

AGENDA
LAND USE REGULAR MEETING
TUESDAY, FEBRUARY 22, 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. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.
2. Resolution granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units.
3. Resolution granting a rezone to First Christian Church Disciples of Church, Sulphur, 1401 Argin Street, from Residential to Commercial to allow for the sell for a convenience store that will sell alcohol.
4. Resolution granting a rezone to Craig Burns, 2521 Allen Street, from Residential to Business.
5. Resolution granting the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive.
6. Resolution granting a rezone to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial and also subdivide lot for a hotel.
7. Resolution granting an Exception to Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District.
8. Resolution amending Article IV, Part 2, Section 5 (2) (f) of the Code of Ordinances of the City of Sulphur – Temporary Uses for manufactured homes.

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 Monday, March 21, 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 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

To: Council Member Mandy Thomas and the Land Use Commissioners
From: Lori MARINOVICH 59 Magnolia Road Sulphur, LA 70663
Re: January 18, 2022 Land Use Agenda

Regarding Item 3 at 937 Prater Road

No objection on the use and number of units

I have not seen the plans and specs for this development

When reviewing the site plan please consider

- Appropriate dense vegetative screening from the Prater road and front set back
- Limit ingress/ egress **to one defined entry drive** from Prater Road not a continuous curb cut along frontage
- Sidewalk along frontage to encourage City to connect sidewalk all the way along Prater to Maplewood Drive (Need this sidewalk BADLY!)
- Privacy fencing around all property lines with different land use

February 9, 2022

Re: 33 Center Avenue
937 Prater Road
Rezone from Residential to Mixed Residential

To City Council Members:

We would like to go on record and say that **we are against all rezoning** from Residential to Mixed Residential. Developers should purchase property already zoned for the intended use, instead of coming into our City, purchasing cheaper property, then requesting everyone accept their rezone requests.

Our area does not need duplexes being built on lots intended to be single family residences. These lots do not support the potential drainage issues caused by duplexes, nor do they support the amount of parking truly required for mixed residential housing. As most of us are now aware, rental units are no longer being rented to families, but are being rented to adults based on the number of bedrooms. So technically, a three bedroom duplex, at some point in time, will be rented to three adults, thereby needing three parking spaces. But, these units will not be built with sufficient parking.

Both Center Avenue and Prater Road cannot handle the overflow of street parking that will happen if these lots are rezoned to allow for duplexes. Prater Road street parking would be especially dangerous for the area.

Thank you for your assistance in the matter. **We hope that you will vote NO for rezoning Center Ave and Prater Road..**

Paula and Shannon Marler

121 Madison Street
Sulphur, LA 70663
337-302-4417

Arlene Blanchard

From: JANE CLOUD <auntjane4545@aol.com>
Sent: Thursday, January 13, 2022 11:47 AM
To: Arlene Blanchard
Subject: Re: Rezoning hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We were referring to the Prater Road rezone and did not know there was another one on Center Avenue. Land Use in this small contained area of Maplewood needs to remain single family dwellings. Our roads cannot sustain overpopulating of our subdivisions.

Sent from my iPhone

> On Jan 13, 2022, at 11:27 AM, Arlene Blanchard <ablanchard@sulphur.org> wrote:

>

> Can you please be more specific on the address for this duplex. We have two items on the agenda in this area. Are you referring to the rezone on Center Avenue or the rezone on Prater....thanks!

>

> Arlene

>

> -----Original Message-----

> From: JANE CLOUD <auntjane4545@aol.com>

> Sent: Thursday, January 13, 2022 11:14 AM

> To: Arlene Blanchard <ablanchard@sulphur.org>

> Cc: Mandy Thomas <mthomas@sulphur.org>

> Subject: Rezoning hearing

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Arlene, please direct us on how to communicate or forward on our opposition to the Duplex construction between Prater and Janice.

> We feel Maplewood is being overrun with more traffic than it was designed for mainly due to a sharp increase in rentals to the transient worker population. We are seeing 6-10 vehicles at houses that use to be single family dwellings. These vehicles are obstructing our streets but more importantly our sidewalks. We see our school children and exercise walkers having to go out into the street to get around these vehicles. Is there any way our patrolmen can be aware and monitor the obstruction of our sidewalks and issue any violation warnings. This area needs to stay residential and we are against it being rezoned just for rental profit adventures. Thanking you in advance for forwarding on our concerns. Gary and Jane Cloud

>

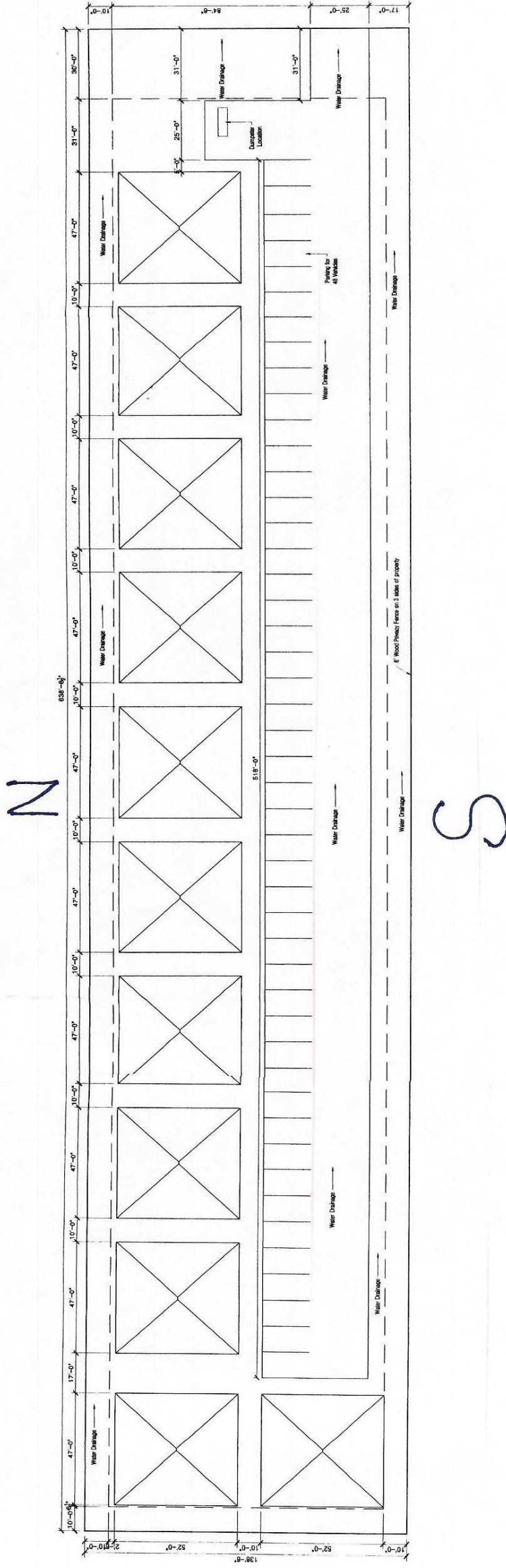
> Sent from my iPhone

> NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and may be legally privileged. The information contained in this email is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this

From: suitep 311 <suitep311@gmail.com>
Date: January 14, 2022 at 1:22:39 PM CST
To: Arlene Blanchard <ablanchard@sulphur.org>
Subject: Rezoning hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I reside at 33 eucalyptus street. I will be unable to attend the zoning hearing however would like to oppose the rezoning requests for prater, maplewood, and center. Our neighborhoods are already over run with current duplexes and apartments where the owners do not keep up the property and tenants can be an issue. There are still many vacant and damaged from the hurricane that have not been tended to. Please pass on to our council. Thank you for your time. Michelle mcCreynolds



5


Site Plan: 1937 Prater Rd
Scale: 1/32" = 1'

Scale: $1/32" = 1'$



Memo

To: Land Use Commissioners

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: January 5, 2022

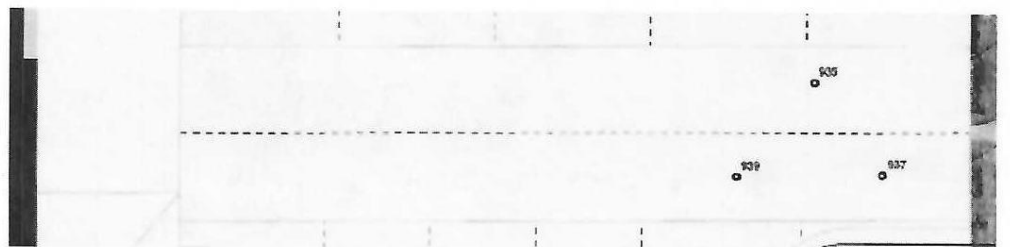
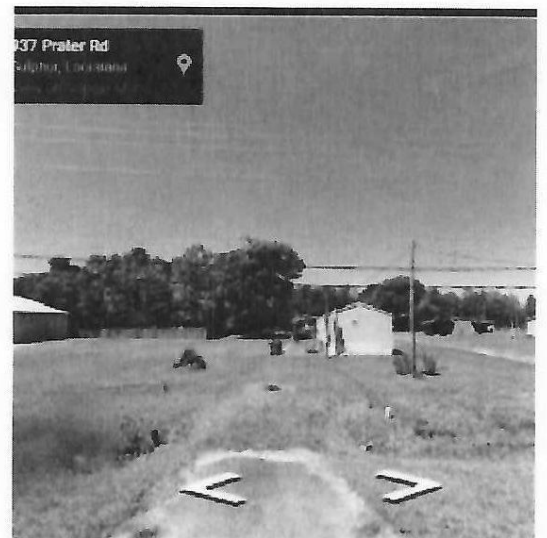
Re: 3. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

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@gmail.com

Phone Number (H) (337)-515-6930

(W) (337)-526-4645

(C)

PROPERTY INFORMATION

cell Rudhar veer

Location Address: 937 Prater Rd

Present Zoned Classification: Residential

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

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

To: Council Member Mandy Thomas and the Land Use Commissioners
From: Lori MARINOVICH 59 Magnolia Road Sulphur, LA 70663
Re: January 18, 2022 Land Use Agenda

Regarding Item 4

3901 Maplewood Drive Mini Storage adjacent to residential

No.....Not for this development type along this road frontage

I have not seen the plans and specs for this development

Maplewood drive should be a developed business corridor

The type of businesses should be carefully vetted to keep the nature, style and feel of the adjacent longstanding neighborhoods. Changing zoning to allow a commercial use may not be best for this particular lot

These more commercial developments- Commercial land uses -- should be clustered at Cities Service and possibly along Beglis Not in the mid corridor predominately residential loaded areas

They should not be allowed to creep into the business and residential areas

As seen along east side of Garden Street and the east side of Rio Hondo- The 'Back Door' Neighboring lots facing Cities Service have started to edge out desirable community fabric.

By allowing this type of development along Maplewood Drive the Council will also alter the sustainability of the neighboring lots.

Those residential lots adjacent to the heavier use will be diminished.

I encourage council and board to reflect

This corridor should be for neighborhood businesses, offices and quality destination points for our locals.

Design features to consider anywhere along the corridor and especially if a heavier land use is considered:

Require design features on the actual building as required for strip center businesses in the area

Limit access to driveways no continuous curb cut access

No openings accessible from the exterior along the rear or along any side setbacks that are not directly adjacent to the street

In other words Storage units should be loaded from interior corridors.

Arlene Blanchard

From: cldupuis@catherineldupuiscpa.com
Sent: Friday, January 21, 2022 8:50 AM
To: Arlene Blanchard
Subject: Zoning-NE Corner of Madison at Maplewood Drive-Lots

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as a resident of the neighborhood affected by the possible commercial re-zoning of the lots at the northeast corner of Madison Street and Maplewood Drive. As a resident of this neighborhood (311 Madison Street), I am very opposed to the zoning to allow the construction of a mini-storage facility which will severely impact the character of this pleasant residential neighborhood. A commercial sheet metal mini-storage building extending the full depth of the lots in question would virtually guarantee that the three or four houses directly across Madison on the west side would be extremely unlikely to be able to sell their property if they chose, and if they could, the market value of those properties would be so negatively affected that they would lose any long-term equity they have built. The new construction brick home on the east side of Madison abutting the lots in question would be the most negatively affected. The owner built a beautiful modern home which adds to the desirability and character of the neighborhood and stands to lose significant market value if a mini storage is allowed to encroach into the residential properties. I feel that even my own home, although at the last block of Madison, will be very negatively affected if the mini storage is allowed to be built at one of the main entrances to this subdivision. A mini- storage building brings other negative impacts to the lots. My office is located at the Rourke properties South Post Oak Road complex behind the First Federal Bank. This area is completely commercial, and I do not mind that there are mini-storage buildings behind my office. I do however object, as does the landlord, to the volume of discarded trash that piles up at the dumpster in the back (which is for the exclusive use of the complex tenants, and lease restricted against the mini-storage renters). Renters abandoning a mini-storage unit ignore posted signage and their lease agreements, and overload our dumpster with appliances, furniture, and all manner of trash. Sometimes they don't even bother with the dumpster and just leave everything piled up at the front and sides of the dumpster. This has been a constant problem for the management and maintenance of this complex. I cannot imagine how this could be avoided in a residential neighborhood. A mini-storage facility also invites crime into the neighborhood. This unit behind my office location has been burgled many times, thieves coming in with bolt cutters and searching units.

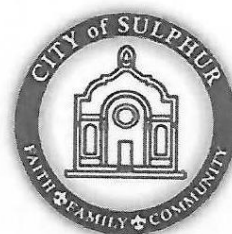
Thank you for allowing me to express my dissatisfaction with the proposed re-zoning. I was unable to attend the meeting on the eighteenth, but plan to attend the February 14th Council meeting.

Catherine L. Dupuis, CPA
311 Madison
Sulphur, LA 70663
Phone 337-842-8086

From: suitep 311 <suitep311@gmail.com>
Date: January 14, 2022 at 1:22:39 PM CST
To: Arlene Blanchard <ablanchard@sulphur.org>
Subject: Rezoning hearing


CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I reside at 33 eucalyptus street. I will be unable to attend the zoning hearing however would like to oppose the rezoning requests for prater, maplewood, and center. Our neighborhoods are already over run with current duplexes and apartments where the owners do not keep up the property and tenants can be an issue. There are still many vacant and damaged from the hurricane that have not been tended to. Please pass on to our council. Thank you for your time. Michelle mcreeynolds



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.

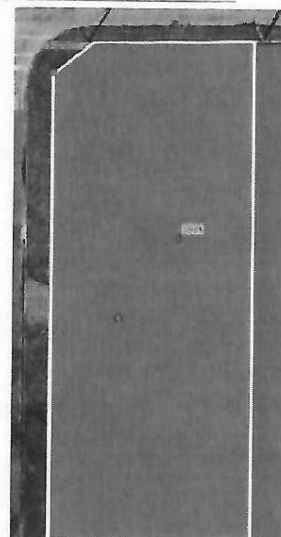
There is Residential zoned properties to the South, and Business zoned properties to the East, West, and North. Commercial zoning would be spot zoning.

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.

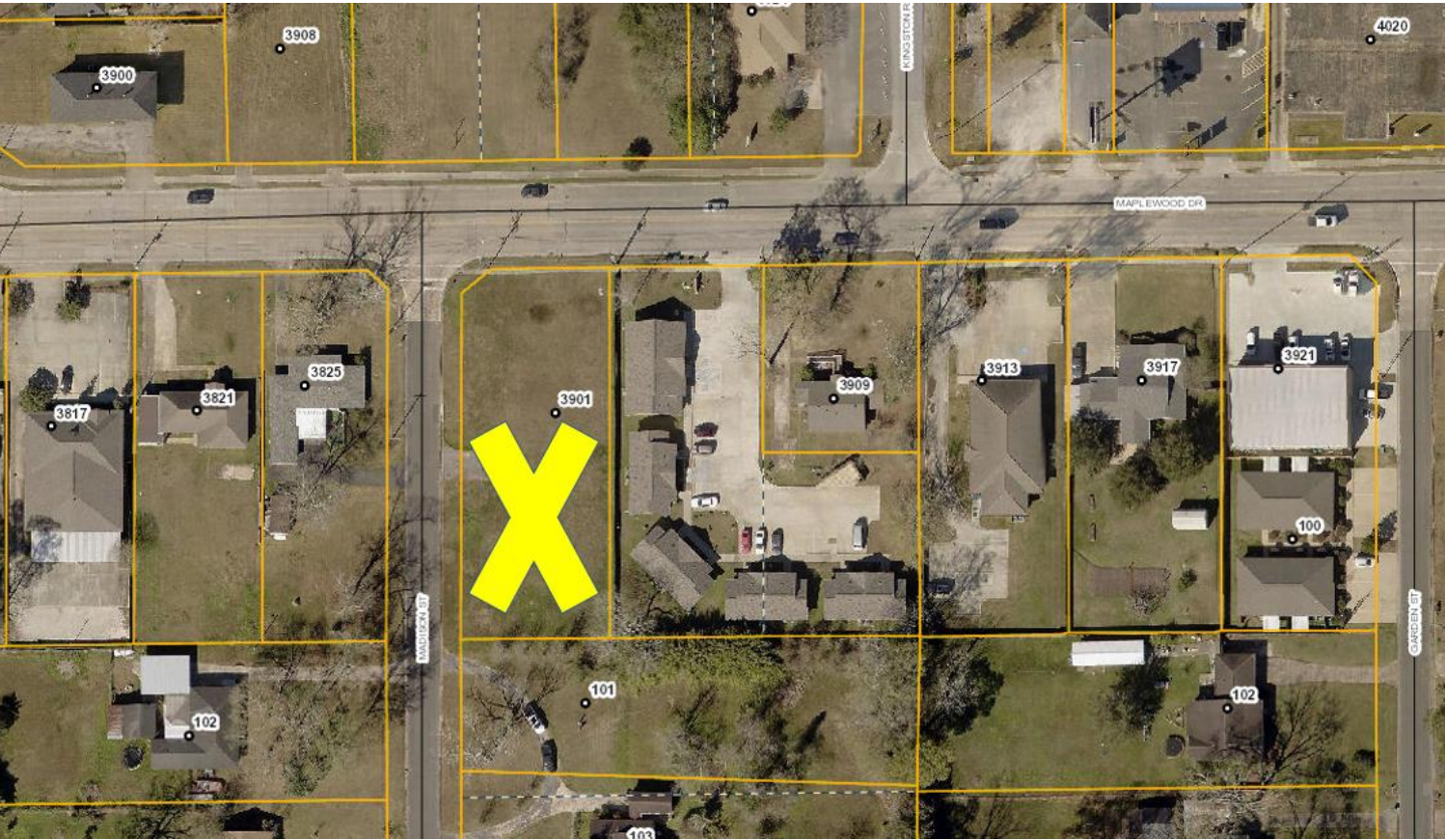
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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.			









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Google Earth

RESOLUTION

RESOLUTION GRANTING A REZONE TO FIRST CHRISTIAN CHURCH
DISCIPLES OF CHURCH, SULPHUR, 1401 ARGIN STREET, FROM
RESIDENTIAL TO COMMERCIAL TO ALLOW FOR THE SELL FOR A
CONVENIENCE STORE THAT WILL SELL ALCOHOL.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to First Christian Church Disciples of Church, Sulphur, 1401 Argin Street, from Residential to Commercial to allow for the sell for a convenience store that will sell alcohol for the following described property:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 OF
BLOCK G OF WILDWOOD SUBDIVISION NO. 2, A SUBDIVISION AS PER
PLAT RECORDED, RECORDS OF CALCASIEU PARISH, LOUISIANA;
THENCE SOUTH 89°17'57" EAST A DISTANCE OF 111.47 FEET; THENCE
SOUTH 49°19'53" EAST A DISTANCE OF 24.75 FEET; THENCE SOUTH
01°01'28" WEST A DISTANCE OF 210.81 FEET; THENCE SOUTH 72°33'29"
WEST A DISTANCE OF 165.26 FEET; THENCE NORTH 00°37'35" EAST A
DISTANCE OF 278.16 FEET; THENCE SOUTH 89°17'57" EAST A
DISTANCE OF 28.16 FEET TO THE POINT OF COMMENCEMENT.

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 First Christian Church Disciples of Church, Sulphur, 1401 Argin Street, from Residential to Commercial to allow for the sell for a convenience store that will sell alcohol.

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: February 10, 2022

Re: 3. Resolution granting a rezone to First Christian Church Disciples of Church, Sulphur, 1401 Argin Street, from Residential to Commercial to allow for the sell for an convenience store that will sell alcohol.

Application:

The applicant is requesting to rezone the parcel from Residential to Commercial to allow for a convenience store that will sell alcohol.

There is Residential zoned properties to the West and Business zoned properties to the North and South with a Commercial zoning to the East.

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

Ordinance – Chapter 3 – Alcohol Beverages Section 3-28 Location – Affecting Issuance



The City of Sulphur, through its governing authority, shall follow state law in accordance with R.S. 26:81 and all future amendments to state statute.

(1) No permit required by this division shall be granted for any premises situated within three hundred (300) feet or less, of a public playground or of a building used exclusively as a church or synagogue, public library, or school, or full-time day care center except a school for business education conducted as a business college or school. This distance shall be measured as a

person walk, using the sidewalk, from the nearest point of the property line of the church or synagogue, library, playground or school to the nearest point of the premises to be licensed.

(2) Should any premises licensed to deal in beverages of low alcoholic content be located within three hundred (300) feet of property which is subsequently purchased or acquired for the construction, erection, movement or development of a public playground, or of a building used exclusively as a church or synagogue, public library or school, or full-time day care center, the subsequent purchase or acquisition shall not be grounds for the revocation, withholding, denial or refusal to renew the permit on the premises. The prohibitions contained in this section do not apply to premises licensed to deal in alcoholic beverages for a period of one (1) year or more prior to December 14, 1962.

(Code 1970, § 3-18; Ord. No. 546, 10-14-03; Ord. No. 1450, 3-13-17)

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 _____

DATE _____

PROPERTY OWNER INFORMATION

Name of Property Owner First Christian Church D.C., Sulphur

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

Mailing Address: 1401 Argin St., Sulphur, LA 70663

Email: _____

Phone Number (H) _____ (W) 331-527-8439

(C) 337-802-0799

PROPERTY INFORMATION

Location Address: 1401 Argin St, Sulphur, LA 70663

Present Zoned Classification: Residential

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

See Attached plat

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 Ch

☒ REZONE ☒ EXCEPTION ☐ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Residential To Commercial

Purpose of Request: To rezone frontage property on Beglis to sell for a Service Station and convenience store that will sell Alcohol.

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: _____

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?

☐

☒

☐

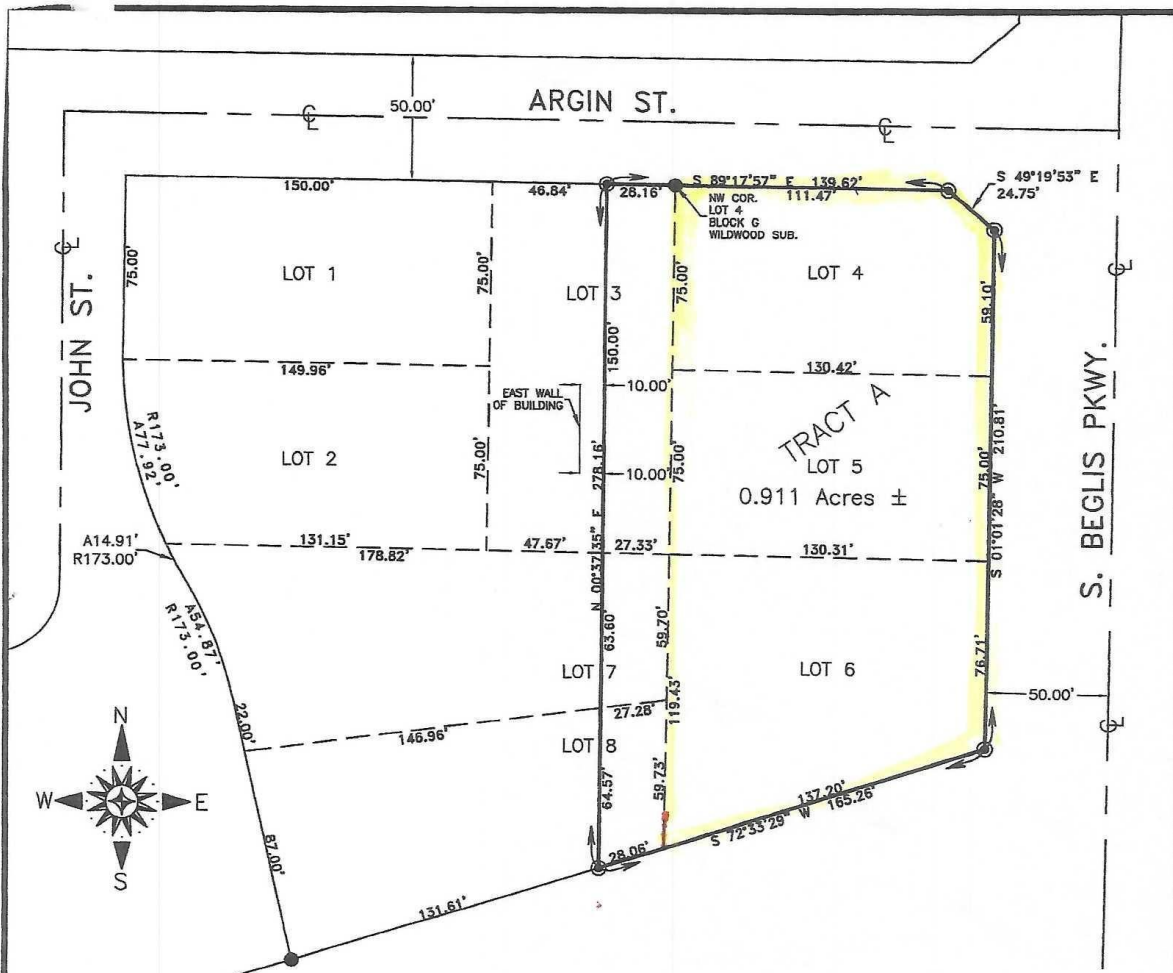
6. Is property within a designated flood hazard area?

☐

☒

☐

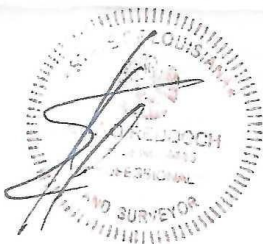
Flood zone classification X BAE bfe _____ ft.



PROPERTY DESCRIPTION: (TRACT A)

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 OF BLOCK G OF WILDWOOD SUBDIVISION NO. 2, A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°17'57" EAST A DISTANCE OF 111.47 FEET; THENCE SOUTH 49°19'53" EAST A DISTANCE OF 24.75 FEET; THENCE SOUTH 01°01'28" WEST A DISTANCE OF 210.81 FEET; THENCE SOUTH 72°33'29" WEST A DISTANCE OF 165.26 FEET; THENCE NORTH 00°37'35" EAST A DISTANCE OF 278.16 FEET; THENCE SOUTH 89°17'57" EAST A DISTANCE OF 28.16 FEET TO THE POINT OF COMMENCEMENT.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE AE & X(SHADED) OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0451F DATED: 02/18/2011
 MUNICIPAL ADDRESS: 1401 ARGIN DRIVE, SULPHUR, LA 70663
 ● - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 ● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING
 E. LEO REDDOCH
 REGISTERED LAND SURVEYOR
 NO. 4446 STATE OF LOUISIANA
 528 PUJO ST. LAKE CHARLES, LA 70601
 PH: (337) 491-9520
 FAX: (337) 439-6859

copy not for reuse
ELR

PLAT OF SURVEY

DRAWN BY:
 KVN
CHECKED BY:
 ELR

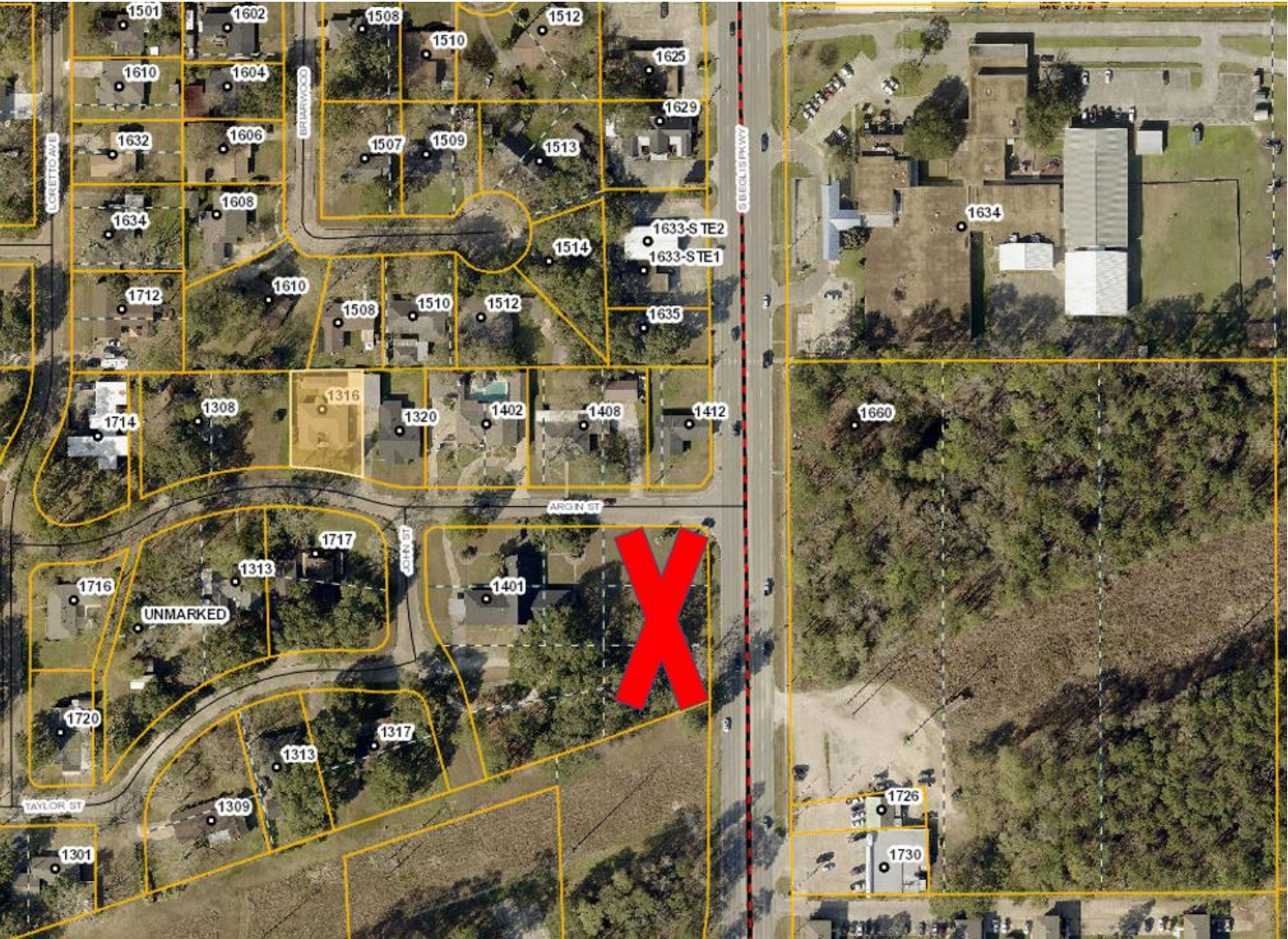
PLAT OF SURVEY PERFORMED FOR:
 FIRST CHRISTIAN CHURCH (DISCIPLES
 OF CHRIST) SULPHUR LA INC

SCALE 1"= 60'

PROPERTY LOCATED IN:
 SECTION 2 TOWNSHIP 10 SOUTH
 RANGE 10 WEST
 CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: JANUARY 16, 2020











RESOLUTION

RESOLUTION GRANTING A REZONE TO CRAIG BURNS, 2521 ALLEN STREET, FROM RESIDENTIAL TO BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Craig Burns, 2521 Allen Street, from Residential to Business for the following described property:

LOT 14 AND LOT 18 WILLIE PICARD SUBDIVISION LOCATED IN SW/4 OF SE/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT BOOK 5, PAGE 78, CALCASIEU PARISH, LA.

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 Craig Burns, 2521 Allen Street, from Residential to Business.

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

1-18-22

\$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

CRAIG BURNS

DATE

1/12/22

PROPERTY OWNER INFORMATION

Name of Property Owner

Craig Francis Burns, Et Al

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

Mailing Address:

4609 Angelle, Sulphur, LA 70663

Phone Number (H)

337-496-7411

(W)

(C)

PROPERTY INFORMATION

Location Address:

2521 Allen St., Sulphur, LA 70663

Present Zoned Classification:

Residential

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

Lot 14 and Lot 18 Willie Picard Subdivision, located in SW/4 of SE/4 of Section 3, Township 10 South, Range 10 West, as per plat Book 5, page 48, Calcasieu Parish, LA

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 CB

REQUEST INFORMATION



REZONE



EXCEPTION



SUBDIVISION



BILLBOARD



PRE. PLAT



FINAL PLAT



DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

Residential

To

Business

Purpose of Request:

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:

Craig Burns

Date:

1/12/22

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 AE bfe _____ ft.



Memo

To: Land Use Commissioners

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: February 10, 2022

Re: 3. Resolution granting a rezone to Craig Burns, 2521 Allen Street, from Residential to Business.

Application:

The applicant is requesting to rezone the parcel from Residential to Business.

The area where the property is located is residential with Business zoned properties on the corner of Patton and Allen.

The below business is what is permitted in a Business District:

(2) *Permitted Uses:*

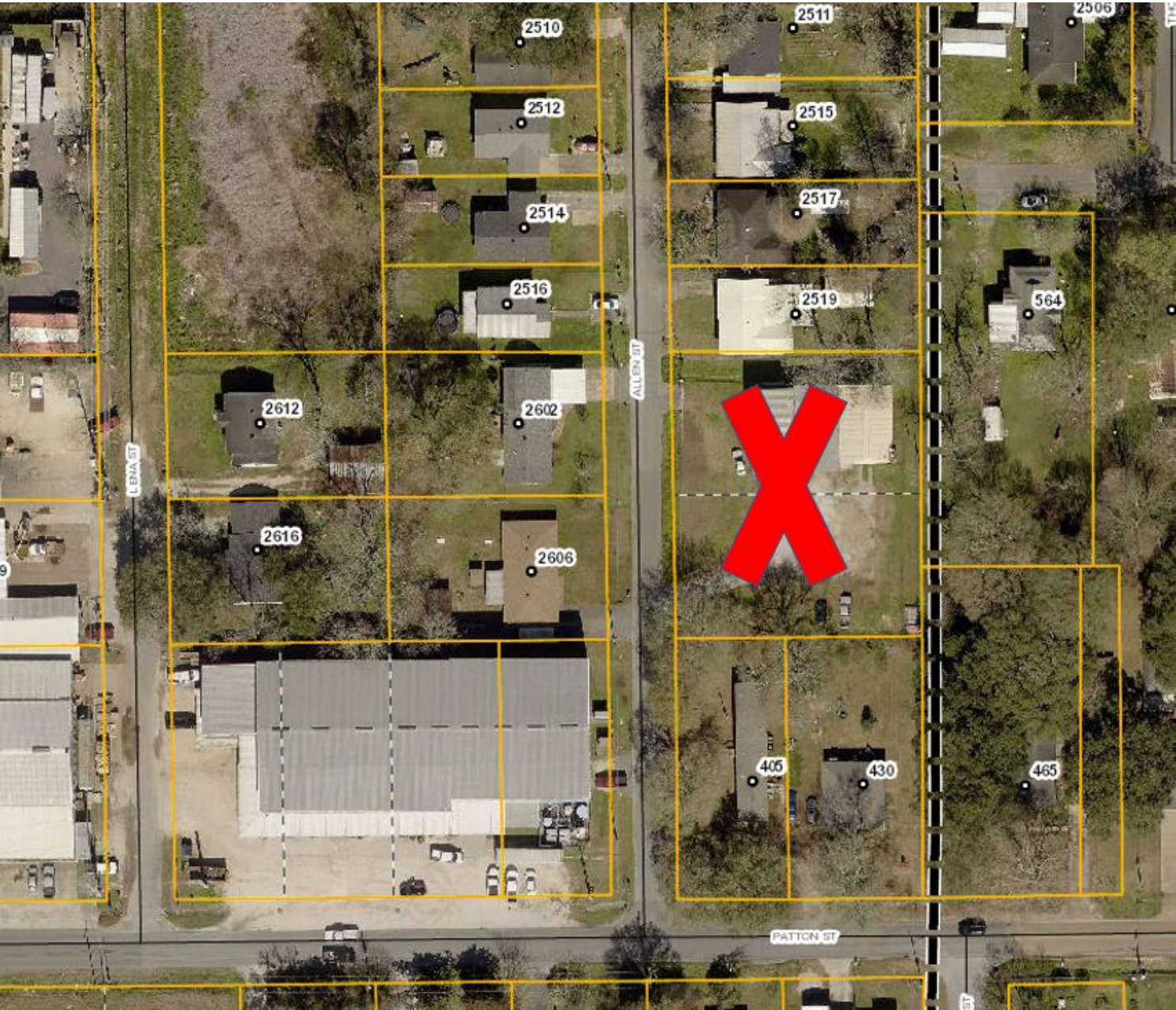
- (a) Day care.
- (b) Churches, schools, libraries and museums.
- (c) General retail sales—Service establishments
- (d) Offices.
- (e) Financial institutions.
- (f) Restaurants (sit down, drive through and drive in).
- (g) Entertainment. (Establishments whose gross receipts for the sale of alcoholic beverages constitute less than fifty (50) percent of their overall gross receipts).
- (h) Business accessory use.



Buffer fence that is 6ft either brick or masonry will need to be installed for the parts of the property that abut Residential zoned properties.

Stipulations can be placed on the property.







RESOLUTION

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO JOHN
NABOURS, PARCEL EAST OF THE SE CORNER OF BEGLIS PARKWAY AND
MAPLEWOOD DRIVE.

WHEREAS, in accordance with Chapter 18, Section 4 of the Code of Ordinances of the City of Sulphur, Louisiana, a subdivision is needed when the division of land exceeds one acre.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive following described property:

WAITING ON PROPERTY DESCRIPTION

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision 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 subdivision, 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 subdivision the owner of this subdivision 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 subdivision shall be withdrawn and considered null and void.

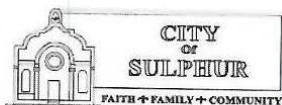
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive.

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 2/4/22

\$50.00 Fee (Non-Refundable)

pd.
(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 Hutton 21 St, LLC - Robert Duncan **DATE** 2/04/22

PROPERTY OWNER INFORMATION

Name of Property Owner John Nabours

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

Mailing Address: 2143 Sylvan Drive, Sulphur, LA 70663

Email: janabours@kjservices.com

Phone Number (H) 337-302-3494

(W) 337-302-3494

(C) N/A

PROPERTY INFORMATION

Location Address: 1 Lot East of SE Corner of Beglis Parkway & Maple Wood Drive

Present Zoned Classification: Commercial

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

Lot B of the Resubdivision of an undesignated tract of land in the Northwest Quarter of the NE Quarter (NW)/4 of NE/4 (of Section 2, Township 10 South, Range 10 West, into Lots A & B, as per plat recorded in Miscellaneous Book 16, at page 774 and corrected in Miscellaneous Book 24, at page 786, containing 1.842 acres, more or less.

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 RD

☐ REZONE ☐ EXCEPTION ☒ SUBDIVISION
☐ DOES REZONE REQUIRE FENCING

REQUEST INFORMATION

☐ BILLBOARD ☒ PRE. PLAT ☐ FINAL PLAT

NAME OF SUBDIVISION _____

Zoning Change: From N/A

To N/A

Purpose of Request:

Subdivide a 0.45 acre Lot from larger 1.842 acre Lot

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]

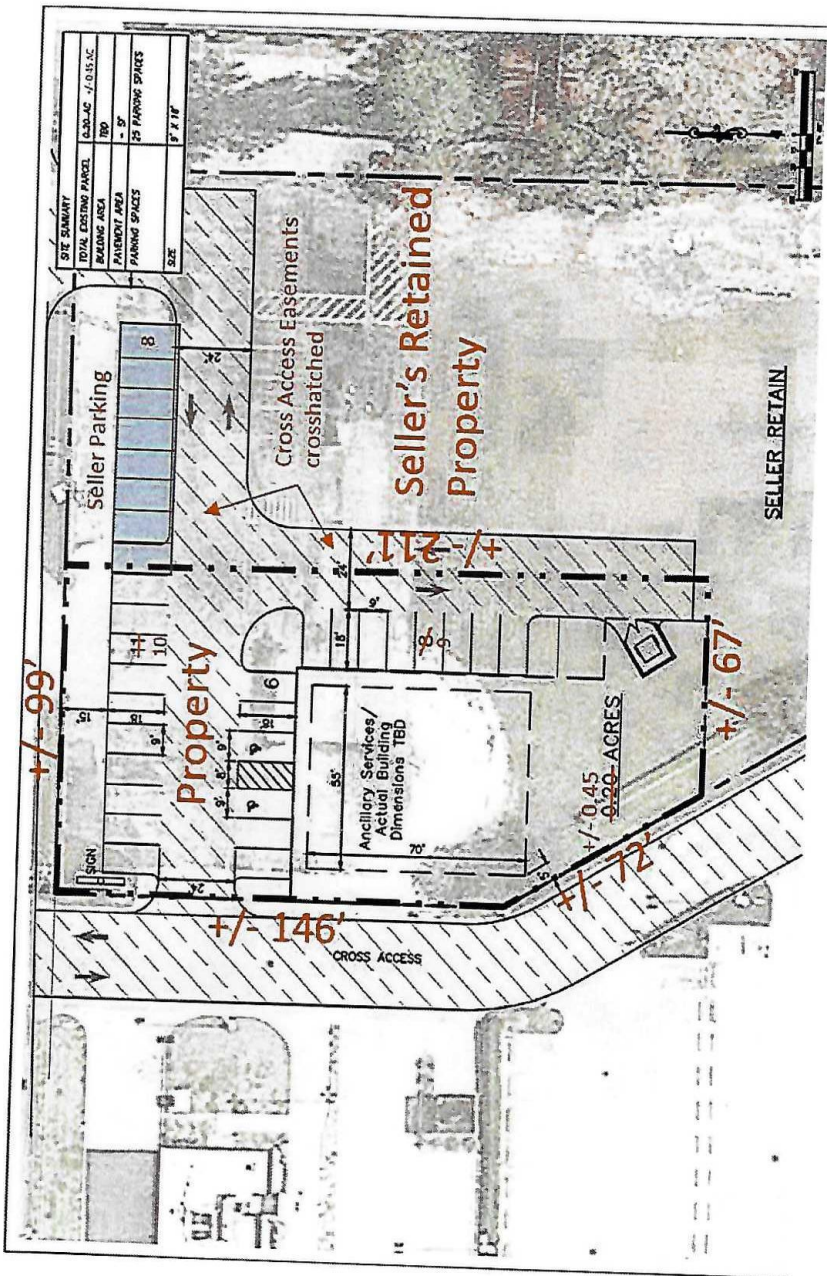
Date: 2/04/22

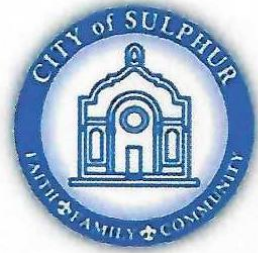
	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>	<u> </u>	<u> </u>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<u> </u>	<u>X</u>	<u> </u>
3. Is the capacity of the road and off-street parking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

Approximately 0.45 acres of land located one parcel east of the southeast corner of Maplewood Dr and Beglis Parkway in Sulphur, LA, being a portion of tax parcel number 00483273A, depicted below and being a portion of the following described tract of land:

Lot B of the Resubdivision of an undesignated tract of land in the Northwest Quarter of the Northeast Quarter (NW/4 of NE/4) of Section 2, Township 10 South, Range 10 West, into Lots A & B, as per plat recorded in Miscellaneous Book 16, at page 774 and corrected in Miscellaneous Book 24, at page 786, containing 1.842 acres, more or less,


Bearing municipal address: TBD Maplewood Drive, Sulphur, LA 70663





Memo

To: Land Use Commissioners

From: Austin Abrahams
Director of Public Works 

cc: Arlene Blanchard, Mayor Mike Danahay

Date: February 10, 2022

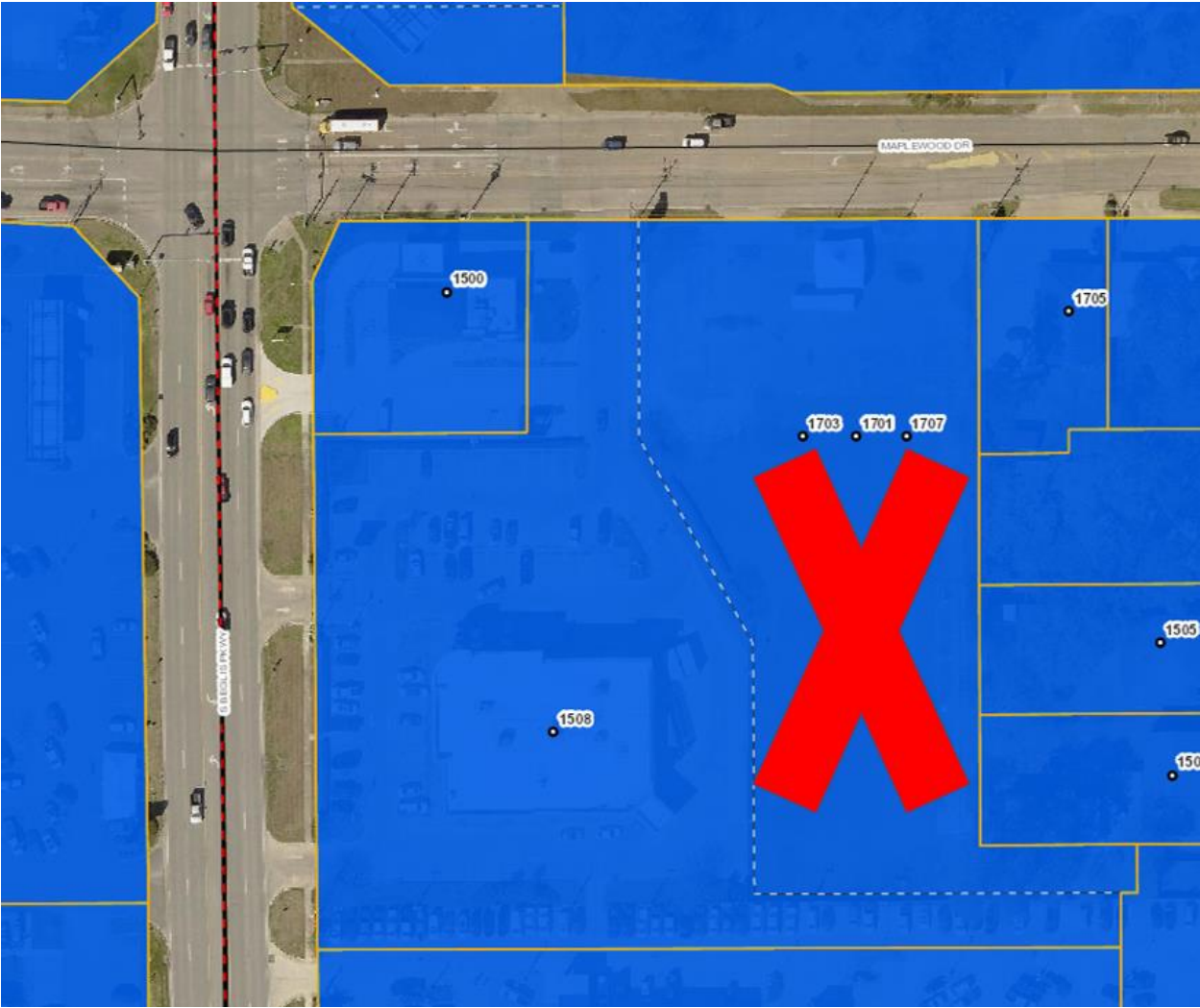
Re: 5. Resolution granting the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive.

Application:

The applicant is requesting the subdividing of lots for property in question.

The properties will need to have 50 feet of road frontage and no less than 6,000 sq. feet for single family or multi family, and no less than 5,000 sq. feet for retail and service, offices, restaurant, and entertainment establishments.











RESOLUTION

RESOLUTION GRANTING A REZONE AND SUBDIVISION TO ANKUR
PATEL, PROPERTY EAST OF KYOTO’S JAPANESE RESTAURANT, FROM
BUSINESS TO COMMERCIAL FOR A HOTEL.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone and subdivision to Ankur Patel, property east of Kyoto’s Japanese Restaurant, from Business to Commercial for a hotel for the following described property:

WAITING ON PROPERTY DESCRIPTION

This rezone and subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone and subdivision 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 and subdivision, 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 and subdivision the owner 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 and subdivision 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 and subdivision to Ankur Patel, property east of Kyoto’s Japanese Restaurant, from Business to Commercial for a hotel.

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



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 Ankur Patel

DATE 2-4-22

PROPERTY OWNER INFORMATION

Name of Property Owner Ankur Patel

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

Mailing Address: 2402 Fox Hollow Street, Lake Charles, LA 70605

Email: and.patel@yahoo.com

Phone Number

(H) _____ (W) _____ (C) (337) 274-2010

PROPERTY INFORMATION

Location Address: TBD S. Cities Service Highway (Parcel east of Kyoto Japanese Steakhouse at 325 S. Cities Service Hwy.)

Present Zoned Classification: Business

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

See Survey of 1.68 acre (+/-) tract attached.

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 AP

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Business To Commercial

Purpose of Request: Phat An Tang owns Lot 2-C per Plat of Subdivision by Acadia Land Surveying, L.L.C. filed July 22, 2004, in Plat Book 38, page 118, records of Calcasieu Parish, Louisiana. Applicant has a purchase agreement (copy attached) with Mr. Tang to acquire the East 1.68 acres (+/-) of Lot 2-C to construct a hotel. Applicant requests that Lot 2-C be subdivided according to the attached survey and that the East 1.68 acres (+/-) of Lot 2-C be rezoned from Business to Commercial to accommodate Applicant's intended use.

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: 2/4/2022

	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>AE</u> bfe <u>10</u> ft.			



Memo

To: Land Use Commissioners

From: Austin Abrahams
Director of Public Works 

cc: Arlene Blanchard, Mayor Mike Danahay

Date: February 10, 2022

Re: 6. Resolution granting a rezone to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial and also subdivide the lot for a hotel.

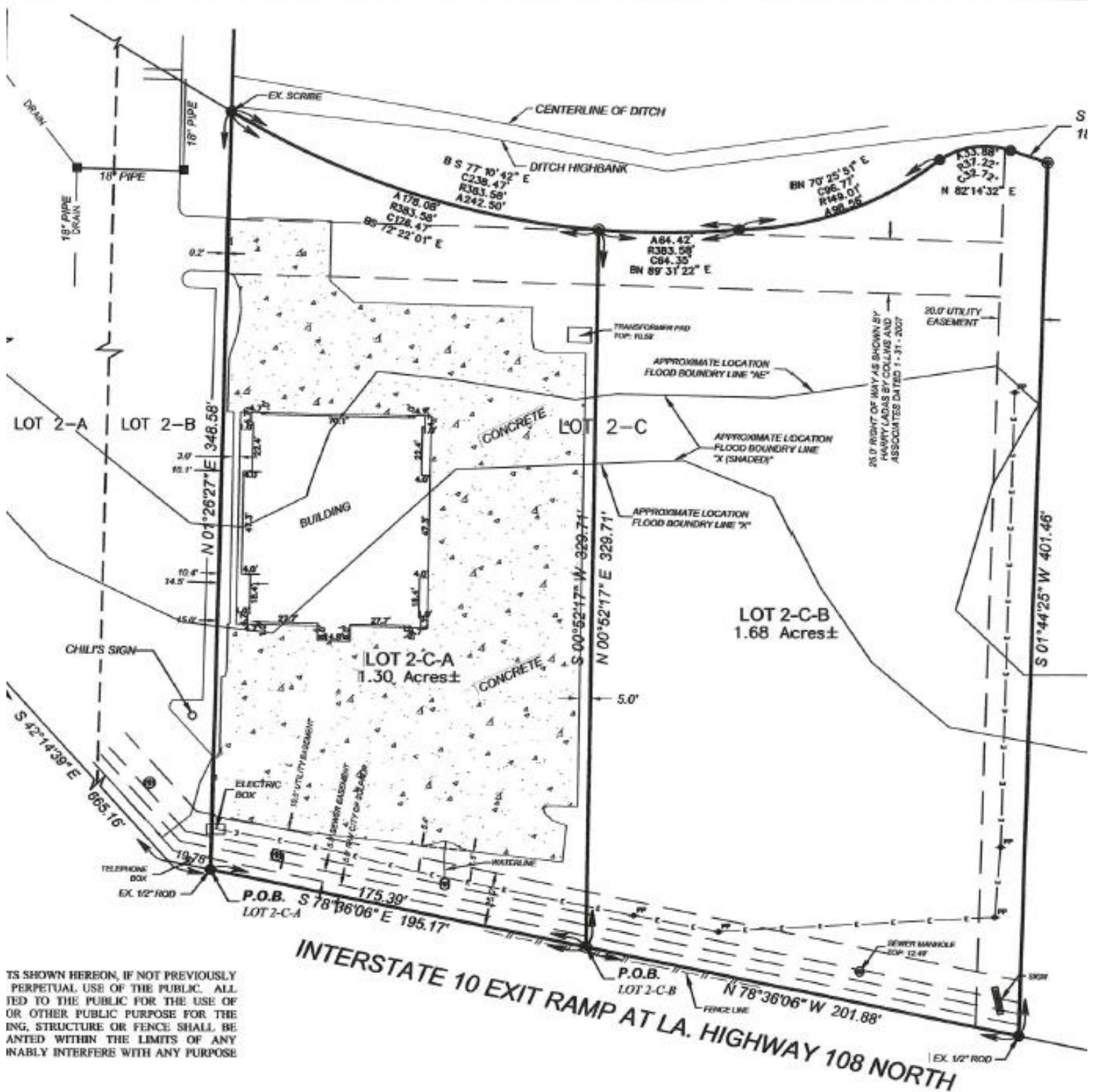
Application:

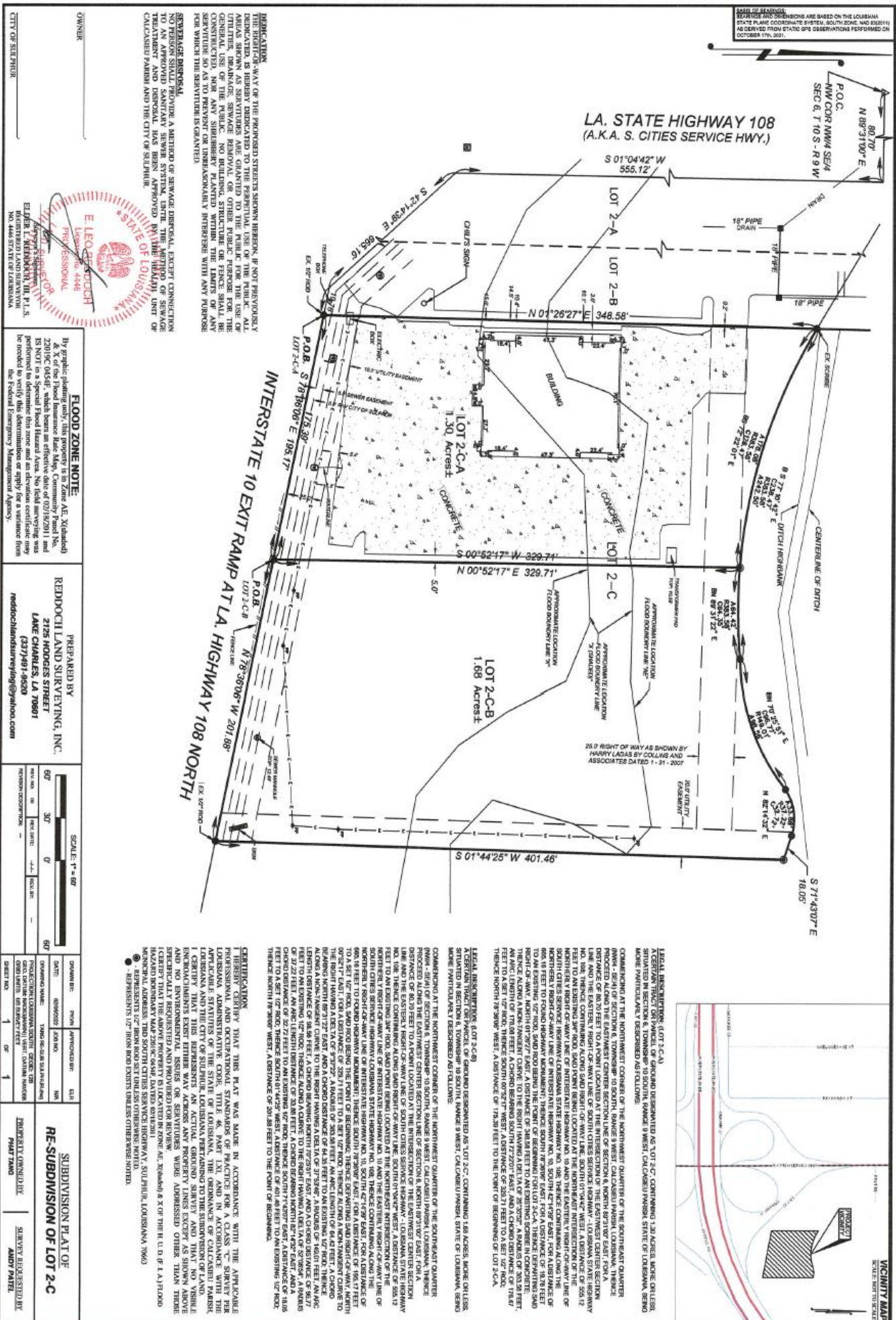
The applicant is requesting rezone of property from Business to Commercial and the subdivision of the lot for a hotel.

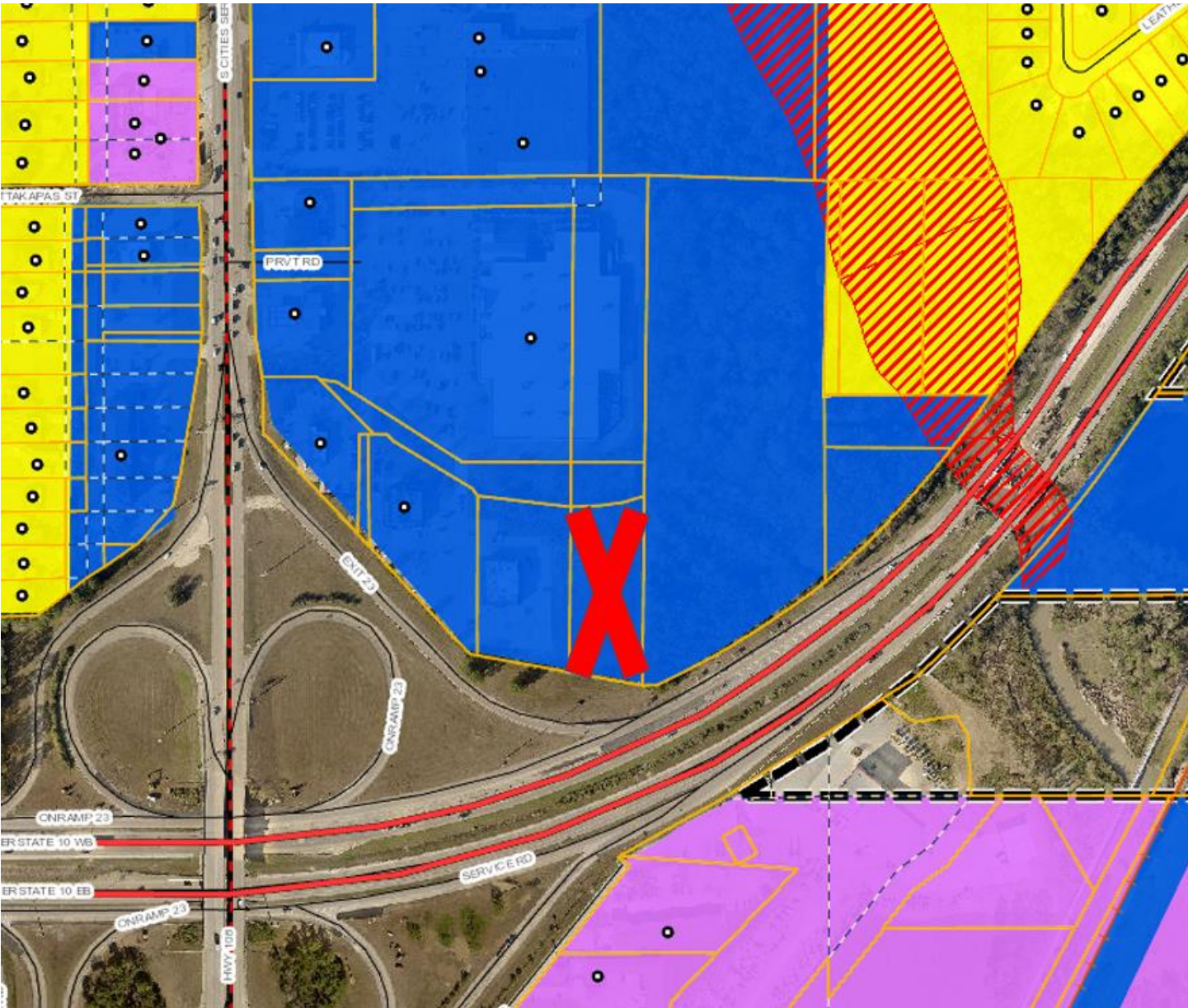
The property will need at least 50 feet front road frontage and lot size to be at minimum 25,000 square feet and will need to meet all setbacks that are required.

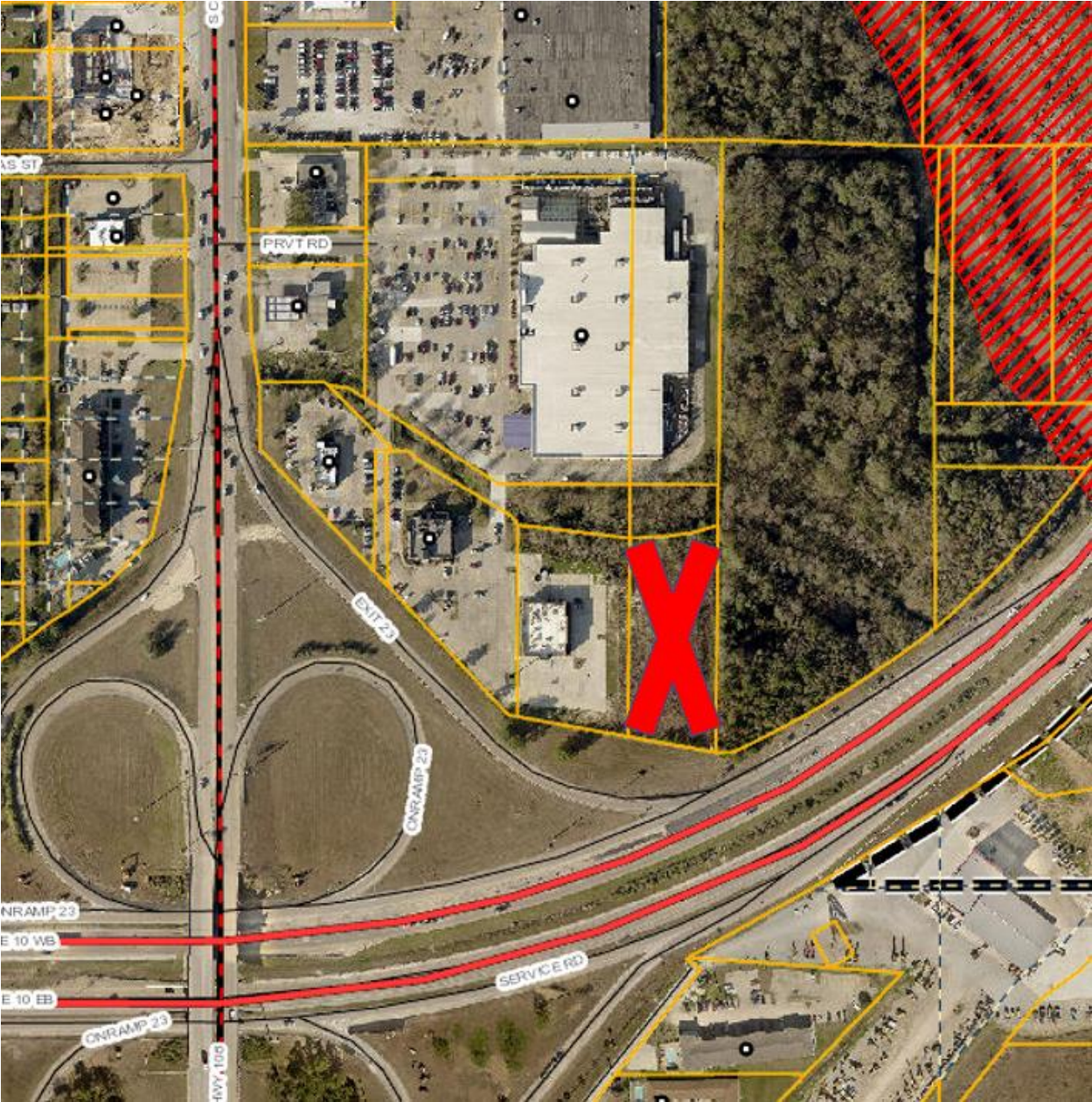
Traffic Congestion for access to the hotel may need to be consider.





[illegible]









RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO POST OAK MOBILE HOME PARK OF SULPHUR, LLC, 598 SOUTH POST OAK ROAD, TO ALLOW FOR MOBILE HOMES IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District for the following described property:

COM 726.7 FT N AND 30 FT E OF SW COR SW 36.9.10, TH N ALONG E R/W LINE POST OAK ROAD 19.45 FT E 160 FT N 244.75 FT E 476.1 FT S 264.2 FT W 637.9 FT TO COM

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Exception 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 an Exception to Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this ____
day of _____, 2021.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



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 Barbara Dickens DATE 2/7/22

PROPERTY OWNER INFORMATION

Name of Property Owner Post Oak Mobile Home Park of Sulphur LLC
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 3101 Edgerly Dr City: Vinton State: LA Email: dbdickens@aol.com
Physical Address: 598 S. Post Oak Rd City: Sulphur State: LA
Phone Number (H) _____ (W) 337-884-4843 (C) 337-513-8114

PROPERTY INFORMATION

Location Address: 598 S. Post Oak Rd. Sulphur, LA 70663
Present Zoned Classification: Business

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

Com 726.7 Ft N. and 30 Ft E of SW Cor SW 36. 9. 10, TH N
Along E R/W Line Post Oak Rd 11. 45 Ft. E 166 FT N' 244.25
Ft E 476.1 Ft S. 264.2 Ft W 637.9 Ft to Com. (Attached)

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 _____

REQUEST INFORMATION

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____
Purpose of Request: An Exception to allow for living in a Business District.

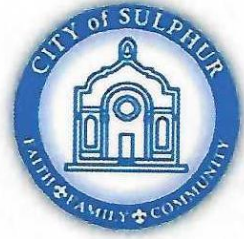
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: Barbara Dickens Date: 2/7/22

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



Memo

To: Land Use Commissioners

From: Austin Abrahams
Director of Public Works 

cc: Arlene Blanchard, Mayor Mike Danahay

Date: February 10, 2022

Re: 7. Resolution granting an Exception to Post Oak Mobile Home Park of Sulphur LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District.

Application:

The applicant is requesting an exception to allow for mobile homes in a Business District.

Should be noted there is a mobile home park to the North of this address.

Per Appendix B- Land Use, Article IV- Part 3 Section 4 Business District:

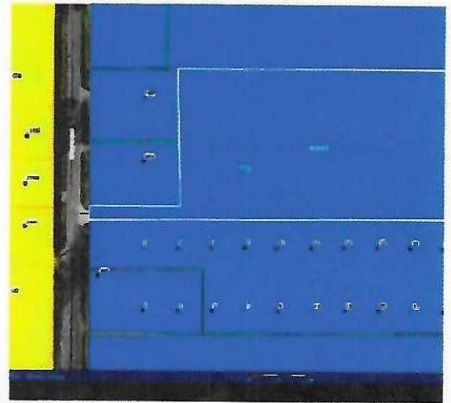
(3) Permitted as Exceptions by Land Use Commission and City Council:

(a) All uses permitted in Residential District, Mixed Residential District and Mobile Home District.

(b) **All proposed buildings to be constructed greater than 50 feet shall meet International Building Code construction requirements and require Land Use Commission and City Council approval.

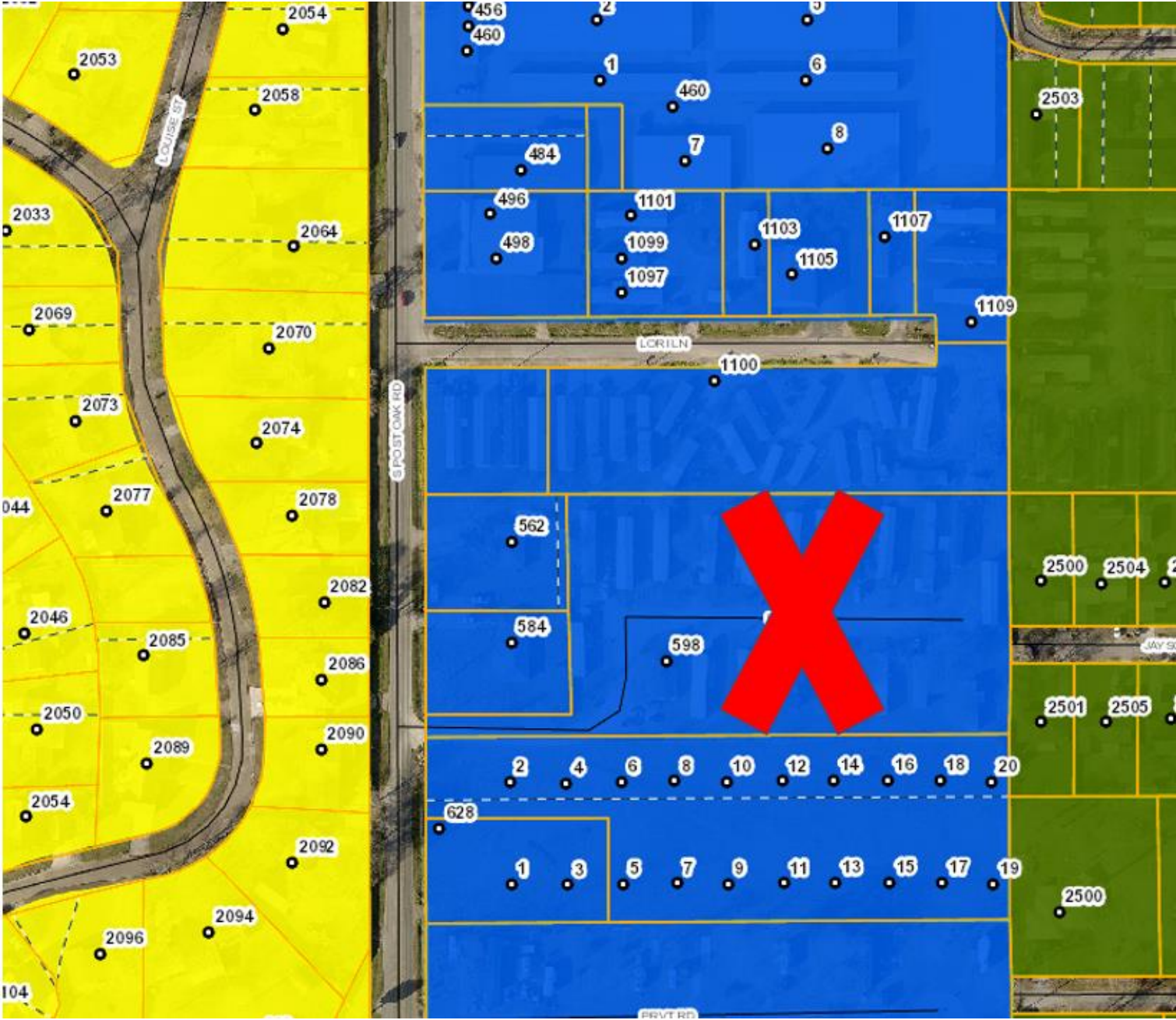
(c) The procedure for Permitted as Exceptions by Land Use Commission and City Council shall be in accordance with Article III, Part 2, Section 1.

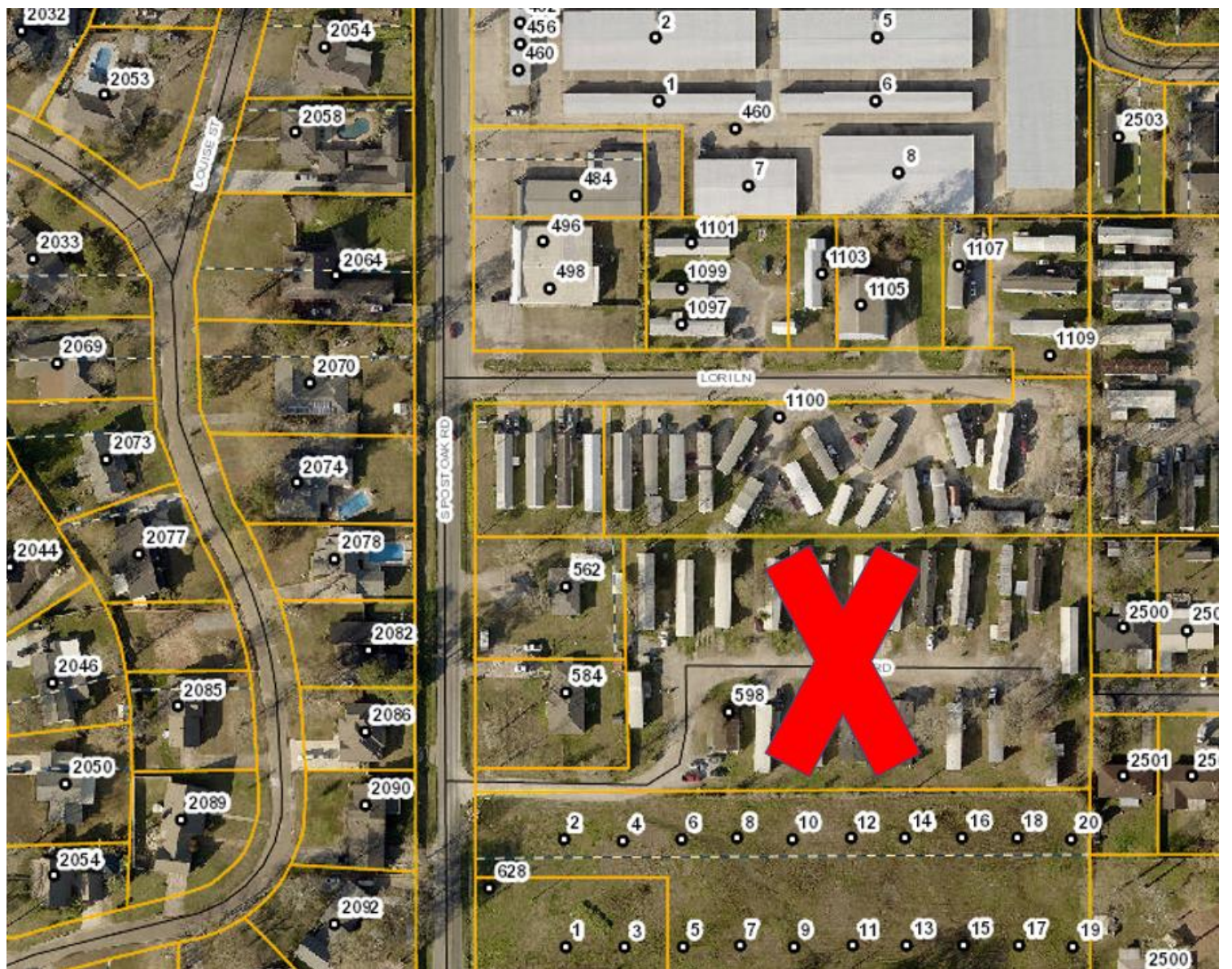
If the exception is granted the mobile homes would have to meet the density and lot size requirement by Ordinance.



Section 4. Nonconformities.

- (1) *Purpose.* The purpose of this section is to regulate the continued existence of uses, lots, and structures lawfully established prior to the effective date of this ordinance and which have not obtained special exception status under the provisions of Article III, Part 2, Section 4. Nonconforming uses, structures and lots of record may continue in accordance with the provisions of this Section.
- (2) *Nonconforming Uses and Structures.*
 - (a) Ordinary Repair and Maintenance. Normal maintenance and repair of nonconforming uses or structures may be performed.
 - (b) Extensions. Unless a special exception is granted under the provisions of Article III, Part 2, Section 4 nonconforming uses or structures shall not be extended. This prohibition shall be construed so as to prevent the enlargement of nonconforming uses by external additions to the structure in which the nonconforming uses are located or by the occupancy of additional land.
 - (c) Relocation. A structure housing a nonconforming use may not be moved unless the use shall thereafter conform to the limitations of the district into which it is moved.
 - (d) Change in Use. A nonconforming use or structure shall not be changed to any other use unless such use conforms to the provisions of the district in which it sets, provided however, that a nonconforming use may be changed to another nonconforming use if it is permitted in a more restrictive classification or a special exception be granted by the Planning Commission.
 - (e) Termination.
 - (1) Damage or Destruction. Unless a special exception is granted under the provisions of Article III, Part 2, Section 4, if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent of price per sq. ft. at time of construction of building code.
- (3) *Nonconforming Lots of Record.* Notwithstanding any other provision of this ordinance any lot of record may be developed with a single family dwelling, provided that such a lot was not in common ownership with an adjoining lot of record at the time the nonconformity was created.
- (4) *Nonconforming Accessory Uses and Structures.* No nonconforming accessory use or structure shall continue after the principal structure or use shall have ceased or terminated unless such structure or use shall thereafter conform to the provisions of the district in which it is located.







AFTER HURRICANE



RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 2, SECTION 5 (2)(F) OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – TEMPORARY USES FOR MANUFACTURED HOMES.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2, Section 5 (2)(f) of the Code of Ordinances of the City of Sulphur – Temporary Uses for Manufactured Homes to read as follows:

Section 5. Temporary uses.

- (1) *Authority.* Temporary uses are permitted in any land use district, subject to the standards hereinafter established, provided that all temporary uses shall meet the bulk regulations and parking requirements for the land use district in which the use is located and provided that no temporary use shall be permitted to continue for such a length of time that it constitutes in effect a permanent use.
- (2) *Particular Temporary Uses Permitted.* Permitted uses include:
 - (a) Garage sales.
 - (b) Indoor and outdoor art and craft show, exhibits and sales.
 - (c) Contractor's office and equipment sheds which shall be limited to the actual period of construction and to be terminated thirty (30) days after completion of construction.
 - (d) Sales of Christmas trees or other seasonal goods provided that such sales are located on property with direct access to collector or arterial.
 - (e) Religious revival tents.
 - ~~(f) A temporary use permit may be issued by the administrator for the placement of a manufactured home/mobile home, not otherwise permitted in the land use district, for temporary, emergency housing in hardship cases, for a non-renewable period of up to one (1) year provided that the following conditions are met:
 - ~~(1) Written certification of medical and/or economic hardship is presented to the administrator stating the nature and intent of condition.~~
 - ~~(2) The manufactured home/mobile home is adjacent to the lawfully permitted house or housing unit of one (1) related by blood or marriage.~~
 - ~~(3) A permit be issued for the temporary manufactured home/mobile home.~~~~
 - (g) Truck trailers used for the temporary storage of goods or equipment in connection with general retail sales and service, not to exceed thirty (30) days.
 - (h) A temporary use permit shall be required, and may be issued, for the placement of a portable on demand storage unit or POD for temporary use. PODs shall comply with the following:
 - (1) The POD does not obstruct any public right-of-way or site triangle and is not within the side or rear set-back limits that would be applicable to structures.
 - (2) The POD is removed within six (6) months of placement. The chief building official may grant additional time if needed due to hardship or natural disaster. No PODs may be used on a site if two (2) other POD placements previously occurred in the prior twelve (12) months.
 - (3) If a building permit has been issued for construction or remodeling, the POD must be removed within ten (10) days of final building inspection.
 - (4) No hazardous or flammable materials may be stored in container.
 - (5) Containers must have fully operational locks and remain locked when unsupervised.
 - (6) The name and telephone number of the POD's supplier shall be on the exterior of the POD, but any other advertising is prohibited on container.
 - (7) All PODs shall be maintained in good condition and repair

- (8) Exemptions: Properties located within business, commercial, or industrial districts are exempt from the provisions of this paragraph, and no temporary storage use permit shall be required for a POD on a property within those land use districts.
- (3) *Temporary Placement of Recreational Vehicle for Occupancy for a Related Family Member Due to Natural Disaster.*
- (a) When a natural disaster occurs, a recreational vehicle may be placed either on a residential, mixed residential or industrial lot. Situations in other districts will be considered on a case by case basis to be determined by the land use administrator and mayor.
 - (b) Prior to the placement of a recreational vehicle in districts as stated above, the land use administrator, chief building official/ordinance enforcement director and city council clerk shall review all requirements, as established by administration, as to whether the recreational vehicle will be allowed. In the absence of either the land use administrator, chief building official/ordinance enforcement director or city council clerk, the mayor shall be authorized to sign as a third signature.
 - (c) The temporary placement of a recreational vehicle shall not exceed a 6-month period from the date the recreational vehicle is placed on property, unless voted on by the land use commission and city council.
 - (d) Any applicant aggrieved by the decision of the land use administrator, chief building official/ordinance enforcement director and city council clerk, may be placed on the next available land use and city council agenda.
 - (e) The enforcement of the temporary placement of recreational vehicle for occupancy for a related family member due to natural disaster shall be the duty of the land use administrator and the chief building official/ordinance enforcement director.
 - (f) Any person violating this subsection shall be punished by a one hundred dollar (\$100.00) fine each day the violation occurs.

APPROVED AND ADOPTED by
the Land Use Commission of the
City of Sulphur, Louisiana on this
____ day of _____, 2022.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary