

AGENDA
LAND USE REGULAR MEETING
TUESDAY, JANUARY 18, 2022
IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT
MEETING HELD AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **TUESDAY, JANUARY 18, 2022**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 NORTH HUNTINGTON, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES OF PREVIOUS MEETING (S)
APPROVAL OF AGENDA

1. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
 - a. To extend temporary housing in a recreational vehicle at 413 West Elizabeth Street, in accordance with Ordinance No. 1693.
 - b. To extend temporary housing in a recreational vehicle at 110 Garden Street, in accordance with Ordinance No. 1693.
 - c. To extend temporary housing in a recreational vehicle at 2313 Royal Oak Lane, in accordance with Ordinance No. 1693.
 - d. To extend temporary housing in a recreational vehicle at 208 Roberta Circle, in accordance with Ordinance No. 1693.
2. Resolution granting a rezone to Michael Fontenot, parcel south of 33 Center Avenue, from Residential to Mixed Residential to allow for a duplex.
3. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.
4. Resolution granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units.

ADJOURNMENT

****(Anyone addressing Council will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.

***The next regular Land Use meeting will be held on Tuesday, January 18, 2022, immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m. in the Council Chambers located at 500 North Huntington Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

RESOLUTION GRANTING A REZONE TO MICHAEL FONTENOT, PARCEL
SOUTH OF 33 CENTER AVENUE, FROM RESIDENTIAL TO MIXED
RESIDENTIAL TO ALLOW FOR A DUPLEX.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Michael Fontenot, parcel south of 33 Center Avenue, from Residential to Mixed Residential to allow for a duplex for the following described property:

LOT "F", BLOCK 20 OF MAPLEWOOD PARTITION

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Michael Fontenot, parcel south of 33 Center Avenue, from Residential to Mixed Residential to allow for a duplex.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2021.

, Chairman


ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use Commissioners

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: January 5, 2022

Re: 2. Resolution granting a rezone to Michael Fontenot, parcel south of 33 Center Avenue, from Residential to Mixed Residential to allow for a duplex.

Application:

The applicant is requesting to rezone the southern parcel to Mixed Residential to allow for a duplex.

The properties to the immediate North, South, West, and East are zoned Residential. This would be a spot zone.

There are duplexes going south on Center Avenue and apartments going North on Center Avenue, in the general vicinity for the proposed duplex.





CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

12/8/21

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Michael Shane Fontenot DATE 12/08/21

PROPERTY OWNER INFORMATION

Name of Property Owner Michael Shane Fontenot

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 10339 Belvamera Rd

Email: shane076@yahoo.com

Phone Number (H) 337-274-5464

(W)

(C)

PROPERTY INFORMATION

Location Address: Parcel south of 33 Center Ave

Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

LOT "F", Block 20 of Maplewood Partition

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL MSF

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION Maplewood

Zoning Change: From Residential To Mixed Residential

Purpose of Request: Building a duplex

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Shane Fontenot Date: 12/08/21

1. Is site located within the City Limits?

Yes

No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

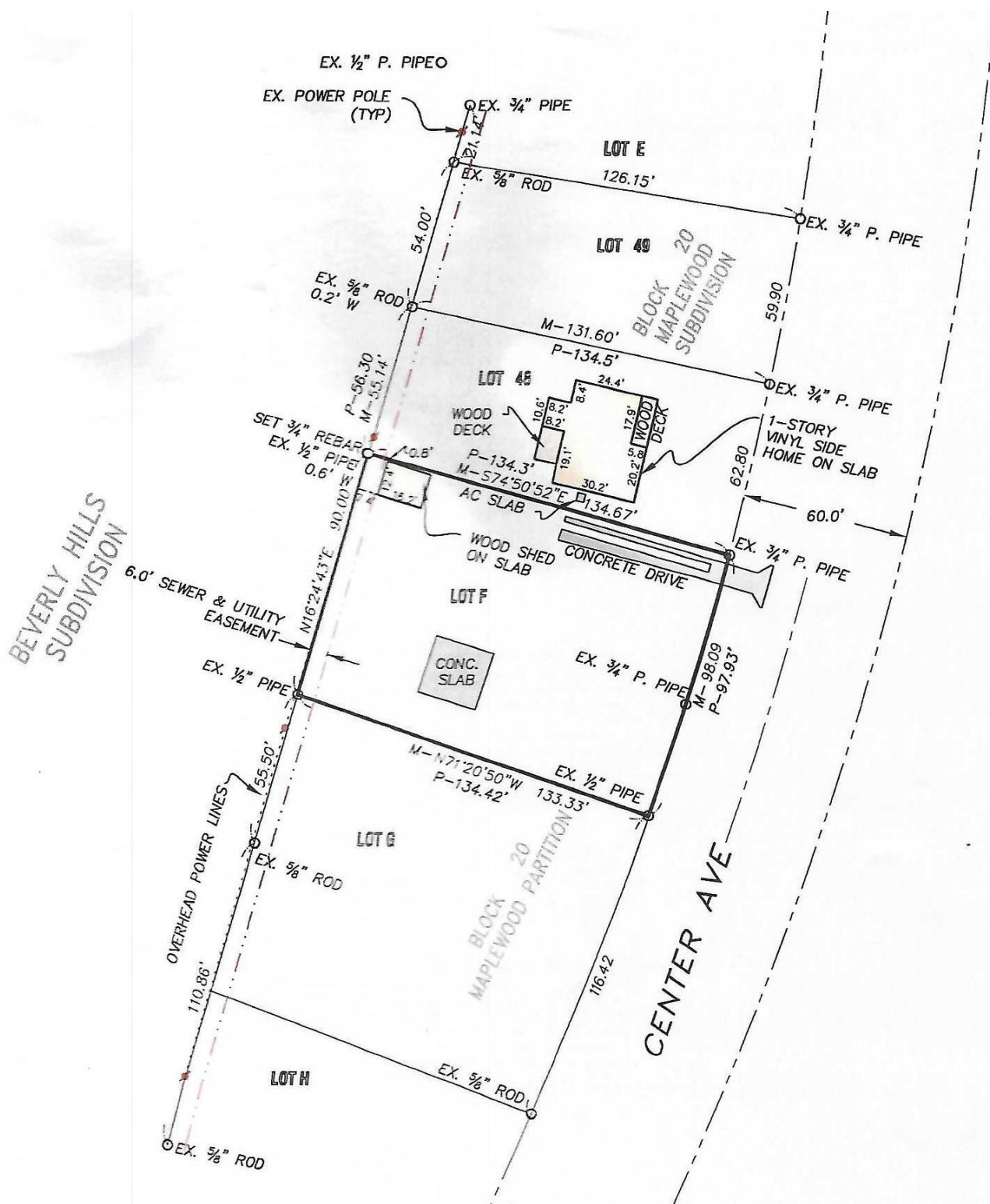
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

4. Will the location be served by a fire protection?

5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

6. Is property within a designated flood hazard area?

Flood zone classification _____ bfe _____ ft.











RESOLUTION

RESOLUTION GRANTING A REZONE TO GAYNELL BYNUM, 937 PRATER ROAD, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ALLOW FOR 11 DUPLEXES.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Gaynell Bynum, 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes for the following described property:

@320909-2002-000401 0000

N 69.65 FT -OR- N ½ LOT 4 PARTITION OF E ½ SE SW 32.9.9

@320909-2002-000402 0000

TRACT IN M R WAIT SURVEY DECS AS – S 69.65 FT LOT 4 PARTITION OF HEIRS OF CLEMENT DUHON AND LEONA DUHON OF E ½ SE SW 32.9.9 LESS E 150.5 FT

NOW BEING ALSO DESC AS W 474.7 FT M/L OF THE S 69.65 FT OF LT 4 HEIRS OF CLEMENT AND LEONA DUHON

@320909-2002-000403 0000

E 150.5 FT M/L OF S 69.65 FT OF LOT 4 PARTITION OF THE HEIRS OF CLEMENT DUHON AND LEONA DUHON OF E ½ SE SW 32.9.9

REF1-JAMES P BULT B 1384 P 439-77

REF2-GEORGE EDGAR WAIT B 2237 P 195-91

REF3-WAIT, GEORGETTE FAYE B 2686 P 415-97

REF4-ASSESSED BULT, MINNIE OPEL-98

REF5-PART MINNIE OPEL BULT WAIT PART GAYNELL BULT BYNUM B 3004 P 508-02

REF6-WAIT, MINNIE OPEL BULT B 3004 P 511-02

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Gaynell Bynum, 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2022.

JONATHAN BRAZZELL, Chairman


ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use Commissioners

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: January 5, 2022

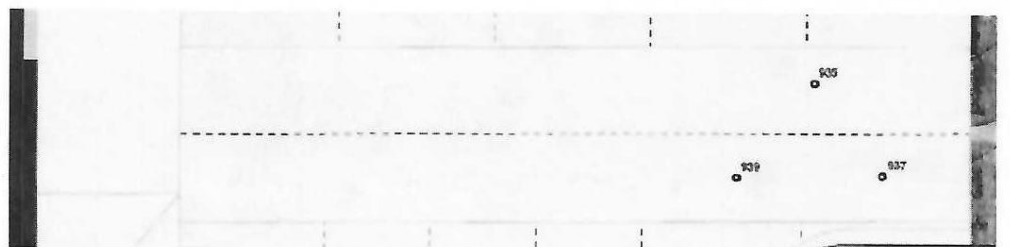
Re: 3. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

Application:

The applicant is requesting to rezone the parcel to Mixed Residential to allow for duplexes.

The immediate properties surrounding are zoned Residential. This would be a spot zone.

There are apartments on the Northeast side of Prater Road.





CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 12/21/21

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Amrik Singh Thind **DATE** 12-16-2021

PROPERTY OWNER INFORMATION

Name of Property Owner Gaynell Bynum

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 937 Prater Rd

Email: Sikh Thind

Phone Number (H) (337)-515-6930 (W) (337)-526-4645 (C) cell Rudhar veer

Location Address: 937 Prater Rd

Present Zoned Classification: Residential

PROPERTY INFORMATION

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

YES ☐ NO ☒
INITIAL RT

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Residential To Mixed Residential

Purpose of Request: To allow for all duplexes

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: [Signature] **Date:** 12/16/21

1. Is site located within the City Limits?

Yes

No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

4. Will the location be served by a fire protection?

5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

6. Is property within a designated flood hazard area?

Flood zone classification _____ bfe _____ ft.





Commission may want to make an amendment to exclude the following from permitted uses:

Kennels

Light Manufacturing

Institutions

Bars

Entertainment (establishment whose gross receipts for the sale of alcoholic beverages constitutes fifty (50) percent or more of their overall gross receipts)(On major arterial streets and interstate highways).

RESOLUTION

RESOLUTION GRANTING A REZONE TO BADAR KHAN, 3901 MAPLEWOOD DRIVE, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR STORAGE UNITS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Badar Khan, 3901 Maplewood Drive, from Business to Commercial to allow for storage units for the following described property:

LOT 30 BLK 2 HOLLYWOOD LESS PARC TO CITY FOR WIDEN STREET

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Badar Khan, 3901 Maplewood Drive, from Business to Commercial to allow for storage units.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2021.

JONATHAN BRAZZELL, Chairman


ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use Commissioners

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: January 5, 2022

Re: 3. Resolution granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units.

Application:

The applicant is requesting to rezone the parcel from Business to Commercial to allow storage units.

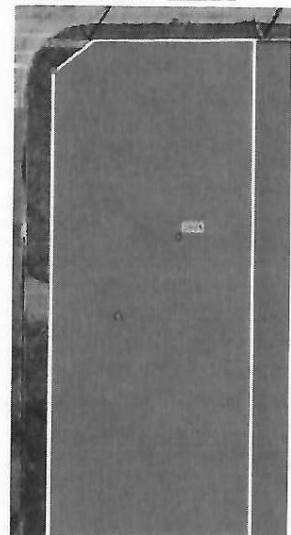
There is Residential zoned properties to the South, and Business zoned properties to the East, West, and North. Commercial zoning would be spot zoning.

There would need to be a six (6) foot tall buffer fence constructed of wood or brick masonry on the South side of property that abuts the Residential zoned parcel.

Commercial District does allow the following:

- Kennels
- Hotels & Motels
- Light Manufacturing
- Institutions
- Bars
- Entertainment Establishments

Stipulations can be placed on the property.





CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received _____ \$50.00 Fee (Non-Refundable) _____
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Mike Clifton and/or Assigns DATE 12/29/2021 | 6:24 PM PST

PROPERTY OWNER INFORMATION

Name of Property Owner: Badar Saleem Khan

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 1712 Azalea Street, Sulphur, LA 70663

Email: badarskhan1@gmail.com

Phone Number (H) _____ (W) _____ (C) 337-499-8989

PROPERTY INFORMATION

Location Address: 3901 Maplewood Drive, Sulphur, LA 70663

Present Zoned Classification: Business

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

Lot 30 Blk 2 Hollywood Less Parc to City for Widen Street (Parcel # 00680613)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO ☒
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL ML

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION Hollywood

Zoning Change: From Business To Commercial

Purpose of Request: Zoning change requested for construction of self-storage units to better accommodate local residents.

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature Michael Clifton Date: 12/29/2021 | 6:24 PM PST

	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>	_____	_____
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	_____	<u>X</u>	_____
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	_____	<u>X</u>	_____
4. Will the location be served by a fire protection?	<u>X</u>	_____	_____
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	_____	<u>X</u>	_____
6. Is property within a designated flood hazard area?	_____	<u>X</u>	_____
Flood zone classification <u>"X"</u> bfe <u>10.9</u> ft.			

