TAX AND NOTARY	1389 AIRLINE DR	BOSSIER CITY LA 71112		
NOAH'S LEARN N PLAY CENTER LLC	1389 AIRLINE DR	BOSSIER CITY LA 71112		
RAPID CASH LLC	RAPID CASH	1425 AIRLINE DR	BOSSIER CITY LA 71112	
DANG, JOHNNY	DANG, CATHY	11428 BELL TOWER CT	HENRICO VA 23233	
STAR POINT INC	STAR POINT CHILD DEV CENTER	6761 KIPLING PL	SHREVEPORT LA 71107	
caterpillar corner learning center, LLC	1445 Airline DR	bossier City LA 71112		
APPEARANCES HAIR SALON LLC	ATTN: SHEA H SMITH	1425 AIRLINE DR	BOSSIER CITY LA 71112	
T W RASCOE LLC	9307 DOGWOOD TRL	HAUGHTON LA 71037		
MOORE, BRYAN PAUL	MOORE, KARRY ANN SONGER	6761 KIPLING PL	SHREVEPORT LA 71107	
MOORE, BRYAN P	MOORE, KARRY ANN	6761 KIPLING PL	SHREVEPORT LA 71107	
STORY BOOK DAYCARE	1408 AIRLINE DR	BOSSIER CITY LA 71112		
STORYBOOK DAYCARE	1445 AIRLINE DR	BOSSIER CITY LA 71111		
KIDS LIFE CHILD DEVELOPMENT	1445 AIRLINE DR	BOSSIER CITY LA 71111		
MONTGOMERY, MARK L	1451 AIRLINE DR	BOSSIER CITY LA 71112		
MONTGOMERY REALTY & DEVELOPMENT CO., LLC	1451 AIRLINE DR	BOSSIER CITY LA 71112		
BEARS CONTRACTING LLC	C/O RACHEL TRANT	507 BOSSIER POINT RD	ELM GROVE LA 71051	
KREATIVE KIDS	1445 AIRLINE DR	BOSSIER CITY LA 71111		



P-ZON-000238-2025
MPC ACTIONS

METROPOLITAN PLANNING COMMISSION

**February 12, 2026
2:00 P.M.**

PRELIMINARY PUBLIC HEARING CONDITIONAL USE

FROM: Carolina Blunck, MPC Senior Planner

THROUGH: Carlotta Askew-Brown, MPC Executive Director

APPLICANT: Aidan Metcalfe, Coyle Engineering

ITEM: P-ZON-000238-2025 – The application of Aidan Metcalfe, Coyle Engineering, for Two Siblings Swan LLC, requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 28.73 acres, more or less, from R-A (Residential Agriculture) to B-2 (Limited Business), located in Section 36, Township 19 North, Range 13 West, Bossier Parish, Louisiana, lying northeast of Cross Point Baptist Church. (Police Jury District 5)

<input checked="" type="checkbox"/> ZONING AMENDMENT <input type="checkbox"/> TEMPORARY USES <input type="checkbox"/> SUBDIVISION APPROVAL	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> OTHER
--	---

APPLICATION CONTACT INFORMATION:

OWNER/APPLICANT: Aidan Metcalfe, Coyle Engineering
3925 Benton Road
Bossier City, LA 71111

I. APPLICATION SUBMITTAL DATE: December 31, 2025

II. PROJECT NAME:

Zoning Amendment from R-A to B-2 for a
Commercial Development

III LOCATION:

Generally located at Assessment No. 105315 on Swan Lake Road, Bossier City, Louisiana 71111, the subject property lies northeast of Cross Point Baptist Church. The tract is situated east of Swan Lake Road, south of Duckwater Landing, and north of Cardnell Road.

IV. BACKGROUND INFORMATION:

The application of Two Siblings, LLC, represented by Coyle Engineering Co., Inc., is requesting zoning amendment approval for 28.73 more or less from R-A (Residential-Agricultural) to B-2 (Neighborhood Business).

The applicant is seeking the zoning amendment to allow for future commercial development consistent with the uses permitted within the B-2 zoning district. No specific site plan or commercial layout is proposed at this time.

The surrounding area contains a mix of residential, agricultural, institutional, and undeveloped properties, with existing commercial development located along nearby arterial corridors.

Lot: 28.73 ac. +/-

The B-2 district is meant to support walkable neighborhood-serving commercial development, combining everyday retail, services, and limited professional or residential components while maintaining compatibility with nearby residential areas.

B-2 (Neighborhood Business)

Zoning Summary of Allowed Uses – Table 5.3

Use Category	Typical Examples	B-2 Status	Notes / Limitations
Neighborhood Retail Sales	Grocery Stores, Convenience Stores, Specialty Retail	Permitted	Intended To Serve Nearby Residential Areas; Size and Intensity Limits Apply
Food & Beverage (On-Premise)	Restaurants, Cafés, Coffee Shops	Permitted / Conditional*	Alcohol Service May Require Conditional Use Approval
Personal Services	Barber Shops, Beauty Salons, Nail Salons, Massage	Permitted	Low-Impact, Neighborhood-Serving Uses

Professional & Business Offices	Medical, Legal, Financial, Real Estate Offices	Permitted	Generally Low Traffic and Compatible with Residential Areas
Pet Services	Pet Grooming, Pet Daycare (No Boarding)	Permitted	Overnight Boarding Typically Not Allowed In B-2 Subject To Spacing, Licensing, And Operational Standards
Child Care Facilities	Daycare Centers	Conditional Use	Allowed Only in Mixed-Use Format
Residential (Mixed-Use)	Dwelling Units Above Ground-Floor Commercial	Conditional Use	Separation Distances and Ordinance Standards Apply
Alcohol Sales (Off-Premise)	Beer And Wine Sales	Conditional Use	Higher-Intensity Uses Excluded From B-2
Auto-Oriented Uses	Auto Repair, Sales, Body Shops	Not Permitted	

* Alcohol sales are regulated separately and require compliance with local and state alcohol ordinances.

V. PHYSICAL CONDITIONS:

The track of land is currently vacant land.

VI. UNRESOLVED ISSUES:

- A compatibility buffer will be required and landscaping provided along all property boundaries, in accordance with the Unified Development Code.
- Architectural standards applicable to UDC Code.

VII. PLANNING ANALYSIS:

The following criteria must be met to approve this request.

1. LAND USE (MASTER PLAN - 2013):

Future Land Use Plan: Designates this area for Sensitive Development Area

Thoroughfare Plan: This property is accessed from Swan Lake Rd a principal arterial.

2. ZONING:

The following zoning issues are relative to this request:

Zoning District: B-2 (Limited Business) (proposed)

Base Zoning District Requirements:

- Minimum Lots Size:
 - Residential uses: 6,000 sq. ft.
 - Any other permitted use: None
- Maximum Height: 2 stories or 35', whichever is less
- Yard requirements: 50' Front, 10' Side, 25' Rear

Adjacent Zoning:

	Zoning
North	R-A, Residential Agriculture
South	R-A, Residential Agriculture
East	R-A, Residential Agriculture
West	Swan Lake Rd

3. AIR INSTALLATION COMPATIBLE USE ZONE:

AICUZ – Outside of AICUZ Decibel Level Contour

4. UTILITIES:

Water and sewer service information was not provided

VIII. ATTACHMENTS:

- Property Owner Certification
- Vicinity Map
- Bossier Map
- Zoning Map
- District Map
- FLU Map
- Letter of Intent
- Legal Description
- Property Owners within 300'



Property Owner Certification

Application Instructions and Submittal Documents

1. ALL owners of record must sign this certificate and upload it into the Energov system.
2. If a company (including an LLC), corporation, partnership, or other group is an owner of the property, the signee must indicate company/corporate position/title **AND** submit substantiating documentation.
3. Any person signing with Power of Attorney for others must print the names of those individuals **AND attach** a notarized copy of the Power of Attorney.

Application Type*

- | | | |
|---|--|--|
| <input type="checkbox"/> Alcohol | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Amended/Minor Plat | <input type="checkbox"/> Miscellaneous Request | <input type="checkbox"/> Small Cell Tower |
| <input type="checkbox"/> BOA – Variance, Special Exception Use, Appeal | <input type="checkbox"/> Off-Premise Sign Review | <input type="checkbox"/> Telecommunication Tower |
| <input type="checkbox"/> Conditional Use (land use, parking, landscaping, etc.) | <input type="checkbox"/> On-Premise Sign Review | <input checked="" type="checkbox"/> Zoning Amendment |

Project Information

Name of Project*: Two Siblings Swan Lake Road Property

Property Address*: Swan Lake Road, Bossier City

(If property address is not assigned, please indicate assessment number(s).)

Tax Assessment Number*: 105315

Property Owner Contact Information

Check here if primary contact

First Name*	Last Name*	Business Name
Betty	Vice	Two Siblings, LLC

Mailing Address

Address*	City*	State*	Zip Code*
4050 East Texas Street	Bossier City	LA	71111

Email: * bovice@bigasspawnshop.com Phone Number: * 318-207-0363

Authorized Representative*

I Betty Vice will represent myself; or I hereby designate Charles Coyle, III
(Property Owner) (Name of Project Representative)

to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request.

Acknowledgment*

1. I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Bossier City – Parish Metropolitan Planning Commission (MPC) nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application.
2. I understand that the application fee is nonrefundable.
3. Pending Application Expiration: The applicant understands that the application expiration timeframe begins when the applicant submits the application. Pending applications shall expire 180 days from the date of submittal.
4. I hereby certify that I am the owner of the property and further certify that the information regarding the property ownership provided as a part of this application is true and correct. (Attach additional pages if necessary)

Betty Vice
Property Owner(s) Signature

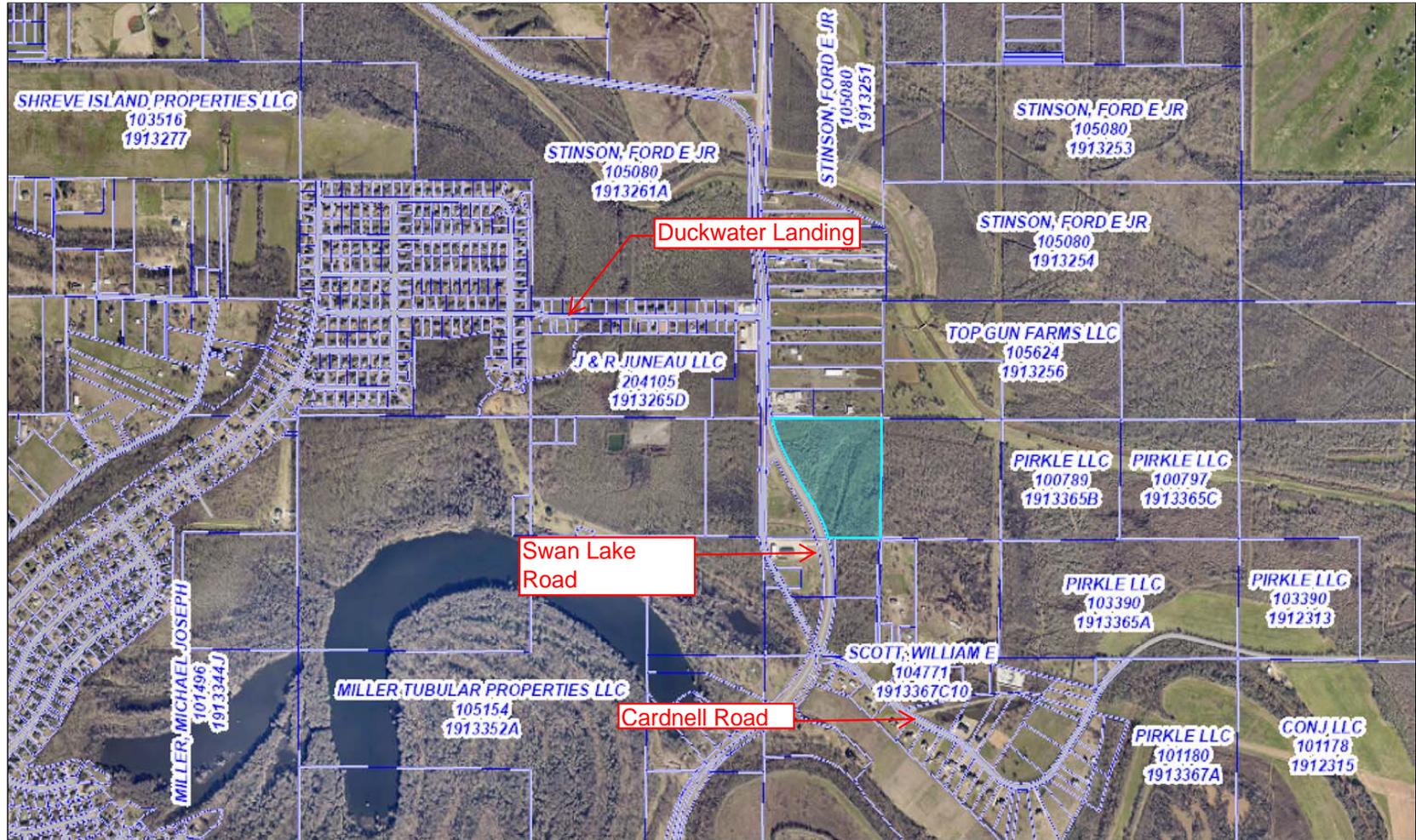
12/31/2025
Date

Property Owner(s) Signature

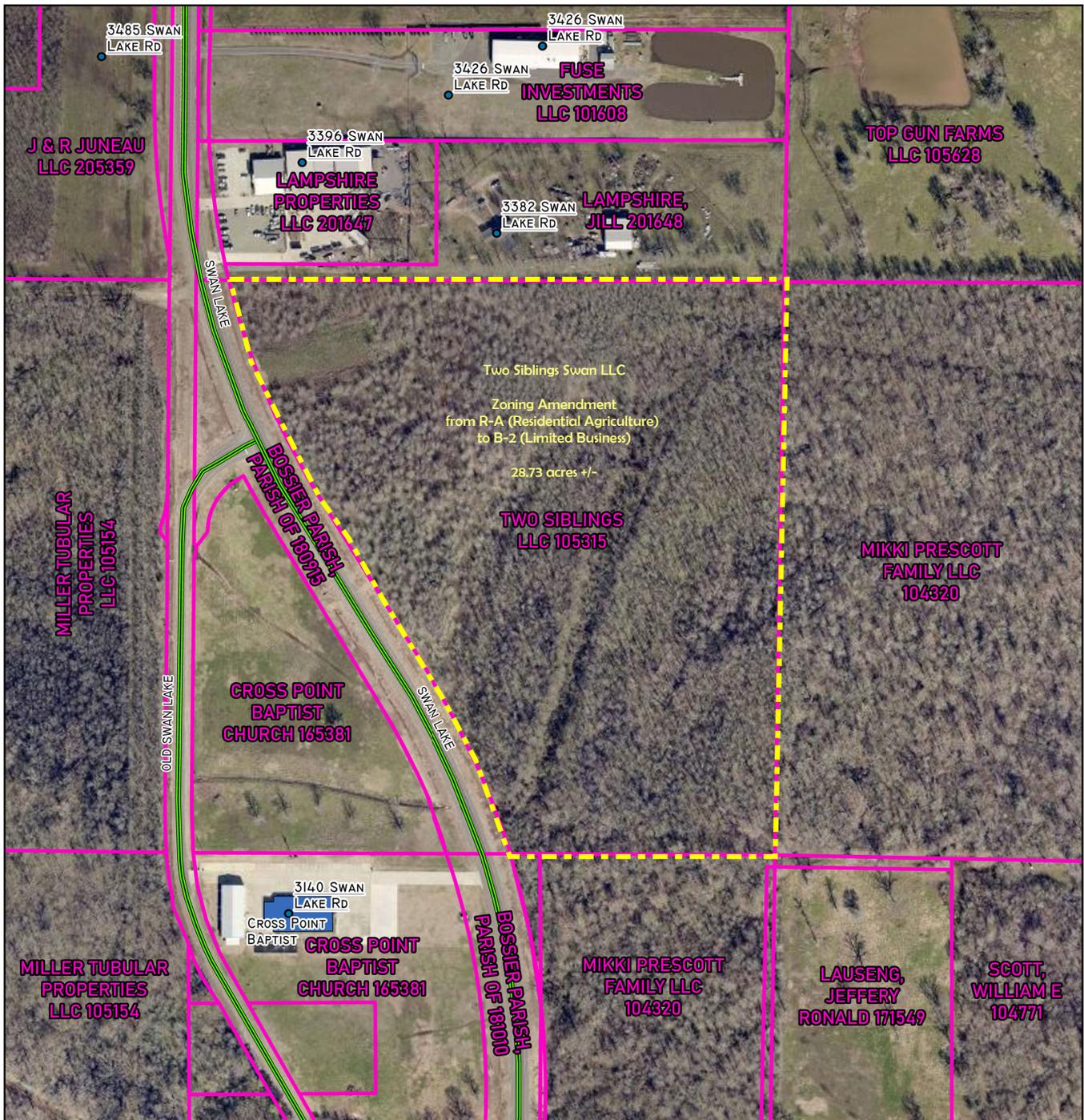
Date

* Required information in order to process Application.

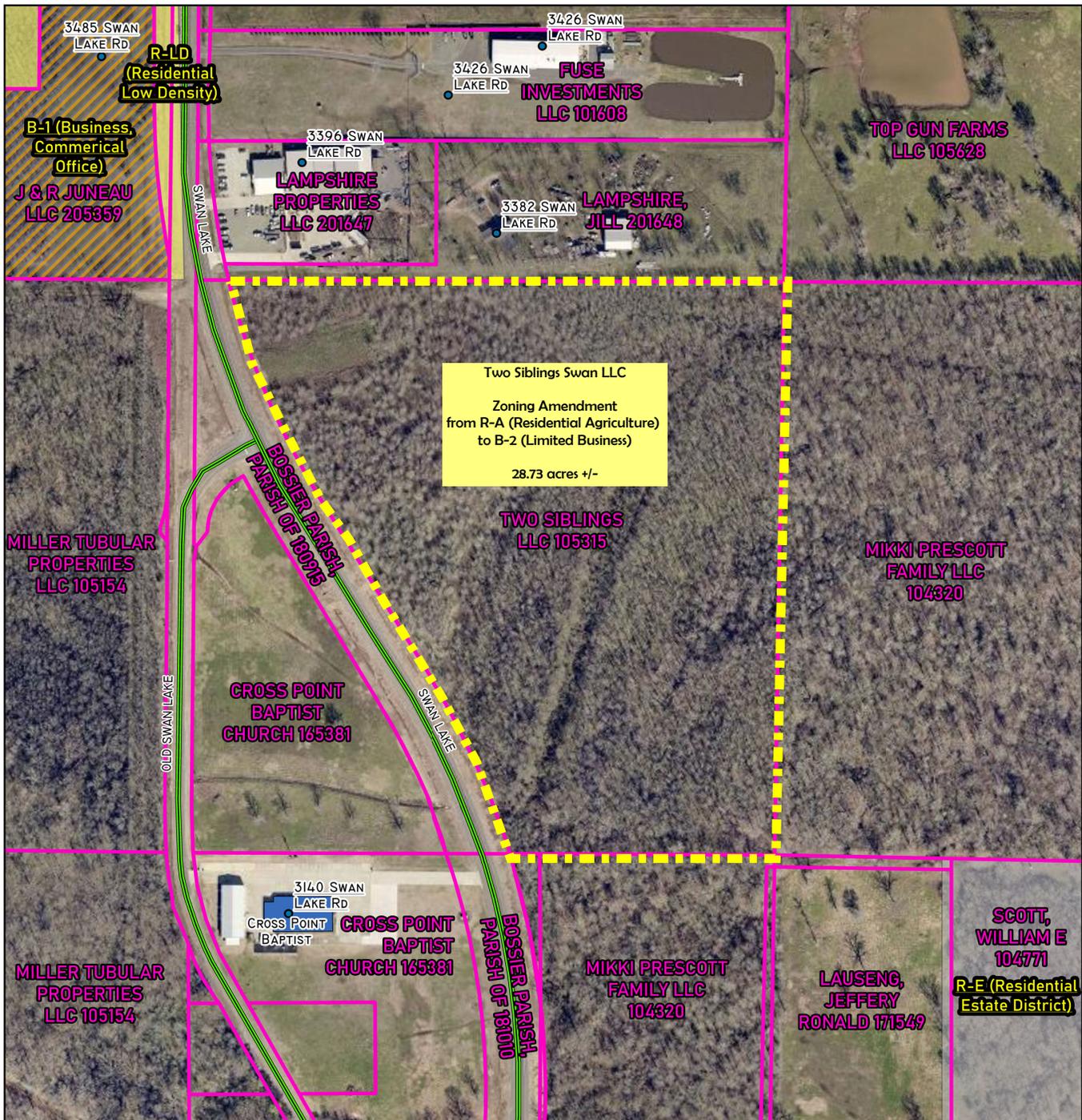
Two Siblings Swan Lake Property Vicinity Map



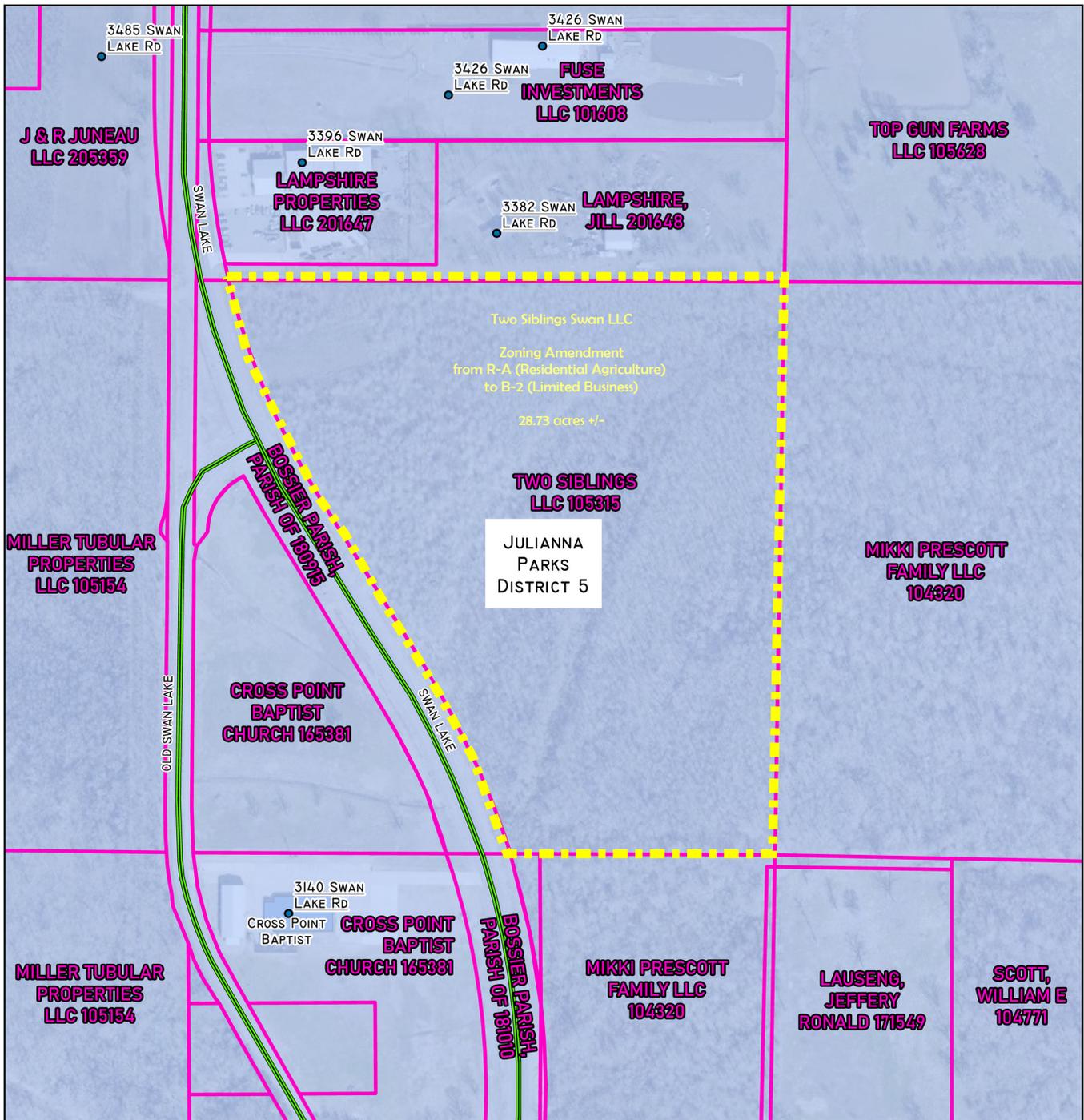
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel data presented. The Bossier Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Bossier for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.



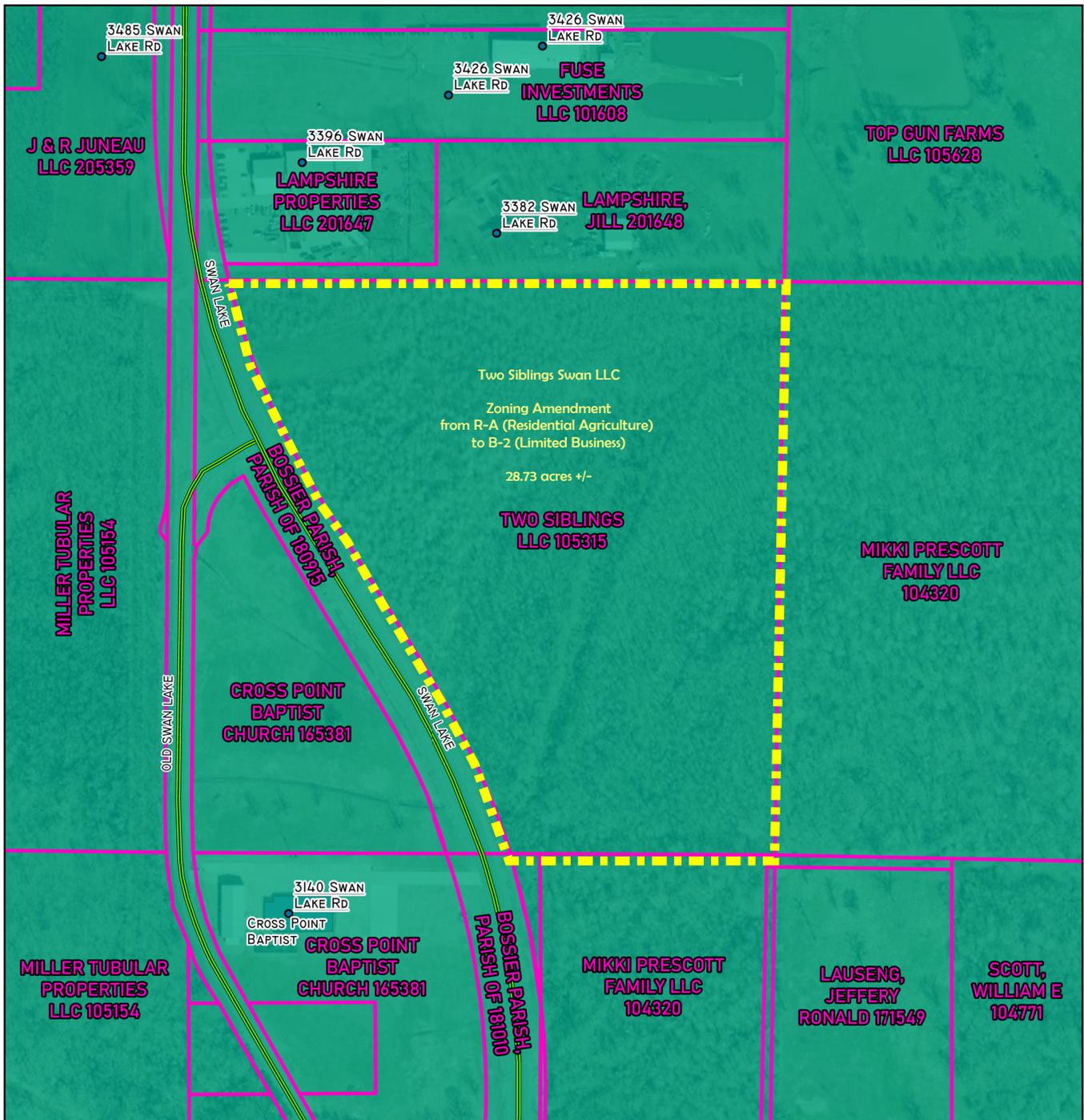
<ul style="list-style-type: none"> ● BOSSIER CITY ADDRESS (6) — PARISH STREET (3) 	<ul style="list-style-type: none"> ▭ PARCELS (30) ▭ RESTRICTIVE USES (ALCOHOL) (1) 		
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>BOSSIER MAP</p> <p>Assessment No. 105315 Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p>	<p>P-ZON-000 238-2025</p>
	<p>Drawn by: Blunck</p>	<p>Map Revised: 1.29.26</p>	<p>Page 7 of 14</p>



<ul style="list-style-type: none"> ● BOSSIER CITY ADDRESS (6) — PARISH STREET (3) ▭ PARCELS (30) ZONE I ▨ B-1 (BUSINESS, COMMERCIAL OFFICE) (1) 	<ul style="list-style-type: none"> ▭ R-E (RESIDENTIAL ESTATE DISTRICT) (1) ▭ R-LD (RESIDENTIAL LOW DENSITY) (2) ▭ RESTRICTIVE USES (ALCOHOL) (1) 	 	
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>ZONING - BOSSIER MAP</p> <p>Assessment No. 105315</p> <p>Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Page 8 of 14</p> <p>Drawn by: Blunck Map Revised: 1.29.26</p>	<p>P-ZON-000</p> <p>238-2025</p>



<ul style="list-style-type: none"> ● BOSSIER CITY ADDRESS (6) — PARISH STREET (3) ▭ PARCELS (30) 	<ul style="list-style-type: none"> ▭ BPPJ DISTRICT 5 - MRS. JULIANNA PARKS (1) ▭ RESTRICTIVE USES (ALCOHOL) (1) 	 	
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>DISTRICT - BOSSIER MAP</p> <p>Assessment No. 105315 Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Drawn by: Blunck Map Revised: 1.29.26</p>	<p>P-ZON-000 238-2025</p> <p>Page 9 of 14</p>



<ul style="list-style-type: none"> ● Bossier City Address (6) BOSSIER_PARISH_FLU — PARISH STREET (3) ▭ PARCELS (30) 	<ul style="list-style-type: none"> ▭ SENSITIVE DEVELOPMENT AREA (1) ▭ RESTRICTIVE USES (ALCOHOL) (1) 	 	
<p>BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION PHONE 741-8924 - 920 BENTON RD. BOSSIER CITY, LOUISIANA 71111</p>	<p>FLU - BOSSIER MAP</p> <p>Assessment No. 105315</p> <p>Bossier City, LA 71111</p>	<p>Bossier City-Parish Metropolitan Planning Commission Bossier Parish, LA</p> <p>Drawn by: Blunck Map Revised: 1.29.26</p>	<p>P-ZON-000</p> <p>238-2025</p> <p style="color: red;">Page 10 of 14</p>

COYLE ENGINEERING
CO., INC.
Civil Engineering • Land Surveying

December 31, 2025

Bossier Parish Metropolitan Planning Commission
620 Benton Road
Bossier City, LA 71111

Re: **Letter of Intent**
Commercial Development B-2
Swan Lake Road

Dear MPC:

We are requesting approval of a rezoning of the property from the existing zoning of R-A to the proposed B-2. The existing property is vacant land of +28.73 acres. The proposed property will be a commercial development.

Property Owner Information:
Two Siblings, LLC
Ms. Betty Vice (c/o John Vice, II)
4050 East Texas Street
Bossier City, LA 71111
Email: bovice@bigasspawnshop.com
Phone: (318)-207-0363

Sincerely,
COYLE ENGINEERING CO., INC.



Charles G. Coyle, III, P.L.S.
Secretary-Treasurer

P:\224073\30 acres\Two Siblings Letter of Intent.docx

3925 BENTON ROAD
BOSSIER CITY, LOUISIANA 71111

PHONE: (318) 746-8987
FAX: (318) 742-1018
www.coyle.pro

P.O. BOX 6177
BOSSIER CITY, LOUISIANA 71171-6177

Page 11 of 14

Blunck, Carolina

From: Charlie Coyle <charlie@coyle.pro>
Sent: Friday, January 30, 2026 10:34 AM
To: Blunck, Carolina
Cc: Askew-Brown, Carlotta
Subject: RE: [EXT] Plan P-ZON-000238-2025

No specific use at this time. The rezoning is for marketing purposes.

Charlie Coyle
Coyle Engineering Co., Inc.
3925 Benton Road
Bossier City, Louisiana 71111
Tel: (318) 746-8987; Cell (318) 423-0505

From: Blunck, Carolina <blunckc@bossiercity.org>
Sent: Thursday, January 29, 2026 3:57 PM
To: Aidan Metcalfe <aidan@coyle.pro>; Charlie Coyle <charlie@coyle.pro>
Subject: RE: Plan P-ZON-000238-2025

Hello,

Please elaborate a little bit more about the commercial development.

Thank you,

Carolina Zet Blunck
Senior Development Planner
Bossier City-Parish & Benton
Metropolitan Planning Commission
Municipal Complex
620 Benton Rd. (2nd Floor)
Bossier City, LA 71111

Office: 318-698-7341 Ext.:7341
Email: blunckc@bossiercity.org
City Website: www.bossiercity.org

From: cob.energov@bossiercity.org <cob.energov@bossiercity.org>
Sent: Wednesday, January 21, 2026 8:59 PM
To: aidan@coyle.pro; charlie@coyle.pro
Cc: Blunck, Carolina <blunckc@bossiercity.org>
Subject: Plan P-ZON-000238-2025

Hola!

What type of commercial development this project will be to request zoning B-2? Any specific use?

Carolina

Property Description
Two Sisters, LLC Swan Lake Road Property
Assessment No. 105315

A certain tract of land containing 28.73 acres, more or less, being all the in the northwest quarter of the northwest quarter of Section 36, township 19 North, Range 13 West of the Louisiana Prime Meridian, Northwestern Land District, Bossier Parish, Louisiana lying east of Swan Lake Road, being more particularly described as follows:

Beginning at the northeast corner of said northwest quarter of northwest quarter of Section 36 and proceed South $00^{\circ} 43' 30''$ West a distance of 1322.33 feet; thence proceed North $89^{\circ} 45' 06''$ West a distance of 608.90 feet to the intersection of the south line of said northwest quarter of northwest quarter of Section 36 with the east right of way of Swan Lake Road; thence proceed along said east right of way along a curve to the left, said curve having a radius of 1875.00 feet (chord bearing North $24^{\circ} 09' 27''$ West a distance of 460.44 feet), an arc distance of 461.61 feet; thence proceed North $31^{\circ} 12' 37''$ West along said east right of way a distance of 466.23 feet; thence proceed along said right of way along a curve to the right, said curve having a radius of 1745.00 feet (chord bearing North $22^{\circ} 12' 23''$ West a distance of 546.20 feet), an arc distance of 548.45 feet to the intersection of said east right of way with the north line of said northwest quarter of northwest quarter of Section 36; thence proceed South $89^{\circ} 46' 27''$ East a distance of 1262.09 feet to the POINT OF BEGINNING.

Note: This description is to be used for zoning application purposes only. A complete ground survey has not been prepared by Coyle Engineering Co., Inc. This description should not be used for the transfer of real property.

**Property Owners within 300-feet of Commercial Development
Existing R-A to Proposed B-2:**

Assessment Number: 205359
J&R Juneau LLC
4501 Marlana St.
Bossier City, LA 71111

Assessment Number: 165381
Cross Point Baptist Church
4512 Lawndale Dr.
Benton, LA 71006

Assessment Number: 201647
Lampshire Properties LLC
3396 Swan Lake Rd.
Bossier City, LA 71111

Assessment Number: 181010
Parish of Bossier Parish
PO Box 70
Benton, LA 71006

Assessment Number: 181621
SLR Rentals LLC
3396 Swan Lake Road
Bossier City, LA 71111

Assessment Number: 181008
Bossier Parish Police Jury
PO Box 70
Benton, LA 71006

Assessment Number: 201648
Jill Lampshire
3382 Swan Lake Rd.
Bossier City, LA 71111

Assessment Number: 105154
Miller Tubular Properties LLC
805 Aero Dr.
Shreveport, LA 71107

Assessment Number: 158117
GSS Transport LLC
3396 Swan Lake Rd.
Bossier City, LA 71111

Assessment Number: 180910
Parish of Bossier Parish
PO Box 70
Benton, LA 71006

Assessment Number: 165381
Cross Point Baptist Church
4512 Lawndale Dr.
Benton, LA 71006

Assessment Number: 180807
Parish of Bossier Parish
PO Box 70
Benton, LA 71006

Assessment Number: 180915
Parish of Bossier Parish
PO Box 70
Benton, LA 71006

Assessment Number: 105628
Top Gun Farms LLC
233 Horseguards Ave.
Bossier City, LA 71111

Assessment Number: 104320
Mikki Prescott Family LLC
3111 Swan Lake Rd.
Bossier City, LA 71111

Assessment Number: 171549
Jeffery Ronald Lauseng
470 Stacey Lane
Bossier City, LA 71111



WORKSHOP MINUTES

Metropolitan Planning Commission

March 10 Agenda

The meeting discussed various zoning and development issues. Key points included the conversion of a convenience store to a liquor store on Swan Lake Road, with concerns about hours of operation and buffering. The Ascent on 80 project was approved for 10 more buildings, despite a moratorium on multifamily developments. A coffee shop's parking reduction was approved, and political signage regulations were amended to allow unlimited signs per lot. A landscaping reduction for a proposed convenience store at Commerce and Shed was debated. Additionally, the impact of drone restrictions near Barksdale Air Force Base and the need for improved street maintenance in subdivisions were highlighted.

Michelle Wallace, Chairperson



**BOSSIER CITY—PARISH
METROPOLITAN PLANNING COMMISSION**

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

WORKSHOP MINUTES

Metropolitan Planning Commission

April 14, 2025

The meeting discussed various development projects and issues. Kurt Nixon's subdivision in South Bossier City expanded from seven street lots to 14 internal lots, with an eight-foot fence on the west side. New plans submitted include a C store and gas station, with potential layout changes due to a drainage study. On-premise consumption at Murphy's at Benton Road was noted, with no residential issues. Brownlee Cove's 4743-lot master plan faced parish opposition due to narrow right-of-ways and lack of amenities. Signage issues for paid parking in the East Bank area were debated, with concerns about design and placement. Finally, lot size discussions for Brownlee Cove and annexation feasibility with Eisner Amper were mentioned.

Michelle Wallace, Chairperson



WORKSHOP MINUTES

Metropolitan Planning Commission

May 12, 2025 Agenda

The meeting discussed the AKU study, last conducted in 2008, which is now reanalyzing noise levels and crash zones due to changes in aircraft types. A community meeting is scheduled for May 29. A liquor store application at Swan Lake was denied due to high kid traffic. A zoning change for a multi-tenant suite to allow a liquor store was discussed, with concerns about kid safety. The parish is considering increasing lot sizes from 6000 to 9100 sq. ft. to reduce maintenance costs, and allowing front yard utilities if lots are 200 ft. wide. The meeting concluded with updates on various development projects and subdivision regulations.

Michelle Wallace, Chairperson



WORKSHOP MINUTES

Metropolitan Planning Commission

June 9 Agenda

The meeting discussed various zoning and development issues. Mr. Jeff Lawson's salon at 4438 Viking Drive was approved despite past opposition due to spot zoning. A financial institution adjacent to Tiburon was approved, with no opposition noted. The Vanceville project, involving 14 parking spots and a compatibility buffer, was discussed. A rezoning request for a parcel on Benton Road was deferred due to traffic concerns. A feasibility study for potential city annexation was approved, with \$100,000 allocated. A proposed gas station at 4208 Benton Road was discussed, with potential uses including a used car dealership. The meeting also addressed minor plat and public alcohol issues.

Michelle Wallace, Chairperson



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WORKSHOP MINUTES

Metropolitan Planning Commission

July 14 Agenda

The meeting discussed a proposal to install a temporary modular building for two years to assess its effectiveness in attracting customers. The building, with metal siding, will be evaluated for a potential permanent structure. The Lakewood Villas project was delayed due to a drainage impact analysis, reducing unit count by 33%. Concerns about school overcrowding and public opposition were noted. The Innovation Drive zoning was also discussed, with plans for a five-foot wide concrete sidewalk. Additionally, issues with residential conversion of industrial buildings and compliance with zoning codes were addressed, including a 90-day relocation period for tenants.

Michelle Wallace, Chairperson



WORKSHOP MINUTES

Metropolitan Planning Commission

October 13, 2025 Agenda

The meeting discussed the remand of a zoning request back to the MPC for clarification on whether it should be for automobile repair or a broader list of uses. The City Council rejected B-3 for a storage facility, suggesting B-2. The expansion of East Highland Mobile Home Park was debated, with concerns about access and drainage. The rezoning of a property on Old Minden Road to commercial was also discussed. They reviewed a presentation on the Cumberland subdivision, emphasizing the need for walkable, inclusive spaces and the potential for gentrification.