

**NOTICE.....The City Council meetings will temporarily be held at 1551 East Napoleon Street.**

AGENDA  
SULPHUR CITY COUNCIL MEETING  
**MONDAY, MARCH 14, 2022, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR CITY COUNCIL **MONDAY, MARCH 14, 2022, AT 5:30 P.M.**, IN THE COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA, TO DISCUSS AND ADOPT THE FOLLOWING:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING

APPROVAL OF AGENDA

1. PRESENTATION by Sulphur Armed Forces Commission. I03-22 (Mayor Danahay)
2. Recognition of SHS Twisters Dance Team. I04-22 (Mayor Danahay)
3. Recognition of SHS Boys Soccer Team. I05-22 (Mayor Danahay)
4. 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 211 West Lincoln Street, in accordance with Ordinance No. 1693.
5. PUBLIC HEARING on ordinance granting a variance to Regina Perry, 767 North Claiborne Street, to allow for a mobile home to be 384 sq. ft. rather than the required 600 sq. ft. ORD20-22 (Dru Ellender)
6. PUBLIC HEARING on ordinance granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes. ORD21-22 (Mandy Thomas)
7. PUBLIC HEARING on ordinance granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units. ORD22-22 (Mandy Thomas)
8. PUBLIC HEARING on ordinance granting a rezone and subdivide lots to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial for a hotel. ORD23-22 (Mandy Thomas)

9. PUBLIC HEARING on ordinance 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. ORD24-22 (Joy Abshire)
10. PUBLIC HEARING on ordinance amending Article IV, Part 2, Section 5 (2) (f) of the Code of Ordinances of the City of Sulphur – Temporary Uses for manufactured homes. ORD25-22 (Mayor Danahay)
11. PUBLIC HEARING on ordinance amending Ordinance No. 1745, M-C Series – Abandoned Vehicles and Nuisance Vehicles. ORD26-22 (Mayor Danahay)
12. PUBLIC HEARING on ordinance amending Chapter 12 of the Code of Ordinances of the City of Sulphur to create Article V – Junked Items. ORD27-22 (Mayor Danahay)
13. RESOLUTION approving liquor license for West Cal Arena for Simien Stables Trail Ride & Scholarship. RES13-22 (Mayor Danahay)
14. RESOLUTION supporting the Mud Lake South Marsh Creation and East Cove South Marsh Creation for Phase 1 funding from the Coastal Wetland Planning, Protection and Restoration (CWPPRA) Task Force for Planning, Engineering and Design. RES14-22 (Mayor Danahay)
15. PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

*This ends the public comment section of the meeting.*

#### ADJOURNMENT

The next regular City Council meeting will be held on Monday, April 11, 2022, at 5:30 p.m. in the Council Chambers located at 1551 East Huntington Street, Sulphur, LA.

ORDINANCE NO.                      M-C SERIES

ORDINANCE GRANTING A VARIANCE TO REGINA PERRY, 767 NORTH CLAIBORNE STREET, TO ALLOW FOR A 384 SQUARE FOOT MOBILE HOME RATHER THAN THE REQUIRED 600 SQUARE FOOT.

WHEREAS, in accordance with Chapter 14-5 (a) (1) of the Code of Ordinances of the City of Sulphur, Louisiana, a mobile/manufactured home shall be a minimum size of six hundred (600) square feet.

WHEREAS, said variance shall expire in 6 months (i.e. September 12, 2022)

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Regina Perry, 767 North Claiborne Street, to allow for a 384 square foot mobile home rather than the required 600 square foot for the following described property:

COM 1743 FT N AND 30 FT W OF SE COR E ½ E ½ SE 28.9.10 TH N 33 FT  
W 116 FT ETC

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

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

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Regina Perry, 767 North Claiborne Street, to allow for a 5384 square foot mobile home rather than the required 600 square foot for a period of six months (i.e. September 12, 2022).

APPROVED AND ADOPTED by  
the City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022.

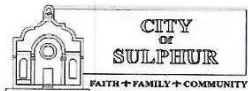
\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the foregoing ordinance which has approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk

ARLENE BLANCHARD, Clerk



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received 10/27/21 \$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 BZA  
APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Regina L. Perry

Date 10/27/21

PROPERTY OWNER INFORMATION

Name of Property Owner Regina L. Perry

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

Mailing Address: 767 N. Claiborne St.

Email: regina 9254@bellsouth.net

Phone Number (H) 337-532-8608 (W) same (C) same

PROPERTY INFORMATION

Location Address: 767 N. Claiborne St. Sulphur, LA 70663

Present Zoned Classification: residential - mixed

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

see attachment

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

YES

NO

YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING

INITIAL

RG

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow a 590 sq foot mobile home rather than the required 600 sq ft.

384

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 Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature Regina L. Perry Date: 10/27/21

1. Is site located within the City Limits?
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.

Yes

No

N/A

✓

✓

✓

✓

✓

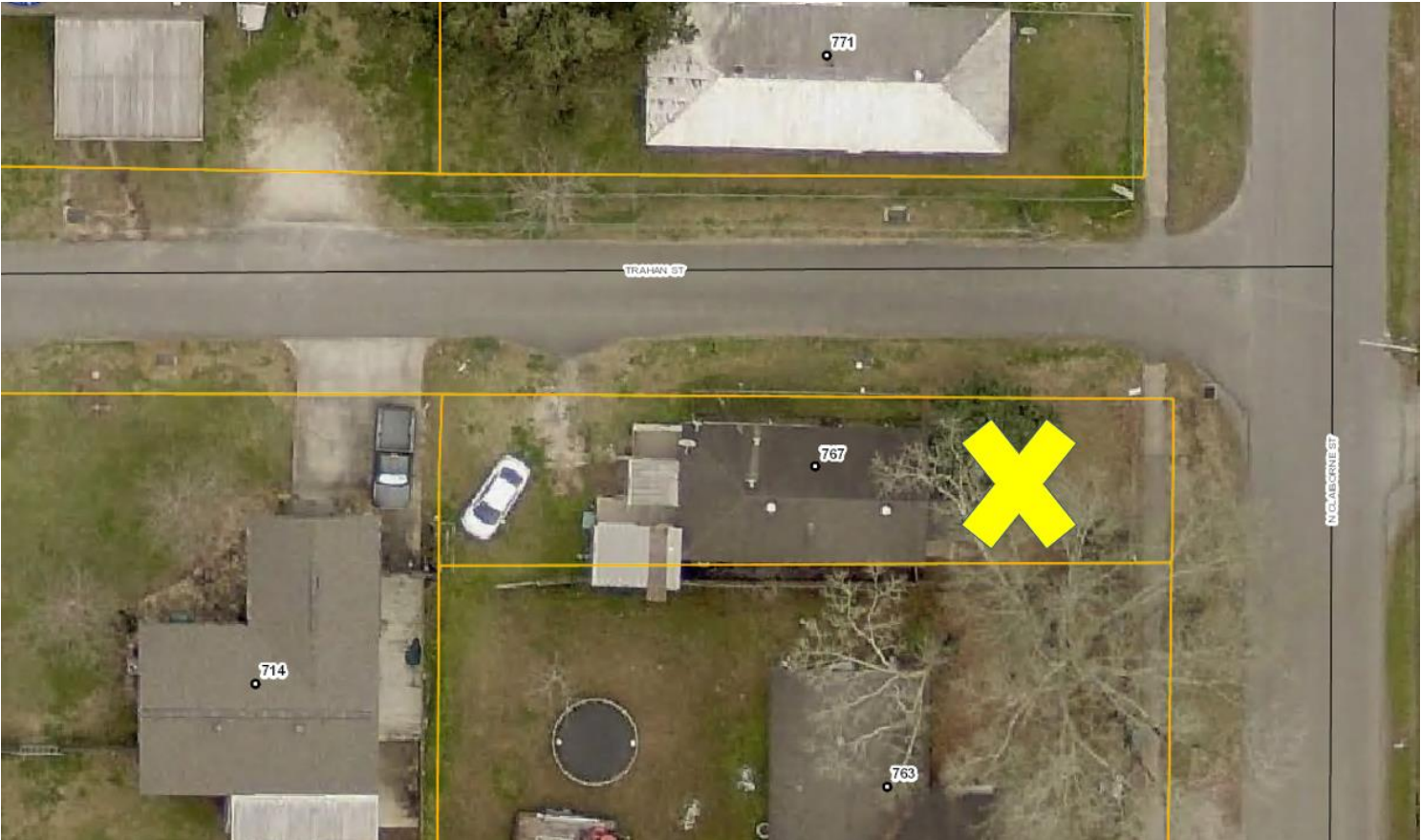
✓

✓

✓

✓







ORDINANCE NO.                      M-C SERIES

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

BE IT ORDAINED by the City Council 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 ORDAINED by the City Council 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 City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of \_\_\_\_\_,  
2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

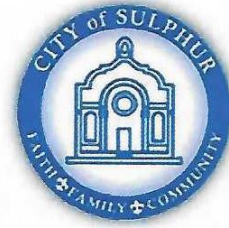
I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_ day of \_\_\_\_\_,  
2022, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m.  
on this \_\_\_\_\_ day of \_\_\_\_\_,  
2022, the foregoing ordinance which has  
approved/vetoed by the Mayor.


\_\_\_\_\_  
ARLENE BLANCHARD, Clerk





# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** February 10, 2022

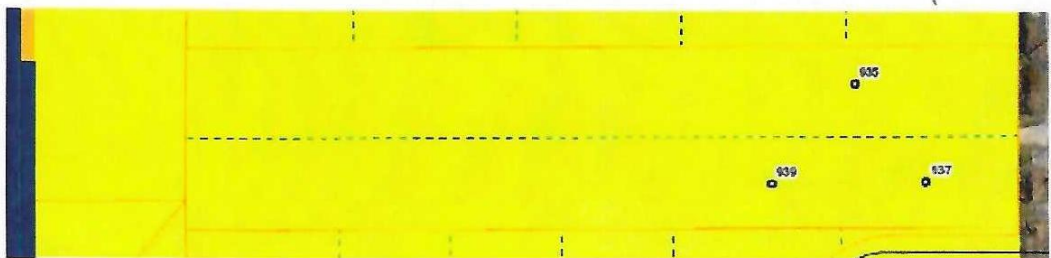
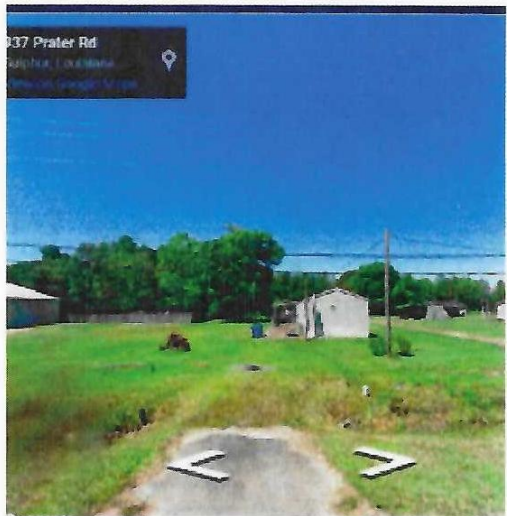
**Re:** 1. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

**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.



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

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**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

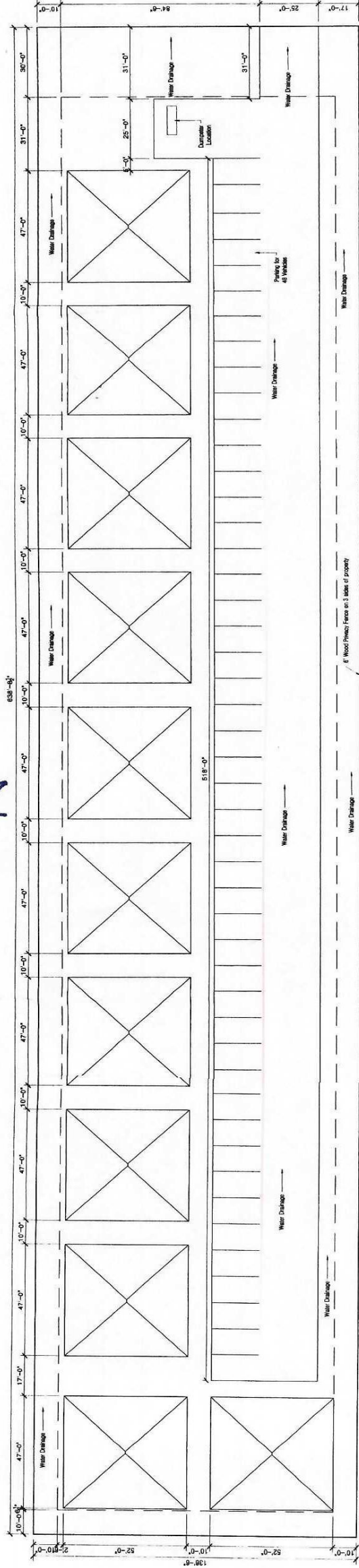


**From:** suitep 311 <suitep311@gmail.com>  
**Date:** January 14, 2022 at 1:22:39 PM CST  
**To:** Arlene Blanchard <ablanchard@sulphur.org>  
**Subject:** Rezoning hearing

**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 mcreeynolds

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# 1


Site Plan: 1937 Prater Rd

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

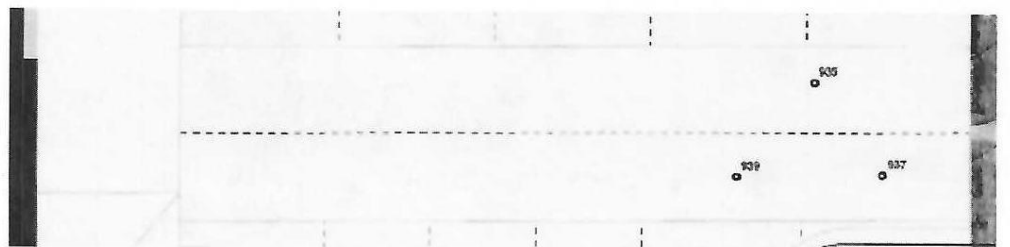
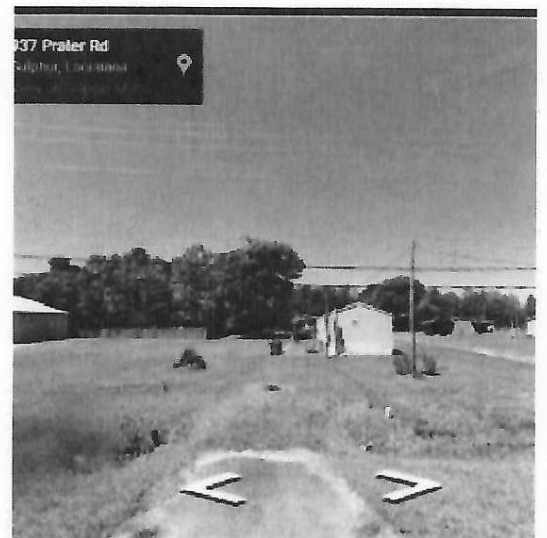
**Re:** 3. Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

## Application:

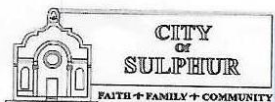
The applicant is requesting to rezone the parcel to Mixed Residential to allow for duplexes.

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 RdEmail: Sikh Thind@gmail.comPhone Number (H) (337)-515-6930 (W) (337)-526-4645 (C)PROPERTY INFORMATION cell Rudhar veerLocation Address: 937 Prater RdPresent 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 ResidentialPurpose 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).

ORDINANCE NO. \_\_\_\_\_ M-C SERIES

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

BE IT ORDAINED by the City Council 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 ORDAINED by the City Council 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 City Council of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk



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**

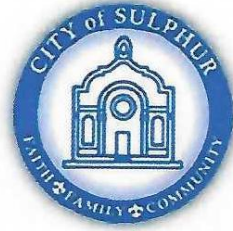
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**From:** ashleylovejoy14@gmail.com  
**Sent:** Wednesday, February 16, 2022 9:18 PM  
**To:** Dru Ellender; Melinda M. Hardy; Joy Abshire; Mike Koonce; Mandy Thomas; Arlene Blanchard  
**Subject:** Against rezone 3901 Maplewood Drive from business to commercial Badar Khan (Mike Clifton purchaser)

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 to inform you that as residents of this neighborhood, with our children, my husband I are against the re-zoning of this lot. We have been informed of the intention of opening a self storage facility on this lot, which is located at the end of our street (Madison St.), and this is not the type of business and traffic we are willing to have this close to our home.

Ashley and Matthew Lovejoy



# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** February 10, 2022

**Re:** 2. 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.

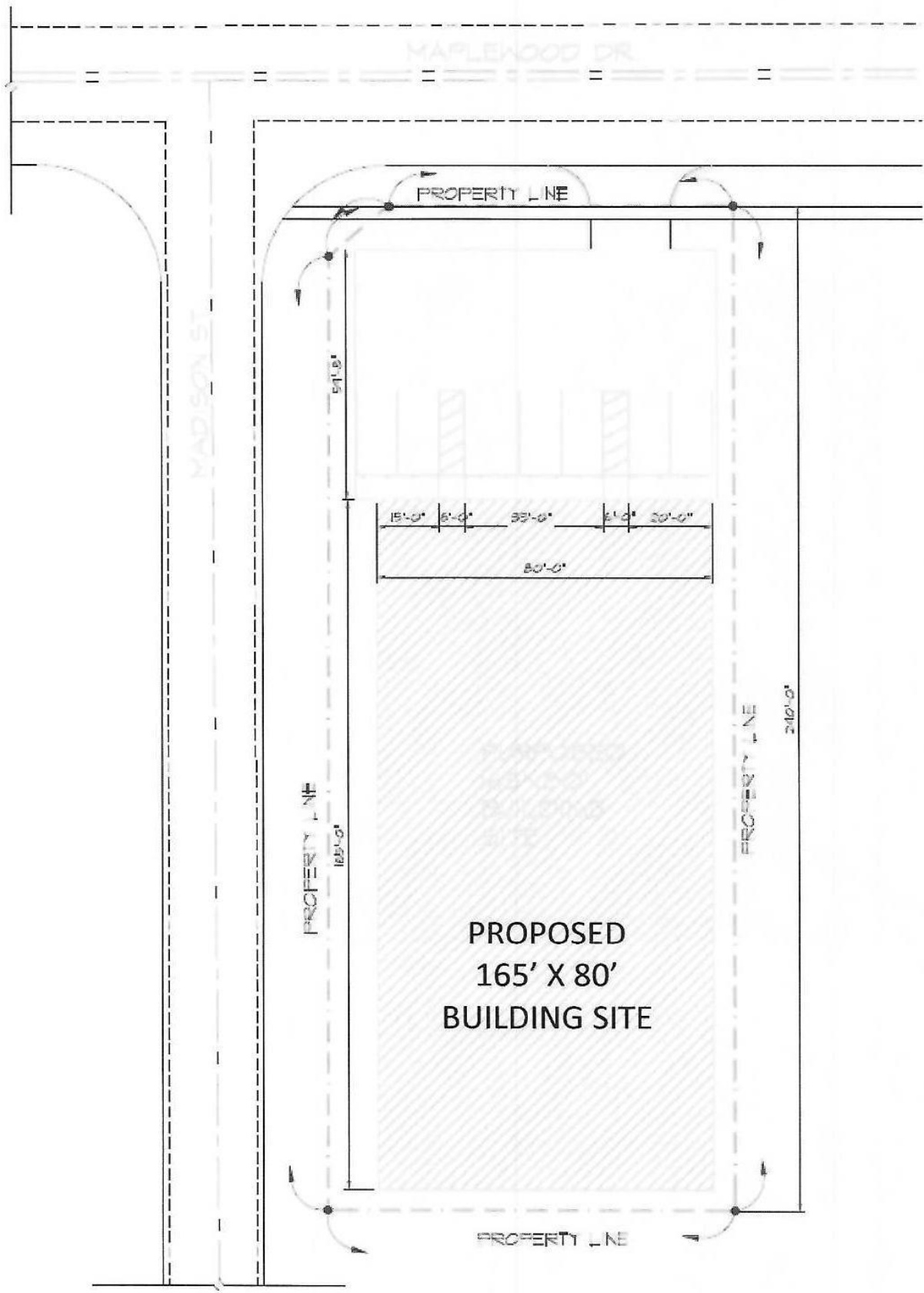
There would need to be a six (6) foot tall buffer fence constructed of wood or brick masonry on the South side of property that abuts the Residential zoned parcel.

Commercial District does allow the following:

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

Stipulations can be placed on the property.







**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 Rourk 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 14<sup>th</sup> Council meeting.

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

**Arlene Blanchard**

---

**From:** paula marler <paulamarler@yahoo.com>  
**Sent:** Thursday, February 10, 2022 4:29 PM  
**To:** Dru Ellender; Mike Koonce; Melinda M. Hardy; Joy Abshire; Mandy Thomas; Arlene Blanchard  
**Cc:** Shannon  
**Subject:** Against rezone 3901 Maplewood Drive

**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.

February 10, 2022

Re: Against Rezone 3901 Maplewood Drive  
From Business to Commercial  
Badar Khan (Mike Clifton Purchaser)

3901 Maplewood Drive - **VOTE NO** – rezone from Business to Commercial.

Purpose of request: “zoning change requested for construction of self-storage units to better accommodate local residents.”

City Council Members,

As a resident of 121 Madison Street, **we are opposed** to changing the zoning of this lot from business to commercial.

We are against this rezone for numerous reasons:

- Drainage – this intersection already floods.
- Decreasing property values.
- Traffic Congestion as customers would be reversing out of the lot onto Maplewood Drive.
- Self-Storage Units belong in areas of the City and Parish already established as commercial. They do NOT belong in residential areas and areas designated for businesses – such as office buildings, doctor’s offices, etc..



- There is ZERO need for a self-storage facility in the middle of Maplewood Drive. Our community has many established storage facilities available to residents. Please see listing at end of document.
- Once this lot is zoned commercial, it could be used for Hotels/Motels, Light Manufacturing, Institutions, Bars, and entertainment establishments. These ARE NOT THE type of businesses that belong in the residential area of Maplewood Drive.
- Business owners should buy property already zoned for their endeavors. They should not come into our community looking to purchase cheap property and request a change in zoning.
- The potential owner of this lot *has not provided a site plan*. This lot is too small/narrow to have a circle drive built for the proposed self-storage units. Thereby causing tenants to reverse out of the drive to exit the property. This intersection cannot manage a backlog of vehicles reversing out onto Maplewood Drive traffic.
- This lot is adjacent to Stroud Manor, a CARC facility. The residents of this nice independent living housing do not deserve the noise, traffic, rodents, and lighting that will be caused by a self-storage unit.
- Since Hurricane Laura, a new home has been built at 101 Madison Street, adjacent to this lot. This homeowner does not deserve to now have an unsightly metal building on his property line.
- Rezoning will bring down the property values in the area. Since Hurricane Laura, neighborhoods in Maplewood have seen an uptick in revitalization.
- As mentioned above, this lot is too narrow to allow for a circle drive. Not only will it have traffic reversing out onto Maplewood Drive, but it will also create noise pollution when moving vehicles are put in reverse.
- Self – storage units attract rodents. The residential neighbors do not deserve to have deal with this type of infestation.
- Light pollution – the residents of Stroud Manor and nearby neighbors do not deserve to have nighttime light pollution disturbing their sleep.
- Noise pollution – these units are normally 24 hour/7 days per week facilities, established neighbors do not deserve this unseemly activity - vehicle noise, loading/unloading vehicle noise, noise from squeaky doors, music and conversation from tenants, etc...

As mentioned above, the Sulphur Community DOES NOT NEED another self-storage unit. Below is a list of a few existing storage facilities in the Sulphur area:

**Existing Storage Units in Area:**

- Rourk Enterprises, 1215 Maplewood Drive, Sulphur, LA
- Rourk Enterprises, 617 Lincoln Street, Sulphur, LA
- Rourk Enterprises 501 W. Napoleon Street, Sulphur, LA
- Neighborhood Mini Storage, 460 W. Post Oak Road, Sulphur, LA
- Wingate Enterprises Inc., 1202 Henning Drive, Sulphur, LA
- A Jaye Mini Storage, 2923 Post Oak Road, Sulphur, LA
- I-10 Mini Storage, 1212 Whitaker Street, Sulphur, LA
- A Plus Mini Storage, 4611 LA 27, Sulphur, LA
- City Storage Sulphur, 3737 Old Hwy 27 South, Sulphur, LA
- City Storage North Sulphur, 3532 Hwy 27 North, Sulphur, LA
- City Storage Carlyss, 5047 Hwy 27 South, Sulphur, LA

**We appreciate your consideration on VOTING NO, to changing the zoning for 3901 Maplewood Drive.**

Regards,

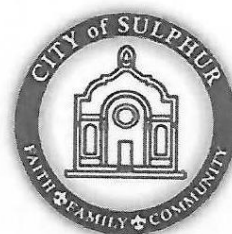
Shannon and Paula Marler  
121 Madison Street  
Sulphur, LA 70663  
337-302-4417



**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.

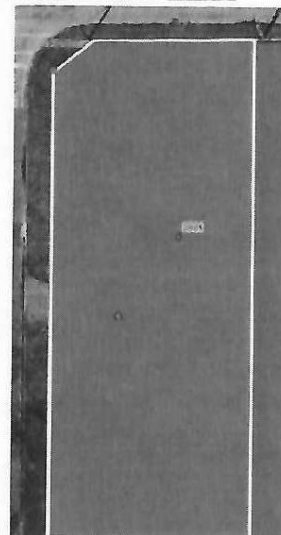
There is Residential zoned properties to the South, and Business zoned properties to the East, West, and North. Commercial zoning would be spot zoning.

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.

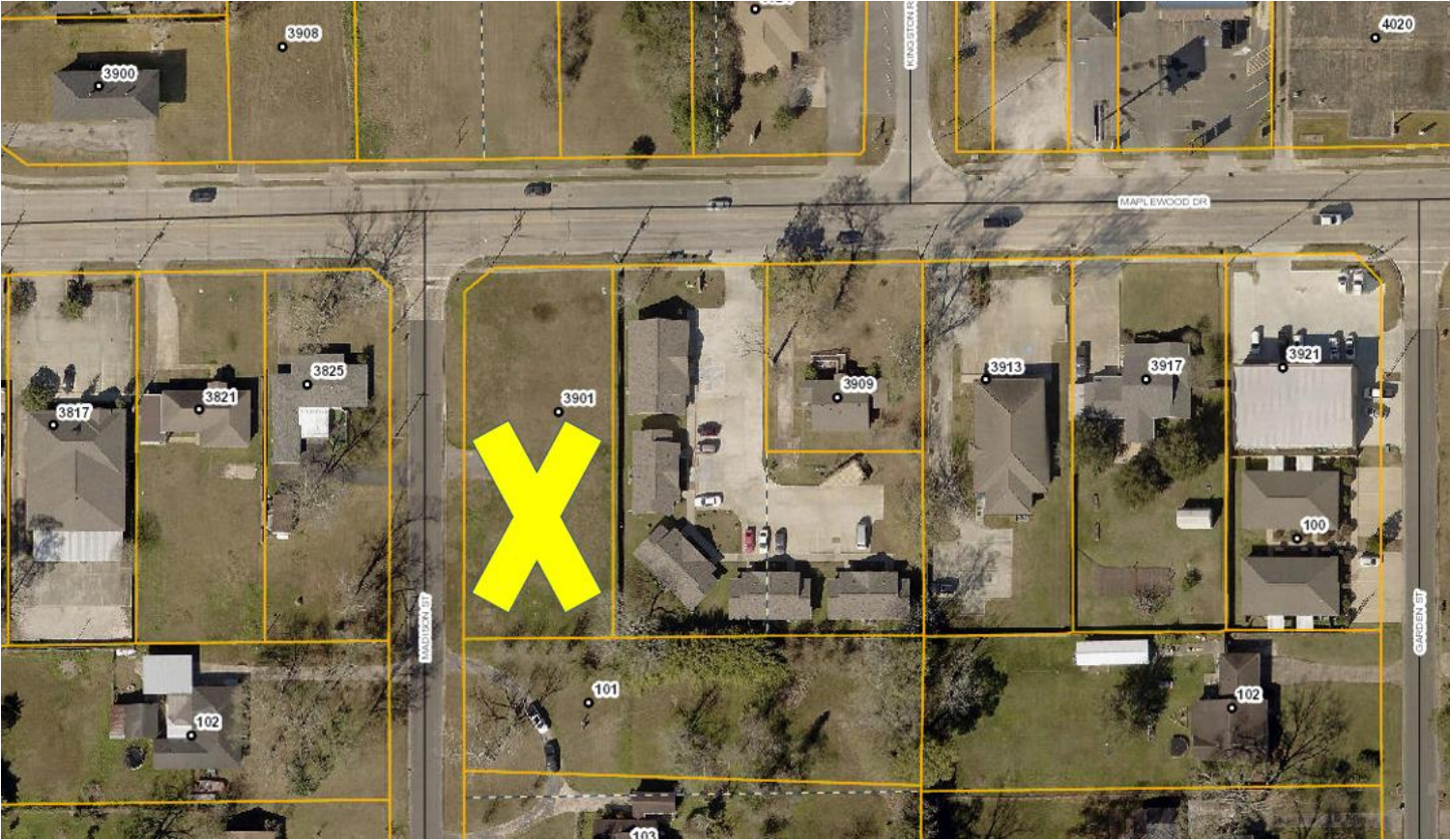
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided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













ORDINANCE NO.                      M-C SERIES

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

BE IT ORDAINED by the City Council 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:

**LEGAL DESCRIPTION: (LOT 2-C-A)**

A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS "LOT 2-C", CONTAINING 1.30 ACRES, MORE OR LESS, SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 - SE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE PROCEED ALONG THE EAST/WEST CENTER SECTION LINE OF SECTION 6, NORTH 89°31'00" EAST, FOR A DISTANCE OF 80.70 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE EAST/WEST CENTER SECTION LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY - LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°04'42" WEST, A DISTANCE OF 555.12 FEET TO AN EXISTING 3/4" ROD, SAID POINT BEING LOCATED AT THE NORTHEAST INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY-LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, SOUTH 42°14'39" EAST, FOR A DISTANCE OF 665.16 FEET TO FOUND HIGHWAY MONUMENT; THENCE SOUTH 78°36'06" EAST, FOR A DISTANCE OF 19.78 FEET TO AN EXISTING 1/2" ROD, SAID ROD BEING THE POINT OF BEGINNING FOR LOT 2-C-A; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 01°26'27" EAST, A DISTANCE OF 348.58 FEET TO AN EXISTING SCRIBE IN CONCRETE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 26°35'52", A RADIUS OF 383.58 FEET, AN ARC LENGTH OF 178.08 FEET, A CHORD BEARING SOUTH 72°22'01" EAST, AND A CHORD DISTANCE OF 176.47 FEET TO A SET 1/2" ROD; THENCE SOUTH 00°52'17" WEST, A DISTANCE OF 329.71 FEET TO A SET 1/2" ROD; THENCE NORTH 78°36'06" WEST, A DISTANCE OF 175.39 FEET TO THE POINT OF BEGINNING OF LOT 2-C-A.

**LEGAL DESCRIPTION: (LOT 2-C-B)**

A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS "LOT 2-C", CONTAINING 1.68 ACRES, MORE OR LESS, SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 - SE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE PROCEED ALONG THE EAST/WEST CENTER SECTION LINE OF SECTION 6, NORTH 89°31'00" EAST, FOR A DISTANCE OF 80.70 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE EAST/WEST CENTER SECTION LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY - LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°04'42" WEST, A DISTANCE OF 555.12 FEET TO AN EXISTING 3/4" ROD, SAID POINT BEING LOCATED AT THE NORTHEAST INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH



CITIES SERVICE HIGHWAY-LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, SOUTH 42°14'39" EAST, FOR A DISTANCE OF 665.16 FEET TO FOUND HIGHWAY MONUMENT; THENCE SOUTH 78°36'06" EAST, FOR A DISTANCE OF 195.17 FEET TO A SET 1/2" ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 00°52'17" EAST, FOR A DISTANCE OF 329.71 FEET TO A SET 1/2" ROD; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 9°37'22", A RADIUS OF 383.58 FEET, AN ARC LENGTH OF 64.42 FEET, A CHORD BEARING NORTH 89°31'22" EAST, AND A CHORD DISTANCE OF 64.35 FEET TO AN EXISTING 1/2" ROD; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 37°53'46", A RADIUS OF 149.01 FEET, AN ARC LENGTH DISTANCE OF 98.56 FEET, A CHORD BEARING NORTH 70°25'51" EAST, AND A CHORD DISTANCE OF 96.77 FEET TO AN EXISTING 1/2" ROD; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52°08'54", A RADIUS OF 37.22 FEET, AN ARC LENGTH DISTANCE OF 33.88 FEET, A CHORD BEARING NORTH 82°14'32" EAST, AND A CHORD DISTANCE OF 32.72 FEET TO AN EXISTING 1/2" ROD; THENCE SOUTH 71°43'07" EAST, A DISTANCE OF 18.05 FEET TO A SET 1/2" ROD; THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 401.46 FEET TO AN EXISTING 1/2" ROD; THENCE NORTH 78°36'06" WEST, A DISTANCE OF 201.88 FEET TO THE POINT OF BEGINNING.

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 ORDAINED by the City Council 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 City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2022

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o’clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_\_ o’clock \_\_\_\_\_.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk



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

1. Is site located within the City Limits?

Yes

X

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?

\_\_\_\_\_

X

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

X

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

X

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

\_\_\_\_\_

X

6. Is property within a designated flood hazard area?


X

Flood zone classification AE bfe 10 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.

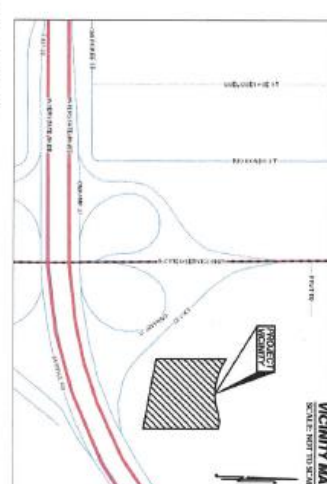
Traffic Congestion for access to the hotel may need to be consider.







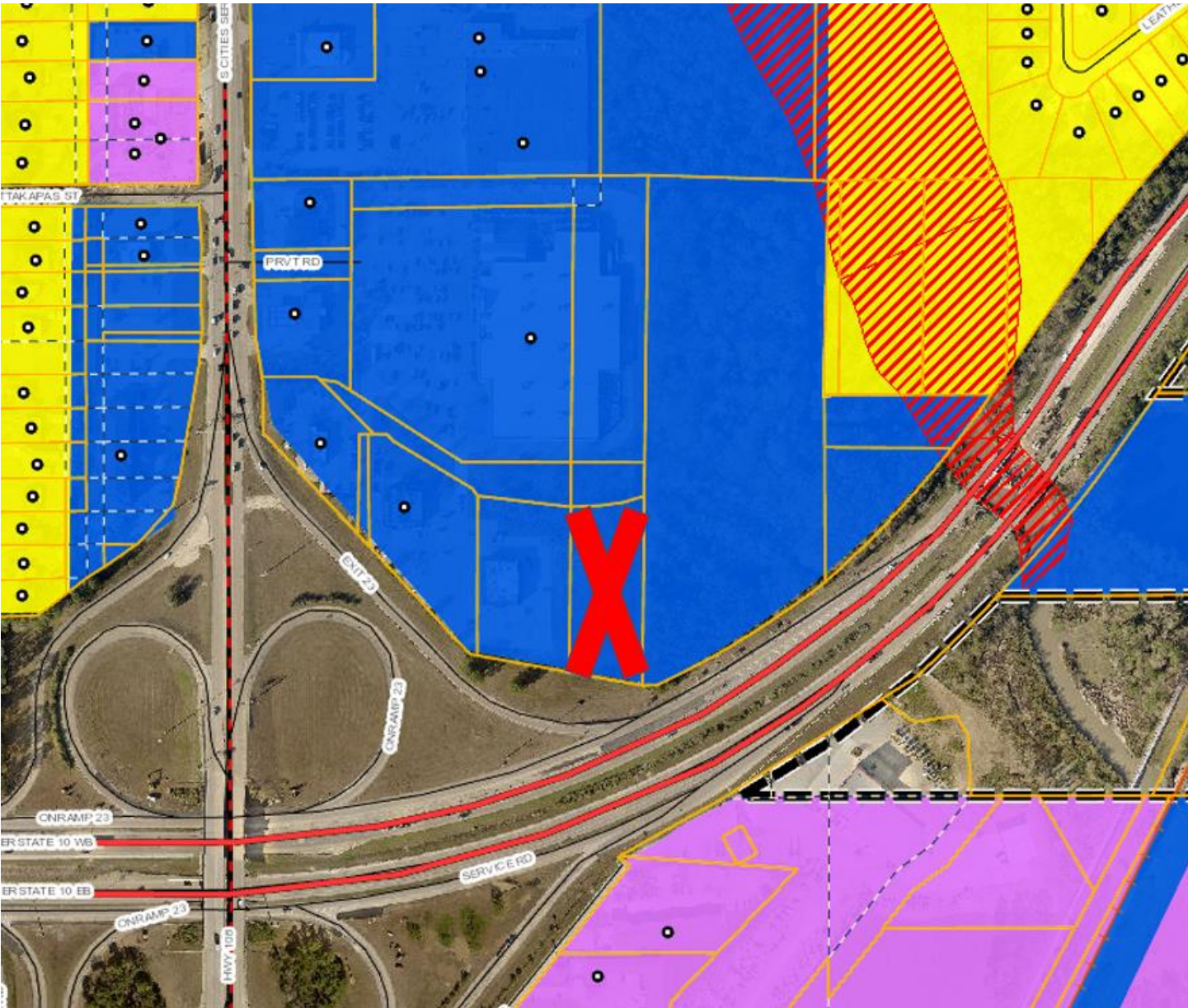




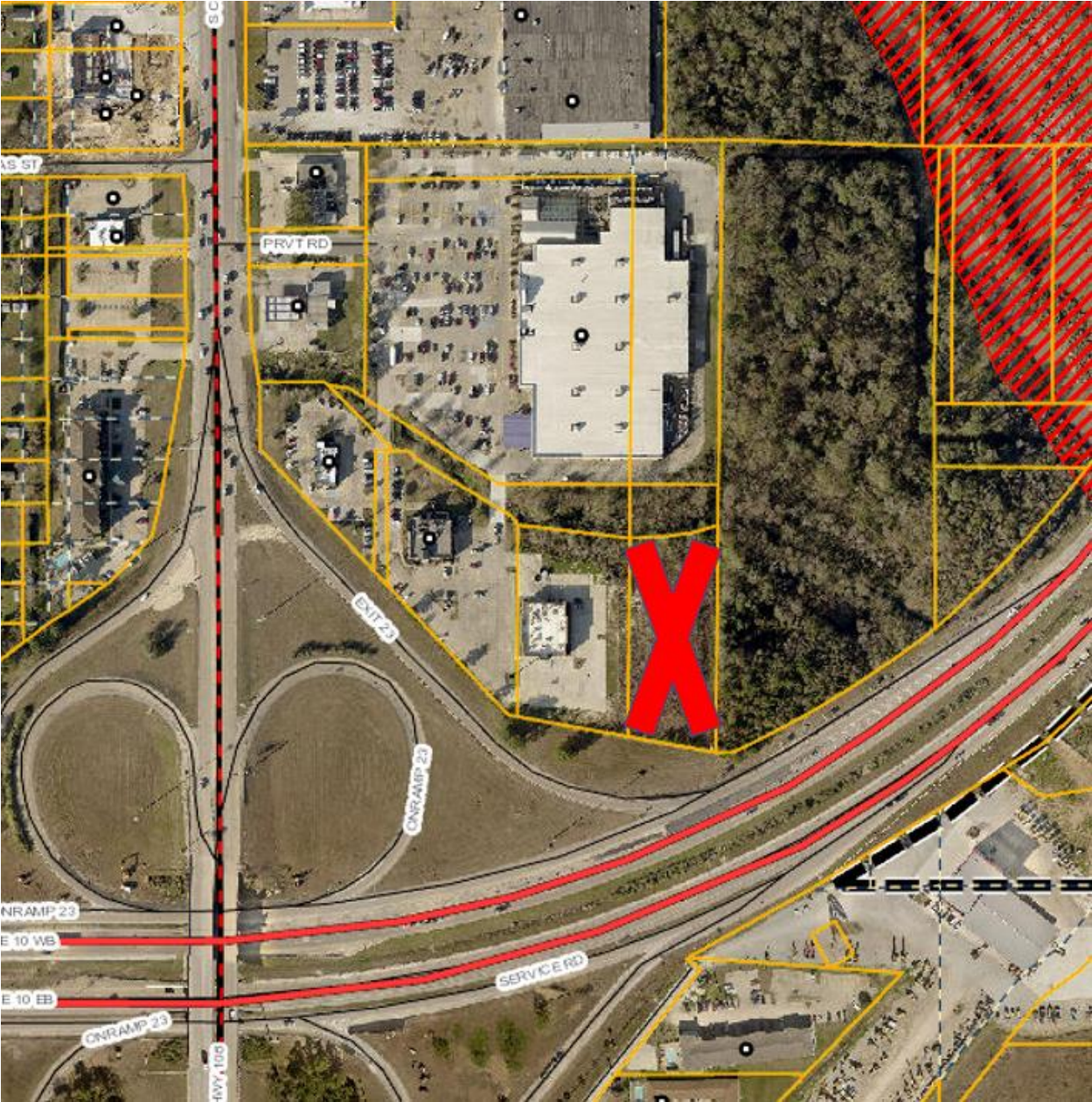
**SUBDIVISION PLAT OF  
RE-SUBDIVISION OF LOT 2-C**

[illegible]

















ORDINANCE 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 ORDAINED by the City Council 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  
City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at \_\_\_\_ o'clock \_\_\_\_ .m. on this \_\_\_\_ day of \_\_\_\_\_, 2022, the foregoing ordinance which has approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk





## 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.

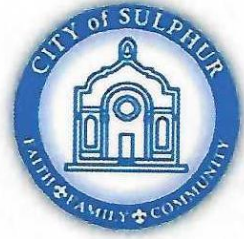
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

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.

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## 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:

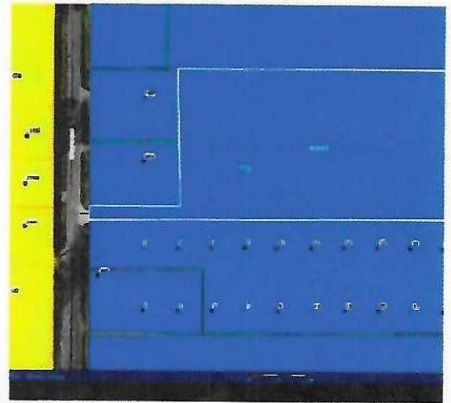
*(3) Permitted as Exceptions by Land Use Commission and City Council:*

(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.





POLICE REPORT

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
01/18/2022 10	2201180261		598 S POST OAK RD	L-JUVENILE PROB	DIST:
01/18/2022 09	2201180208		598 S POST OAK RD	L-HANG UP CALL	DIST:
11/30/2021 22	2111300758		598 S POST OAK RD	L-CALL BACK POL	CHECK
11/22/2021 21	2111220782		598 S POST OAK RD	L-HANG UP CALL	
11/22/2021 13	2111220429		598 S POST OAK RD	L-TRAFFIC STOP	
11/16/2021 14	2111160468		598 S POST OAK RD	L-FOLLOW UP	
11/07/2021 10	2111070245	21001862	598 S POST OAK RD	L-BURGLARY	DIST:
10/28/2021 20	2110280735		598 S POST OAK RD	L-CIVIL PROBLEM	DIST:
10/22/2021 12	2110220399	21001759	598 S POST OAK RD	L-VANDALISM/CRI	
10/09/2021 18	2110090548		598 S POST OAK RD	L-FOLLOW UP	
10/05/2021 13	2110050441		598 S POST OAK RD	A-STABBING	DIST:
10/05/2021 12	2110050414	21001655	598 S POST OAK RD	A-STABBING	DIST:
09/25/2021 12	2109250352		598 S POST OAK RD	L-CALL BACK POL	LOT 15
09/25/2021 12	2109250348		598 S POST OAK RD	L-DISTURBANCE	LOT 15
09/25/2021 10	2109250261		598 S POST OAK RD	L-DISTURBANCE	LOT 15
09/20/2021 11	2109200296		598 S POST OAK RD	L-HANG UP CALL	DIST:
09/18/2021 15	2109180413		598 S POST OAK RD	L-DISTURBANCE	CHECK
09/16/2021 19	2109160684		598 S POST OAK RD	L-CALL BACK POL	LOT 16
09/16/2021 19	2109160681		598 S POST OAK RD	L-SUSPICIOUS CI	LOT 16
09/12/2021 20	2109120661		598 S POST OAK RD	L-DISTURBANCE	DIST:
09/12/2021 18	2109120616		598 S POST OAK RD	L-SUSPICIOUS CI	
09/11/2021 21	2109110669		598 S POST OAK RD	L-MISSING PERSON	LOT 15
09/10/2021 14	2109100502		598 S POST OAK RD	L-WARRANT SERVI	
08/29/2021 01	2108290097		598 S POST OAK RD	L-HANG UP CALL	DIST:
08/21/2021 21	2108210735		598 S POST OAK RD	L-WELFARE CONCE	UNIT 3
08/20/2021 23	2108200923		598 S POST OAK RD	L-WELFARE CONCE	
08/02/2021 10	2108020261		598 S POST OAK RD	L-FOLLOW UP	LOT 23
08/02/2021 00	2108020009	210456	598 S POST OAK RD	F-EMERGENCY ASS	LOT 16
08/02/2021 00	2108020008		598 S POST OAK RD	L-AMBULANCE ASS	LOT 16
08/02/2021 00	2108020006		598 S POST OAK RD	E-UNKNOWN MEDIC	LOT 16
08/01/2021 20	2108010607	210455	598 S POST OAK RD	F-EMERGENCY ASS	LOT 16

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Call Time	Event ID	Rpt #	Street	Nature	Additi
08/01/2021 20	2108010606		598 S POST OAK RD	E-UNKNOWN MEDIC	
07/24/2021 17	2107240564		598 S POST OAK RD	L-JUVENILE PROB	
07/20/2021 19	2107200731		598 S POST OAK RD	E-ABDOMINAL PAI	LOT 17
07/06/2021 01	2107060030		598 S POST OAK RD	L-SUSPICIOUS CI	LOT 6
07/03/2021 21	2107030684		598 S POST OAK RD	L-CALL BACK POL	DIST:
07/03/2021 20	2107030677		598 S POST OAK RD	L-SUSPICIOUS CI	DIST:
06/30/2021 20	2106300737		598 S POST OAK RD	L-AMBULANCE ASS	
06/30/2021 20	2106300735		598 S POST OAK RD	E-OVERDOSE	CHECK
06/23/2021 19	2106230654		598 S POST OAK RD	L-HANG UP CALL	DIST:
06/12/2021 10	2106120253		598 S POST OAK RD	L-PUBLIC WORKS	
06/07/2021 08	2106070163		598 S POST OAK RD	L-FOLLOW UP	LOT 23
06/04/2021 15	2106040524	21000938	598 S POST OAK RD	L-BATTERY	LOT 17
06/04/2021 11	2106040348	21000935	598 S POST OAK RD	L-TRAFFIC STOP	
06/03/2021 21	2106030800		598 S POST OAK RD	L-COURTESY CALL	LOT17
05/15/2021 14	2105150385		598 S POST OAK RD	L-CALL BACK POL	DIST:
05/15/2021 14	2105150378		598 S POST OAK RD	L-NARCOTICS/VIC	LOT 16
05/15/2021 02	2105150077	21000812	598 S POST OAK RD	L-WEAPON COMPLA	DIST:
05/15/2021 01	2105150064		598 S POST OAK RD	L-DISTURBANCE	
05/15/2021 01	2105150043		598 S POST OAK RD	L-TRAFFIC COMPL	DIST:
05/14/2021 23	2105140863		598 S POST OAK RD	L-PROWLER	LOT 3
05/14/2021 23	2105140838		598 S POST OAK RD	L-SUSPICIOUS CI	DIST:
05/14/2021 21	2105140777		598 S POST OAK RD	L-DISTURBANCE	LOT 3
05/14/2021 21	2105140766		598 S POST OAK RD	L-SUSPICIOUS CI	DIST:
04/11/2021 10	2104110224		598 S POST OAK RD	L-HANG UP CALL	DIST:
03/26/2021 09	2103260247		598 S POST OAK RD	L-BUSINESS CONT	
02/26/2021 15	2102260501	21000343	598 S POST OAK RD	L-THEFT	LOT 14
10/26/2020 12	2010260303		598 S POST OAK RD	L-TRESPASSING/R	
07/09/2020 13	2007090426		598 S POST OAK RD	F-CALL BACK FIR	DIST:
06/27/2020 16	2006270460		598 S POST OAK RD	L-THEFT	LOT 14
12/22/2019 14	1912220384		598 S POST OAK RD	L-OPEN LINE TO	DIST:
11/09/2019 17	1911090500		598 S POST OAK RD	L-AMBULANCE ASS	LOT 5
11/09/2019 17	1911090497		598 S POST OAK RD	E-SICK PERSON	LOT 5
10/09/2019 22	1910091088		598 S POST OAK RD	L-DISTURBANCE	LOT 14
10/08/2019 18	1910080798	19002069	598 S POST OAK RD	L-THEFT	LOT01
09/27/2019 15	1909270559	19001990	598 S POST OAK RD	L-THEFT	LOT 1

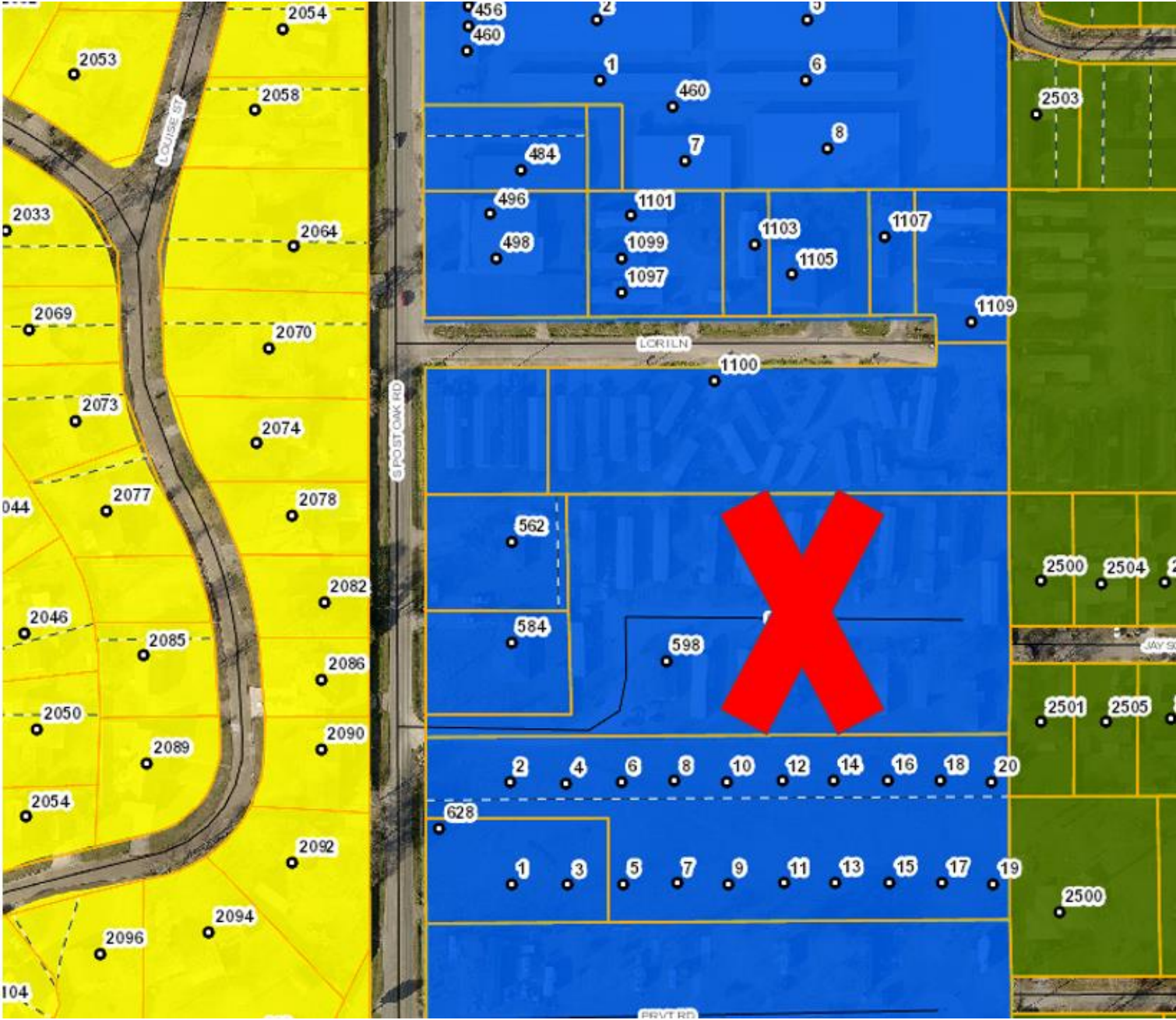
Page 2 of 3

Call Time	Event ID	Rpt #	Street	Nature	Additi
09/26/2019 14	1909260477		598 S POST OAK RD	L-WELFARE CONCE	LOT 5
09/23/2019 17	1909230808		598 S POST OAK RD	E-CALL BACK EMS	LOT 14
09/23/2019 17	1909230798		598 S POST OAK RD	E-ALLERGIES/HIV	LOT 14
07/26/2019 07	1907260204		598 S POST OAK RD	L-NOISE DISTURB	LOT 26
07/10/2019 23	1907101021		598 S POST OAK RD	L-NOISE DISTURB	
06/03/2019 19	1906030909		598 S POST OAK RD	L-ANIMAL PROBLE	LOT 1&
04/14/2019 11	1904140337		598 S POST OAK RD	L-ANIMAL PROBLE	LOT1
02/02/2019 13	1902020399		598 S POST OAK RD	L-HANG UP CALL	DIST:
08/15/2018 22	1808151068		598 S POST OAK RD	L-SUSPICIOUS CI	
06/22/2018 00	1806220016		598 S POST OAK RD	OPEN LINE TO 91	DIST:
05/23/2018 18	181430849		598 S POST OAK RD	L-HANG UP CALL	
05/03/2018 01	181230041		598 S POST OAK RD	L-PERIODIC\EXTR	
03/21/2018 18	180800833		598 S POST OAK RD	L-CALL BACK POL	

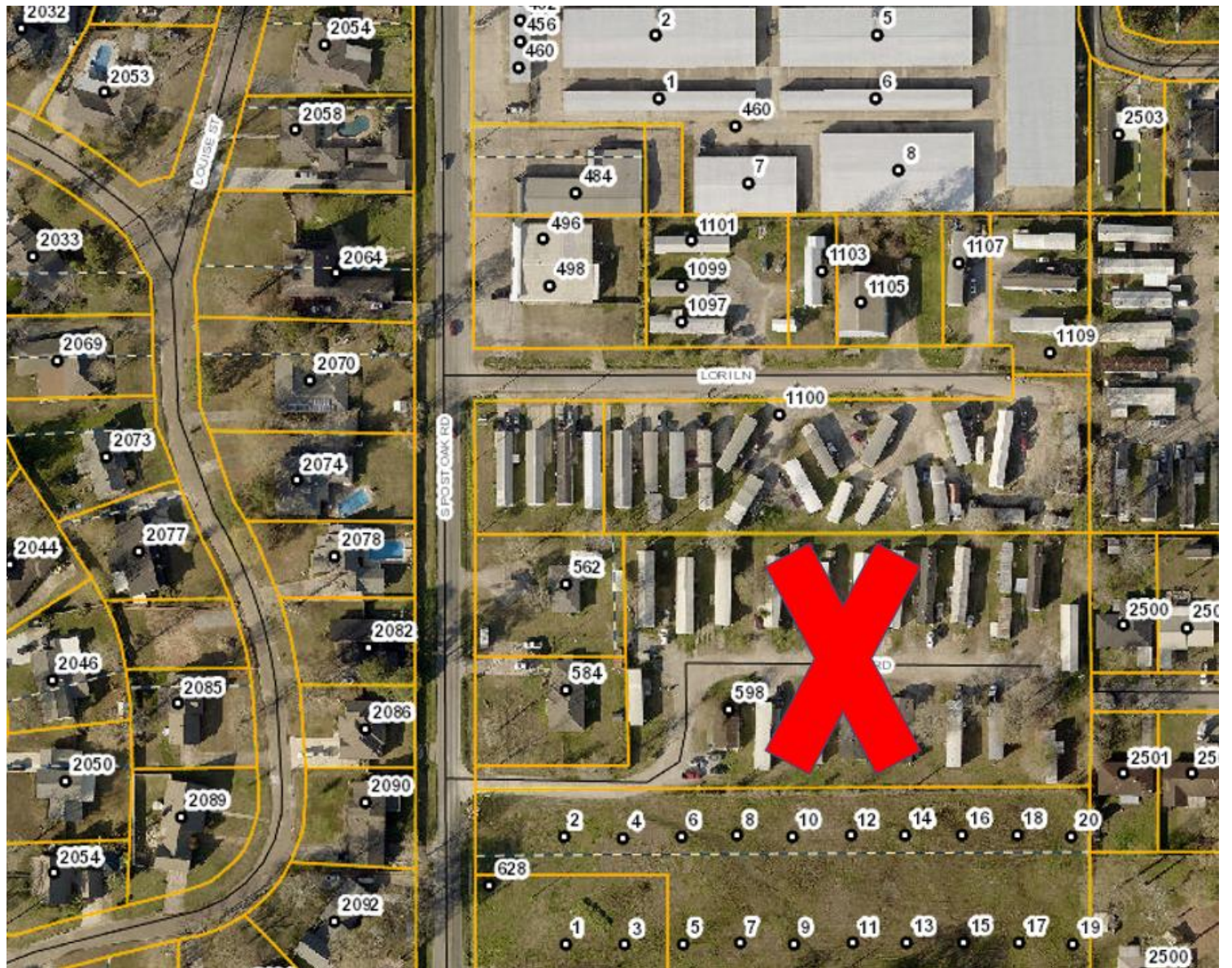


## Section 4. Nonconformities.

- (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



ORDINANCE 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 ORDAINED by the City Council 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 City Council of the  
City of Sulphur, Louisiana on this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_ day of \_\_\_\_\_,  
2022, at \_\_\_\_ o'clock \_\_\_\_m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_ o'clock \_\_\_\_m.  
on this \_\_\_\_\_ day of \_\_\_\_\_,  
2022, the foregoing ordinance which has  
approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

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ORDINANCE NO.      , M-C SERIES

ORDINANCE AMENDING ORDINANCE NO. 1745, M-C SERIES –  
ABANDONED VEHICLES AND NUISANCE VEHICLES.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Ordinance No. 1745, M-C Series – Abandoned Vehicles and Nuisance Vehicles to read as follows:

**ARTICLE III. ABANDONED VEHICLES AND NUISANCE VEHICLES**

**Sec. 12-31. Definitions.**

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future words; words used in the plural number include the singular number; and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

*City* is the City of Sulphur, Louisiana, a municipal corporation organized under the laws of the state, acting pursuant to and under the police power vested in the city.

*Chief building official/ordinance enforcement officer* is the designee of the Director of Municipal Services.

Abandoned vehicles and nuisance vehicles, shall be defined as:

- (1) Creating conditions detrimental to the health, welfare, and safety of the residents of the city by promoting blight and deterioration, inviting plundering, creating fire hazards, constituting a potential attractive nuisance to minors, harboring, or creating breeding grounds for flies, mosquitoes, snakes, rats, and other pests and vermin in or on the premises.
- (2) Motor vehicles, which are self-propelled and designed to travel along the ground, on the water, in the air, and shall also include non-motorized, are not limited to automobiles, buses, motor bikes, motorcycles, motor scooters, trucks, tractors, boats, go-carts, airplanes, watercraft recreational vessels, motor homes, travel trailers, utility trailers, boat trailers, which, by reason of deterioration through rusting, rotting or otherwise, have become inoperable and/or unusable for the purposes for which they were intended.

*Abandoned vehicle* means a motor vehicle that is left for more than (10) ten days in any of the following circumstances:

- (a) Unattended on public property
- (b) On the shoulder or within the right-of-way of an interstate, multi-lane road, street, or highway, two-lane road, street, or highway, or any road, street or thoroughfare within the City limits of Sulphur.
- (c) Illegally on public property
- (d) On private property without the consent of the owner or person in control of the property.

*Nuisance or junked vehicle* means a motor vehicle where any one or more of the following factors are present and which, in the aggregate, evidence that the motor vehicle is not being used and maintained as an operating motor vehicle and the condition of the motor vehicle or the surrounding area does not indicate that active on-going efforts are underway to return the motor vehicle to operating condition within the immediate future. The factors which may indicate that a motor vehicle is a nuisance vehicle include one or more of the following:

- (a) The motor vehicle is partially dismantled, partially disassembled or wrecked, or lacks major mechanical or body parts;
- (b) The motor vehicle is not capable of movement under its own power in the manner in which it was originally intended, or is otherwise inoperable for use as a motor vehicle; testing for operability of forward movement a minimum of 10 feet and/or backward movement a minimum of 10 feet.

- 
- (c) Based upon the records of the city or from the condition of the motor vehicle, it is readily apparent that it is and has remained inoperable for a period in excess of 30 days;
  - (d) The motor vehicle has one or more tires missing or not reasonably inflated to the extent they are useable, or has one or more broken or severely cracked windows;
  - (e) The motor vehicle does not have one or more of the following: a current license plate, registration, motor vehicle inspection sticker and/or it is evident that the motor vehicle is not currently operable in a legal manner;
  - (f) The motor vehicle is located in an area of a growth of weeds, grass or other noxious vegetation over twelve (12) inches in height;
  - (g) The location or condition of the motor vehicle makes it a possible breeding ground or harbor for mosquitoes, other insects, rats, snakes, or other vermin;
  - (h) The motor vehicle is a point of collection for pools or ponds of water;
  - (i) The motor vehicle is a point of concentration of quantities of gas or oil or other flammable or explosive materials;
  - (j) The motor vehicle is a point of collection of garbage, food waste, animal waste or other putrescent matter, or of trash, junk or similar collection of items, alone or in the aggregate;
  - (k) The motor vehicle has sharp or jagged parts, or has sharp or otherwise dangerous edges or points of metal, plastic or glass;
  - (l) The motor vehicle has areas of confinement (trunk, no doorknobs/window handles) which cannot be operated from the interior of those areas;
  - (m) The motor vehicle has been utilized by minors for recreational activities within the previous 60 days;
  - (n) The motor vehicle is situated or located haphazardly, or is in danger of falling or turning over;
  - (o) The motor vehicle has an accumulation of factors that make it a health or safety hazard.
- (3) Exceptions: The provisions hereto shall not apply to:
- a. A motor vehicle which is completely enclosed within a building, garage, or under a carport, **or is covered with a vehicle cover and is in good condition (tarps are not considered a vehicle cover) is otherwise covered** and placed at the rear of a residence or other primary structure which is properly maintained and located on the property in such a manner that the vehicle is not visible from the street or other public or private property. Motor vehicle/vehicles not enclosed in a building, garage, or under a carport or placed at the rear of a primary structure shall be enclosed on all boundary lines behind a proper fence of suitable and substantial fence material non-transparent not less than six (6) feet, nor more than eight (8) feet high, and shall properly screen said enclosed vehicle or vehicles causing it to not be visible from the street or other public or private property. Provided further, said fence shall be kept in a constant state of good repair, shall also meet the aesthetic requirements for that area of the city and that no signs or other advertising matter of any kind of character shall be placed upon said fence.
  - b. Any motor vehicle which is 25 years old or older retained by the owner for antique collection purposes; and significantly in its original condition, and which displays a registered antiques license plate, rather than retained by the owner for salvage or for transportation unless the vehicle presents a nuisance, which shall be separately regulated and enforced under the nuisance laws of the City.
  - c. Any motor vehicle upon which regular work is being conducted to make it inspection-ready providing that said work is complete within six (6) months of date violation was communicated to property owner.

*Office of ordinance enforcement* in and for the city, shall be the duly authorized agent of the director of inspection, permits, licensing and ordinance enforcement department for the enforcement of section 12-31.



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*Person* is any individual, firm partnership, association, corporation, company or organization of any kind.

**Sec. 12-32. Junked motor vehicles declared as public nuisance.**

The presence of any junked motor vehicle on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city shall be deemed and is hereby declared a public nuisance; and it shall be unlawful for any person to cause or maintain such a public nuisance by wrecking, dismantling, partially dismantling, rendering inoperable, abandoning or discarding any motor vehicle on the real property of another or to suffer, permit or allow any junked motor vehicle to be parked, left or maintained on his/her real property; provided that this section shall not apply with regard to:

- (1) Any junked motor vehicle or vehicles in an enclosed building;
- (2) Any junked motor vehicle or vehicles in an appropriate storage place or depository maintained at a location where such business is authorized under regulatory ordinances of the city.
- (3) Any junked motor vehicle maintained behind a six-foot fence properly maintained and enclosed on all boundary lines with a proper, suitable and substantial fence non-transparent not less than six (6) feet, nor more than eight (8) feet high, and properly screening said enclosed vehicle or vehicles and is not otherwise visible from the street or other public or private property. Provided further, said fence shall be kept in a constant state of good repair, shall also meet the aesthetic requirements for that particular area of the city and that no signs or other advertising matter of any kind of character shall be placed upon said fence.

**Sec. 12-33. Notice to owner or occupant to abate public nuisance on occupied or on non- occupied premises.**

- (a) Whenever any such public nuisance exists on occupied or non-occupied premises within the city in violation of Section 12-32 hereof, the chief building official/ordinance enforcement officer or his duly authorized agent shall order the owner of the premises, if in possession thereof, or the occupant of the premises whereon such public nuisance exists to abate or remove the same or require that any vacant lot or parcel of property, or any unused portion on any occupied lot or other parcel of property, used for the storage of junked vehicles, as described and defined, shall be surrounded or enclosed by an approved fence or other nontransparent enclosure of uniform material, design and construction at least six (6) feet in height from ground level and no more than eight (8) feet high that is aesthetically compatible with the surrounding area, fence, or other nontransparent enclosure which shall be maintained by the owner or the lessee of the premises at his cost: further, the owner or lessee of the premises shall be required to take such action as may be recommended by the parish health department, or the state health department, to prevent the breeding of flies, mosquitoes, snakes, rats and other pests and vermin in or on the premises. The order shall:
  - (1) Be in writing.
  - (2) Specify the public nuisance and its location.
  - (3) Specify the corrective measures required; and
  - (4) Provide for compliance within ten (10) days from service thereof.
- (b) Such order shall be served upon the owner of the premises of occupied or non-occupied or the occupant or the owner of the vehicle by having him/her served personally or by sending the order by certified mail, return receipt requested, to the address of the premises or the address of the owner of the vehicle as shown by the department of motor vehicles and such certified mail is refused, the owner is deemed to have received notice and the ten (10) day period commences to run on the date of refusal.
- (c) Within ten (10) days after service of notice, the owner or occupant of the premises or the owner of the vehicle shall abate the nuisance by:
  - (1) Removing the nuisance from the premises, or
  - (2) Commencing repairs to the vehicle sufficient to disqualify the vehicle as an abandoned or junked vehicle.

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If the owner or occupant of the occupied or non-occupied premises fails or refuses to comply with the order of the chief building official/ordinance enforcement officer or his duly authorized agent within the ten (10)-day period after service thereof this shall constitute a misdemeanor, and the chief building official/ordinance enforcement officer may issue a misdemeanor summons and a penalty of a fine of up to five hundred (\$500.00) dollars or six months imprisonment or both for each violation and may subject the owner or occupant of the premises or his duly authorized agent and/or shall take possession of the junked motor vehicle or vehicles as defined in Section 12-31 subsection (2) and remove it/them from the premises. The chief building official/ordinance enforcement officer or his duly authorized agent shall remove and dispose of the junked motor vehicle or vehicles in the following manner:

- (1) Prior to the disposition of any junked vehicle, the ordinance enforcement officer shall place on the windshield of an abandoned, stripped or junked motor vehicle a notice of removal, which notice shall be placed on the vehicle windshield at least twenty-four (24) hours prior to its removal. The notice shall state that the vehicle, unless corrective measures outlined by the chief building official/ordinance enforcement officer are taken within ten (10) days, shall be considered public property and removed by the City of Sulphur or by a tow truck operator acting on behalf of the city and may dispose of the vehicle pursuant to the Louisiana Towing and Storage Act. La R.S. 32:1711. In the event that the owner or occupant of the premises upon which the derelict or junk vehicle is located is to be taxed for the costs of abatement, reasonable notice shall also be sent to the owner or occupant of said premises, directing that the vehicle be removed from its location.

The notice shall further state the following:

- a. The date of notice was placed on the junked motor vehicle or vehicles as defined in Section 12-31 subsection (2) and served on the property owner.
- b. The date the ten (10) day notice will expire.
- c. The authority to be contacted by any person claiming to have an adverse interest in the vehicle, or to evidence that the required corrective measures have been taken or performed.

Such notice shall be placed on the windshield or in a prominent place on the abandoned, stripped or junked motor vehicle so as to be plainly in the public view, and a copy also served on the owner of the property where the junked motor vehicle is located.

- (2) The department of ordinance enforcement, after the time provided for above has expired, shall remove or cause to be removed, the abandoned, stripped or junked motor vehicle from the property where located, and after applicable deadlines have run under this Chapter is hereby authorized to convey the vehicle to a scrap iron dealer approved or other approved depository by the director of municipal services and the purchasing agent, for sale as scrap iron or otherwise.
- (3) All abandoned, stripped, or junked motor vehicles removed from the city streets, occupied, or unoccupied property in accordance with this section shall be subject to a towing charge, service charge, and/or removal charge of no less than five hundred (\$500.00) dollars, which charges shall be due by the owner of the property where the vehicle was removed from or any person claiming an interest in the abandoned, stripped, or junked motor vehicle. If after the removal of the junked motor vehicle or vehicles the deemed owner fails to pay all associated costs or expenses for said removal within the ten (10) day period, the city after due notice, shall have the tax collector of the city furnish the owner, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the work, together with all authorized charges incurred in the removal of the property or place on which the work was done. If the statement is not paid within one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected shall be credited to the general fund of the city.
- (4) If applicable, the director of municipal services shall furnish a report to the director of motor vehicle division of the department of revenue of the state each month, with the following information:

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- a. Location where the junked or stripped motor vehicle was abandoned.
  - b. All identification information available.
  - c. Date of transfer/sale and name and address of scrap iron dealer, towing service or dismantler to whom vehicle was transferred for final disposition.
  - d. Any proceeds received from the sale of abandoned, junked, wrecked or used motor or non-motor vehicles as defined in Section 12-31 subsection (2), junked or discarded or abandoned after their removal from the streets of the City or from private property, shall accrue to the general fund of the City.
- (5) Emergency removal of abandoned vehicles or nuisance vehicles.
- a. In circumstances where the location of the vehicle or its condition present an immediate safety concern as determined by the chief building official/ordinance enforcement officer or his duly authorized agent may forgo notice to the property owner, registered owner of the vehicle, and lien holders, as may be applicable, and immediately remove the vehicle.
  - b. The vehicle or vehicles will be stored, and the respective owners and or lien holders, as may be applicable, shall be given notice in accordance with provisions of the ordinance.
- (6) The implementation of any of the remedies set forth shall not limit the authority granted in any sections of this ordinance nor otherwise limit the ability of the City to proceed under the authority of any other provision of this Code or of Louisiana Law.

**Sec. 12-34. Record of sales of abandoned, stripped or junked vehicles.**

The department of ordinance enforcement shall keep a complete record of all abandoned, stripped or junked motor vehicles removed from private property or city streets, with details as to the date of placing a ten (10) day notice, date of removal from private property or city streets, name and address of scrap iron dealer, towing service, dismantler or depository to whom the stripped or junked motor vehicle was taken.

- (1) For the purpose of carrying out the provisions of this article, the City of Sulphur is authorized to enter into a contract with an approved towing service, scrap dealer, dismantler or depository. After compliance with this chapter and forty-eight (48) hours after removal, title to any junked motor vehicle shall pass to the contractor. The junked motor vehicles (s) after compliance herewith, shall be disposed of by the contractor. Forty-eight (48) hours after the junked motor vehicle is transferred to contractor, the city shall be relieved of all liability for the vehicle or vehicles.
- (2) All contractors under this chapter shall carry liability insurance in amounts provided by the purchasing agent, shall own such equipment as may be required or necessary to properly carry out the contract and shall agree to hold the city free and harmless from any claims arising out of the work performed. The contracts to be so executed shall be approved by the office of the city attorney as to form.
- (3) In the event contracts are executed with more than one (1) contractor, the director of municipal services shall make assignments on an approved rotating basis so that all contractors will be given an equal number of assignments to the extent feasible and practical.

**Sec. 12-35. Appeals to nuisance vehicle abatement.**

- (a) Any person desiring to appeal the requirements of the notice shall request a hearing, in writing, before the City Council within ten (10) days of receipt of the notice. Any person aggrieved by the decision of the City Council shall have the right to appeal to the District Court of appropriate jurisdiction within thirty (30) days of the decision by the City Council.
- (b) If the owner of the premises so desires, he may, after the appeal to the City Council, request within ten (10) days of the clerk of the city, either in person or in writing and without the requirement of bond, that a date and a time be set when he may appear before the District court for a trial to determine whether or not he is in violation of this ordinance, and whether or not the location and continued existence of the junked motor vehicle or vehicles as described in Section 12-31 subsection (2) on this property constitutes a public nuisance.

**Sec. 12-36. Preliminaries to trial in court.**



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Upon receiving the request for trial, made as hereinabove provided, the clerk of the city shall forthwith notify the office of the city attorney. Upon being so notified, the city attorney or his designated assistant shall cause an affidavit to be prepared and filed charging that the owner or occupant of the occupied or non-occupied premises, as the case may be, has violated the provisions of this article. After service of the warrant, the complaint shall be placed on the docket of the appropriate court and tried in the same manner as are violations of other city ordinances.

**Sec. 12-37. Trial in the city court.**

Upon a finding that the defendant is in violation of this chapter, the defendant shall be deemed guilty of a misdemeanor and subject to a fine in accordance with the penalty provision hereinafter set forth. The city court shall further order the defendant to remove and abate the nuisance within ten (10) days, the same being a reasonable time, or render such other judgment or order as may be appropriate under the circumstances. If the defendant shall fail and refuse, within the ten (10) days to abate or remove the nuisance, the city court may issue an order directing the director of municipal services to have the same removed, and the director of municipal services or his duly authorized agent shall take possession of the junked motor vehicle and remove it from the premises. The director of municipal services or his duly authorized agent shall thereafter dispose of the junked motor vehicle in the manner provided in section 12-33 above.

**Sec. 12-38. Removal with permission of owner or occupant.**

If, within ten (10) days after receipt of notice from the director of ~~public works~~ **municipal services**, or his duly authorized agent, to abate the nuisance, as herein provided, the owner or occupant of the premises shall give his written permission to the director of public works, or his duly authorized

agent for removal of the junked motor vehicle from the premises, the giving of such permission shall be considered compliance with the provisions of this chapter with all associated costs for removal assessed back to the owner or occupant whichever the case may be. If after the removal of the junked motor vehicle or vehicles the deemed owner or occupant fails to pay all associated costs or expenses for said removal within the ten (10) day period, the city after due notice, shall have the tax collector of the city furnish the owner or occupant, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the work, together with all authorized charges incurred in the removal of the property or place on which the work was done. If the statement is not paid within one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected shall be credited to the general fund of the city.

**Sec. 12-39. Removal from unoccupied premises by order of city court.**

If there is a junked motor vehicle, as herein defined, on premises that are unoccupied, and neither the owner of the premises nor the owner of the vehicle can be found and notified to remove the junked vehicle or vehicles, then upon a showing of such facts to the city court, the city court may issue an order directing the director of municipal services to have the junked vehicle or vehicles removed, and the director of municipal services or his duly authorized agent shall take possession of the junked motor vehicle or vehicles and remove it from the premises. The director of municipal services or his duly authorized agent shall thereafter dispose of the junked motor vehicle or vehicles in the same manner as provided in section 12-33. Any and all associated costs shall be assessed back to the owner or occupant whichever the case may be.

**Sec. 12-40. Evidence of abandonment.**

If a junked motor vehicle or vehicles, as defined in this chapter has been situated on the private property of another, without that person's permission, for a period of sixty (60) days or longer, this fact shall be prima facie evidence that the owner of the vehicle or vehicles has abandoned same.

**Sec. 12-41. Penalty.**

Any person, violating any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine of not more than five hundred dollars (\$500.00) or imprisonment for not more than six (6) months, or both. Each transaction in violation of any of the provisions hereof shall be deemed a separate offense.

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**Sec. 12-42. Notice to owners; duties of city; charging of cost to owner.**

- (a) If any person shall fail to remove any junked motor vehicle or vehicles on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city, notice shall be given to the owner of the lot, place or area, as shown on the last assessment roll of the city, which notice shall be served by the ward marshal in and for the city and given by registered mail, addressed in accordance with the tax rolls of the city. Notice will be sent to the owner once per calendar year.
- (b) If no action has been taken by the owner of the property within ten (10) days after notice has been given as above provided, or the registered mail is returned to the city with no forwarding address, then the mayor shall employ the necessary labor and proceed to perform the necessary work to remove the junked motor vehicle or vehicles as stated in section 12-31, and charge the owner thereof the actual expenses for the work performed together with the charges authorized to tow junked motor vehicles by section 12-33.
- (c) If, after the removal of the junked motor vehicle or vehicles, by the city after due notice as above provided the costs or expense thereof has not been paid within ten (10) days, the tax collector of the city shall furnish the owner, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the

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work, together with the charges authorized by section 12-33 of the place or property on which the work was done. If the statement is not paid within one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected shall be credited to the general fund of the city.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor’s signature.

APPROVED AND ADOPTED by the  
City Council of the City of Sulphur,  
Louisiana, on this \_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_ day of \_\_\_\_\_,  
2022, at \_\_\_\_\_ o’clock \_\_\_\_ .m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_\_ o’clock \_\_\_\_ .m.  
on this \_\_\_\_ day of \_\_\_\_\_, 2022,  
the foregoing ordinance which has been  
approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk



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ORDINANCE NO. \_\_\_\_\_, M-C SERIES

ORDINANCE AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES  
OF THE CITY OF SULPHUR TO PROVIDE FOR ARTICLE V – JUNKED  
ITEMS.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 12 of the Code of Ordinances of the City of Sulphur to provide for Article V – Junked Items to read as follows:

***ARTICLE V. JUNKED ITEMS***

**Sec. 12-54. Definitions.**

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future words; words used in the plural number include the singular number; and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

*City* is the City of Sulphur, Louisiana, a municipal corporation organized under the laws of the state, acting pursuant to and under the police power vested in the city.

*Chief building official/ordinance enforcement director* is the designee of the director of municipal services.

*Junked item* shall be:

- (1) Any unused major electrical appliance and/or parts thereof, including, but not limited to, washing machines(s), clothes dryer(s), refrigerators(s), and freezer(s).
- (2) Recreational vehicles, motor homes, travel trailers, machinery and/or equipment or parts thereof other than junked motor vehicles and unused major electrical appliances which, by reason of deterioration through rusting, rotting or otherwise, have become inoperable and/or unusable for the purposes for which they were intended.
- (3) Construction debris.
- (4) Waste paper, boxes and crates and/or parts thereof.

~~*Junked motor vehicle* is any motor vehicle which is missing both a valid license plate or plates and a valid motor vehicle safety inspection certificate, and the condition of which is one (1) or more of the following:~~

- ~~(1) Wrecked to the extent that it would not pass inspection;~~
- ~~(2) Dismantled to the extent that it would not pass inspection;~~
- ~~(3) Discarded on someone's property other than the vehicle owner's;~~
- ~~(4) Exceptions: The provisions hereto shall not apply to:~~

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- a. Any motor vehicle in operable condition specifically adapted or constructed for racing or operation on privately owned drag strips or raceways;
  - b. Any motor vehicle retained by the owner for antique collection purposes; provided that the vehicle is registered with the state as an antique automobile, rather than retained by the owner for salvage or for transportation; nor
  - c. Any motor vehicle upon which regular work is being conducted to make it inspection ready providing that said work is complete within six (6) months of date violation was communicated to property owner.
  - d. Any motor vehicle stored as the property of a member of the Armed Forces of the United States who is on active duty assignment.

*Office of ordinance enforcement* in and for the city, shall be the duly authorized agent of the director of inspection, permits, licensing and ordinance enforcement department for the enforcement of section 12-31.

*Person* is any individual, firm partnership, association, corporation, company or organization of any kind.

**Sec. 12-55. ~~Junked motor vehicles and/or~~ junked items declared as public nuisance.**

The presence of any ~~junked motor vehicle and/or any~~ junked item on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city shall be deemed and is hereby declared a public nuisance; and it shall be unlawful for any person to cause or maintain such a public nuisance by wrecking, dismantling, partially dismantling, rendering inoperable, abandoning or discarding any ~~motor vehicle and/or~~ junked item on the real property of another or to suffer, permit or allow any ~~junked motor vehicle and/or~~ junked item to be ~~parked~~ placed, left or maintained on his real property; provided that this section shall not apply with regard to:

- (1) Any ~~junked motor vehicle and/or~~ junked item in an enclosed building;
- (2) Any ~~junked motor vehicle and/or~~ junked item in an appropriate storage place or depository maintained at a location where such business is authorized under regulatory ordinances of the city.
- (3) Any ~~junked motor vehicle and/or~~ junked item maintained behind a six-foot fence, which meets the fencing requirements for aesthetics in that particular area of the city.

**Sec. 12-56. Notice to owner or occupant to abate public nuisance on occupied premises.**

- (a) Whenever any such public nuisance exists on occupied premises within the city in violation of section ~~12-32~~ 12-55 hereof, the chief building official/ordinance enforcement director or his duly authorized agent shall order the owner of the premises, if in possession thereof, or the occupant of the premises whereon such public nuisance exists to abate or remove the same or require that any vacant lot or parcel of property, or any unused portion on any occupied lot or other parcel of property, used for the storage of ~~junked vehicles and/or~~ junked items, as described and defined, shall be surrounded or enclosed by an approved board fence or other nontransparent enclosure of uniform material, design and construction at least six (6) feet in height from ground level that is aesthetically compatible with the

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surrounding area, which board fence or other nontransparent enclosure shall be maintained by the owner or the lessee of the premises at his cost: further, the owner or lessee of the premises shall be required to take such action as may be recommended by the parish health department, or the state health department, to prevent the breeding of flies, mosquitoes, snakes, rats and other pests and vermin in or on the premises. The order shall:

- (1) Be in writing.
  - (2) Specify the public nuisance and its location.
  - (3) Specify the corrective measures required; and
  - (4) Provide for compliance within ten (10) days from service thereof.
- (b) Such order shall be served upon the owner of the premises or the occupant by having him served personally or by sending the order by certified mail, return receipt requested, to the address of the premises. If the owner or occupant of the premises fails or refuses to comply with the order of the chief building official/ordinance enforcement director or his duly authorized agent within the ten-day period after service thereof, as provided herein, the chief building official/ordinance enforcement director or his duly authorized agent shall take possession of the ~~junked motor vehicle and/or~~ junked item and remove it from the premises. The chief building official/ordinance enforcement director or his duly authorized agent shall remove and dispose of the ~~junked motor vehicle and/or~~ junked item in the following manner:
- ~~(1) Prior to the disposition of any junked vehicle and/or junked item, ordinance enforcement official shall place on an abandoned, stripped or junked motor vehicle and/or on a junked item a notice of removal, which notice shall be placed on the vehicle and/or item at least twenty four (24) hours prior to its removal. The notice shall state that the vehicle and/or item, unless corrective measures outlined by the chief building official/ordinance enforcement director are taken within ten (10) days, shall be considered public property and removed and sold for junk. The notice shall further state the following:~~
    - ~~a. The date of notice was placed on the junked motor vehicle and/or junked item and served on the property owner.~~
    - ~~b. The date the ten (10) days' notice will expire.~~
    - ~~c. The authority to be contacted by any person claiming to have an adverse interest in the vehicle and/or item, or to evidence that the required corrective measures have been taken or performed.~~

~~Such notice shall be placed in a prominent place on the abandoned, stripped or junked motor vehicle and/or junked item so as to be plainly in the public view, and a copy also served on the owner of the property where the junked motor vehicle and/or junked item is located.~~
  - (2) The department of ordinance enforcement, after the time provided for above has expired, shall remove or cause to be removed, the ~~abandoned, stripped or junked motor vehicle and/or~~ junked item from the property where located, and is hereby authorized to convey the ~~vehicle and/or~~ item to a scrap iron dealer approved or other approved



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depository by the ~~director of public works~~ director of municipal services and the purchasing agent, for sale as scrap iron or otherwise.

- (3) All ~~abandoned, stripped, or junked motor vehicles and/or~~ junked items removed from the city streets, occupied, or unoccupied property in accordance with this section shall be subject to a contractor fee and current administration fee ~~towing charge, service charge, and/or removal charge~~ of one hundred dollars (\$100.00), which ~~charge fee~~ shall be due by the owner of the property where the ~~vehicle was~~ items were removed from or any person claiming an interest in the ~~abandoned, stripped, or junked motor vehicle and/or~~ junked item.

- (4) ~~If applicable, the director of public works shall furnish a report to the director of motor vehicle division of the department of revenue of the state each month, with the following information:~~

- ~~a. — Location where the junked or stripped motor vehicle was abandoned.~~
- ~~b. — All identification information available.~~
- ~~c. — Date of transfer and name and address of scrap iron dealer, towing service or dismantler to whom vehicle was transferred for final disposition.~~

**Sec. 12-57. ~~Record of sales of abandoned, stripped or junked vehicles or~~ Insurance and contracts for junked items.**

~~The department of ordinance enforcement shall keep a complete record of all abandoned, stripped or junked motor vehicles and/or junked item(s) removed from private property or city streets, with details as to the date of placing a ten-day notice, date of removal from private property or city streets, name and address of scrap iron dealer, towing service, dismantler or depository to whom the stripped or junked motor vehicle and/or junked item was taken.~~

- (1) ~~For the purpose of carrying out the provisions of this article, the City of Sulphur is authorized to enter into a contract with an approved towing service, scrap dealer, dismantler or depository. After compliance with this chapter and forty-eight (48) hours after removal, title to any junked motor vehicle and/or junked item shall pass to the contractor. The junked motor vehicles and/or junked item(s) after compliance herewith, shall be disposed of by the contractor. Forty-eight (48) hours after the junked motor vehicle and/or junked item is transferred to contractor, the city shall be relieved of all liability for the vehicle and/or item.~~
- (2) All contractors under this chapter shall carry liability insurance in amounts provided by the purchasing agent, shall own such equipment as may be required or necessary to property carry out the contract and shall agree to hold the city free and harmless from any claims arising out of the work performed. The contracts to be so executed shall be approved by the office of the city attorney as to form.
- (3) In the event contracts are executed with more than one (1) contractor, the director of public works shall make assignments on an approved rotating basis so that all contractors will be given an equal number of assignments to the extent feasible and practical.

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**Sec. 12-58. Notice to owner to abate nuisance on unoccupied premises.**

- (a) Whenever any such public nuisance exists on unoccupied premises within the city, and the owner thereof can be found, the director of ~~public works~~ **municipal services** or his duly authorized agent shall order the owner of the premises whereupon such public nuisance exists, to abate or remove the same. The order shall:
- (1) Be in writing;
  - (2) Specify the public nuisance and its location;
  - (3) Specify the corrective measures required; and
  - (4) Provide for compliance within ten (10) days from service thereof.
- (b) The order shall be served upon the owner of the premises by serving him personally or by sending the order by certified mail, return receipt requested, to this address as shown on the current tax rolls. If the owner of the premises fails or refuses to comply with the order of the director of ~~public works~~ **municipal services** or his duly authorized agent within the ten-day period after service thereof, as provided herein, the director of ~~public works~~ **municipal services** or his duly authorized agent shall taken possession of the ~~junked motor vehicle and/or~~ junked item and remove it from the premises. The director of ~~public works~~ **municipal services** or his duly authorized agent shall remove and dispose of the ~~junked motor vehicle and/or~~ junked item as provided in section ~~12-33~~ **12-56** above.
- (c) If the owner of the premises so desires, he may within the ten-day period after service of notice to abate the nuisance, request of the clerk of the city, either in person or in writing and without the requirement of bond, that a date and a time be set when he may appear before the city court for a trial to determine whether or not he is in violation of this chapter, and whether or not the location and continued existence of the ~~junked motor vehicle and/or~~ junked item on this property constitutes a public nuisance.

**Sec. 12-59. Preliminaries to trial in city court.**

Upon receiving the request for trial, made as hereinabove provided, the clerk of the city shall forthwith notify the office of the city attorney. Upon being so notified, the city attorney shall cause an affidavit to be prepared and filed charging that the owner or occupant of the premises, as the case may be, has violated the provisions of this article. After service of the warrant, the complaint shall be placed on the docket of the city court and tried in the same manner as are violations of other city ordinances.

**Sec. 12-60. Trial in the city court.**

Upon a finding that the defendant is in violation of this chapter, the defendant shall be deemed guilty of a misdemeanor and subject to a fine in accordance with the penalty provision hereinafter set forth. The city court shall further order the defendant to remove and abate the nuisance within ten (10) days, the same being a reasonable time, or render such other judgment or order as may be appropriate under the circumstances. If the defendant shall fail and refuse,

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within the ten (10) days to abate or remove the nuisance, the city court may issue an order directing the director of ~~public works~~ **municipal services** to have the same removed, and the director of ~~public works~~ **municipal services** or his duly authorized agent shall take possession of the junked motor vehicle and/or junked item and remove it from the premises. The director of ~~public works~~ **municipal services** or his duly authorized agent shall thereafter dispose of the ~~junked motor vehicle and/or~~ junked item in the manner provided in section 12-33 above.

**Sec. 12-61. Removal with permission of owner or occupant.**

If, within ten (10) days after receipt of notice from the director of public works, or his duly authorized agent, to abate the nuisance, as herein provided, the owner or occupant of the premises shall give his written permission to the director of public works, or his duly authorized agent for removal of the ~~junked motor vehicle and/or~~ junked item from the premises, the giving of such permission shall be considered compliance with the provisions of this chapter.

**Sec. 12-62. Removal from unoccupied premises by order of city court.**

If there is a ~~junked motor vehicle and/or~~ junked item, as herein defined, on premises that are unoccupied, and ~~neither~~ the owner of the premises ~~nor the owner of the vehicle~~ can be found and notified to remove the ~~junked vehicle and/or~~ junked item, the, upon a showing of such facts to the city court, the city court may issue an order directing the director of ~~public works~~ **municipal services** to have the ~~junked vehicle and/or~~ junked item removed, and the director of ~~public works~~ **municipal services** or his duly authorized agent shall take possession of the ~~junked motor vehicle and/or~~ junked item and remove it from the premises. The director of ~~public works~~ **municipal services** or his duly authorized agent shall thereafter dispose of the ~~junked motor vehicle and/or~~ junked item in the same manner as provided in section ~~12-33-12-56~~.

**Sec. 12-63. Evidence of abandonment.**

If a ~~junked motor vehicle and/or~~ junked item, as defined in this chapter has been situated on the private property of another, without that person's permission, for a period of sixty (60) days or longer, this fact shall be prima facie evidence that the owner of the ~~vehicle and/or~~ item has abandoned same.

**Sec. 12-64. Penalty.**

Any person, violating any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine of not more than five hundred dollars (\$500.00) or imprisonment for not more than six (6) months, or both. Each transaction in violation of any of the provisions hereof shall be deemed a separate offense.

**Sec. 12-65. Notice to owners; duties of city; charging of cost to owner.**

- (a) If any person shall fail to remove any ~~junked motor vehicle and/or any~~ junked item on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city, notice shall be given to the owner of the lot, place or area, as shown on the last assessment roll of the city, which notice shall be given by registered mail, addressed in accordance with the tax rolls of the city. Notice will be sent to the owner once per calendar year.



- 
- (b) If no action has been taken by the owner of the property within ten (10) days after notice has been given as above provided, or the registered mail is returned to the city with no forwarding address, then the mayor shall employ the necessary labor and proceed to perform the necessary work to remove the ~~junked motor vehicle and/or~~ junked item as stated in section ~~12-31~~ 12-56, and charge the owner thereof the actual expenses for the work performed together with the charges ~~authorized to tow junked motor vehicles~~ by section ~~12-33~~ 12-56.
- (c) If, after the removal of the ~~junked motor vehicle and/or~~ junked item, by the city after due notice as above provided the costs or expense thereof has not been paid within ten (10) days, the tax collector of the city shall furnish the owner, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the work, together with the charges authorized by section ~~12-33~~ 12-56 of the place or property on which the work was done. If the statement is not paid within the one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected shall be credited to the general fund of the city.

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BE IT ALSO FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's signature.

APPROVED AND ADOPTED by  
the City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_\_ day of \_\_\_\_\_,  
2022, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m.  
on this \_\_\_\_\_ day of \_\_\_\_\_,  
2022, the foregoing ordinance which has  
approved/vetoed by the Mayor.

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

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ORDINANCE NO. \_\_\_\_\_, M-C SERIES

ORDINANCE AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES  
OF THE CITY OF SULPHUR TO PROVIDE FOR ARTICLE V – JUNKED  
ITEMS.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 12 of the Code of Ordinances of the City of Sulphur to provide for Article V – Junked Items to read as follows:

***ARTICLE V. JUNKED ITEMS***

**Sec. 12-54. Definitions.**

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future words; words used in the plural number include the singular number; and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

*City* is the City of Sulphur, Louisiana, a municipal corporation organized under the laws of the state, acting pursuant to and under the police power vested in the city.

*Chief building official/ordinance enforcement director* is the designee of the director of municipal services.

*Junked item* shall be:

- (1) Any unused major electrical appliance and/or parts thereof, including, but not limited to, washing machines(s), clothes dryer(s), refrigerators(s), and freezer(s).
- (2) Recreational vehicles, motor homes, travel trailers, machinery and/or equipment or parts thereof other than junked motor vehicles and unused major electrical appliances which, by reason of deterioration through rusting, rotting or otherwise, have become inoperable and/or unusable for the purposes for which they were intended.
- (3) Construction debris.
- (4) Waste paper, boxes and crates and/or parts thereof.

*Office of ordinance enforcement* in and for the city, shall be the duly authorized agent of the director of inspection, permits, licensing and ordinance enforcement department for the enforcement of section 12-31.

*Person* is any individual, firm partnership, association, corporation, company or organization of any kind.



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**Sec. 12-55. Junked items declared as public nuisance.**

The presence of any junked item on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city shall be deemed and is hereby declared a public nuisance; and it shall be unlawful for any person to cause or maintain such a public nuisance by wrecking, dismantling, partially dismantling, rendering inoperable, abandoning or discarding any junked item on the real property of another or to suffer, permit or allow any junked item to be placed, left or maintained on his real property; provided that this section shall not apply with regard to:

- (1) Any junked item in an enclosed building;
- (2) Any junked item in an appropriate storage place or depository maintained at a location where such business is authorized under regulatory ordinances of the city.
- (3) Any junked item maintained behind a six-foot fence, which meets the fencing requirements for aesthetics in that particular area of the city.

**Sec. 12-56. Notice to owner or occupant to abate public nuisance on occupied premises.**

- (a) Whenever any such public nuisance exists on occupied premises within the city in violation of section 12-55 hereof, the chief building official/ordinance enforcement director or his duly authorized agent shall order the owner of the premises, if in possession thereof, or the occupant of the premises whereon such public nuisance exists to abate or remove the same or require that any vacant lot or parcel of property, or any unused portion on any occupied lot or other parcel of property, used for the storage of junked items, as described and defined, shall be surrounded or enclosed by an approved board fence or other nontransparent enclosure of uniform material, design and construction at least six (6) feet in height from ground level that is aesthetically compatible with the surrounding area, which board fence or other nontransparent enclosure shall be maintained by the owner or the lessee of the premises at his cost: further, the owner or lessee of the premises shall be required to take such action as may be recommended by the parish health department, or the state health department, to prevent the breeding of flies, mosquitoes, snakes, rats and other pests and vermin in or on the premises. The order shall:
  - (1) Be in writing.
  - (2) Specify the public nuisance and its location.
  - (3) Specify the corrective measures required; and
  - (4) Provide for compliance within ten (10) days from service thereof.
- (b) Such order shall be served upon the owner of the premises or the occupant by having him served personally or by sending the order by certified mail, return receipt requested, to the address of the premises. If the owner or occupant of the premises fails or refuses to comply with the order of the chief building official/ordinance enforcement director or his duly authorized agent within the ten-day period after service thereof, as provided herein, the chief building official/ordinance enforcement director or his duly authorized agent shall take possession of the junked item and remove it from the premises. The chief building official/ordinance enforcement director or his duly authorized agent shall remove and dispose of the junked item in the following manner:

- 
- (1) The department of ordinance enforcement, after the time provided for above has expired, shall remove or cause to be removed, the junked item from the property where located, and is hereby authorized to convey the item to a scrap iron dealer approved or other approved depository by the director of municipal services and the purchasing agent, for sale as scrap iron or otherwise.
  - (2) All junked items removed from the city streets, occupied, or unoccupied property in accordance with this section shall be subject to a contractor fee and current administration fee which fee shall be due by the owner of the property where the items were removed from or any person claiming an interest in the junked item.

**Sec. 12-57. Insurance and contracts for junked items.**

- (1) All contractors under this chapter shall carry liability insurance in amounts provided by the purchasing agent, shall own such equipment as may be required or necessary to property carry out the contract and shall agree to hold the city free and harmless from any claims arising out of the work performed. The contracts to be so executed shall be approved by the office of the city attorney as to form.
- (2) In the event contracts are executed with more than one (1) contractor, the director of public works shall make assignments on an approved rotating basis so that all contractors will be given an equal number of assignments to the extent feasible and practical.

**Sec. 12-58. Notice to owner to abate nuisance on unoccupied premises.**

- (a) Whenever any such public nuisance exists on unoccupied premises within the city, and the owner thereof can be found, the director of municipal services or his duly authorized agent shall order the owner of the premises whereupon such public nuisance exists, to abate or remove the same. The order shall:
  - (1) Be in writing;
  - (2) Specify the public nuisance and its location;
  - (3) Specify the corrective measures required; and
  - (4) Provide for compliance within ten (10) days from service thereof.
- (b) The order shall be served upon the owner of the premises by serving him personally or by sending the order by certified mail, return receipt requested, to this address as shown on the current tax rolls. If the owner of the premises fails or refuses to comply with the order of the director of municipal services or his duly authorized agent within the ten-day period after service thereof, as provided herein, the director of municipal services or his duly authorized agent shall take possession of the junked item and remove it from the premises. The director of municipal services or his duly authorized agent shall remove and dispose of the junked item as provided in section 12-56 above.
- (c) If the owner of the premises so desires, he may within the ten-day period after service of notice to abate the nuisance, request of the clerk of the city, either in person or in writing and without the requirement of bond, that a date and a time be set when he may appear before the city court for a trial to determine whether or not he is in violation of this chapter,

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and whether or not the location and continued existence of the junked item on this property constitutes a public nuisance.

**Sec. 12-59. Preliminaries to trial in city court.**

Upon receiving the request for trial, made as hereinabove provided, the clerk of the city shall forthwith notify the office of the city attorney. Upon being so notified, the city attorney shall cause an affidavit to be prepared and filed charging that the owner or occupant of the premises, as the case may be, has violated the provisions of this article. After service of the warrant, the complaint shall be placed on the docket of the city court and tried in the same manner as are violations of other city ordinances.

**Sec. 12-60. Trial in the city court.**

Upon a finding that the defendant is in violation of this chapter, the defendant shall be deemed guilty of a misdemeanor and subject to a fine in accordance with the penalty provision hereinafter set forth. The city court shall further order the defendant to remove and abate the nuisance within ten (10) days, the same being a reasonable time, or render such other judgment or order as may be appropriate under the circumstances. If the defendant shall fail and refuse, within the ten (10) days to abate or remove the nuisance, the city court may issue an order directing the director of municipal services to have the same removed, and the director of municipal services or his duly authorized agent shall take possession of the junked motor vehicle and/or junked item and remove it from the premises. The director of municipal services or his duly authorized agent shall thereafter dispose of the junked item in the manner provided in section 12-33 above.

**Sec. 12-61. Removal with permission of owner or occupant.**

If, within ten (10) days after receipt of notice from the director of public works, or his duly authorized agent, to abate the nuisance, as herein provided, the owner or occupant of the premises shall give his written permission to the director of public works, or his duly authorized agent for removal of the junked item from the premises, the giving of such permission shall be considered compliance with the provisions of this chapter.

**Sec. 12-62. Removal from unoccupied premises by order of city court.**

If there is a junked item, as herein defined, on premises that are unoccupied, and the owner of the premises can be found and notified to remove the item, the, upon a showing of such facts to the city court, the city court may issue an order directing the director of municipal services to have the junked item removed, and the director of municipal services or his duly authorized agent shall take possession of the junked item and remove it from the premises. The director of municipal services or his duly authorized agent shall thereafter dispose of the junked item in the same manner as provided in section 12-56.



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**Sec. 12-63. Evidence of abandonment.**

If a junked item, as defined in this chapter has been situated on the private property of another, without that person's permission, for a period of sixty (60) days or longer, this fact shall be prima facie evidence that the owner of the item has abandoned same.

**Sec. 12-64. Penalty.**

Any person, violating any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine of not more than five hundred dollars (\$500.00) or imprisonment for not more than six (6) months, or both. Each transaction in violation of any of the provisions hereof shall be deemed a separate offense.

**Sec. 12-65. Notice to owners; duties of city; charging of cost to owner.**

- (a) If any person shall fail to remove any junked item on any private lot, tract or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city, notice shall be given to the owner of the lot, place or area, as shown on the last assessment roll of the city, which notice shall be given by registered mail, addressed in accordance with the tax rolls of the city. Notice will be sent to the owner once per calendar year.
- (b) If no action has been taken by the owner of the property within ten (10) days after notice has been given as above provided, or the registered mail is returned to the city with no forwarding address, then the mayor shall employ the necessary labor and proceed to perform the necessary work to remove the junked item as stated in section 12-56, and charge the owner thereof the actual expenses for the work performed together with the charges by section 12-56.
- (c) If, after the removal of the junked item, by the city after due notice as above provided the costs or expense thereof has not been paid within ten (10) days, the tax collector of the city shall furnish the owner, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the work, together with the charges authorized by section 12-56 of the place or property on which the work was done. If the statement is not paid within the one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected shall be credited to the general fund of the city.

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BE IT ALSO FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's signature.

APPROVED AND ADOPTED by  
the City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

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JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the  
foregoing Ordinance has been  
presented to the Mayor on this  
\_\_\_\_\_ day of \_\_\_\_\_,  
2022, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

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ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received  
from the Mayor at \_\_\_\_\_ o'clock \_\_\_\_\_.m.  
on this \_\_\_\_\_ day of \_\_\_\_\_,  
2022, the foregoing ordinance which has  
approved/vetoed by the Mayor.

---

ARLENE BLANCHARD, Clerk

RESOLUTION NO. \_\_\_\_\_, M-C SERIES

Resolution approving liquor license for West Cal Arena for Simien Stables Trail Ride & Scholarship.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve liquor license for West Cal Arena for Simien Stables Trail Ride & Scholarship.

APPROVED AND ADOPTED by  
the City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

CITY OF SULPHUR  
SPECIAL EVENT PERMIT

CLASS "A"

LOW CONTENT \_\_\_\_\_

HIGH CONTENT ☒ \_\_\_\_\_

Name of Organization: Semien Stables Trailride & Scholarship

Type of Organization: Civic ☐ Religious ☐ Non-Profit ☒ For-Profit ☐

Address: West Cal Arena & Events Center

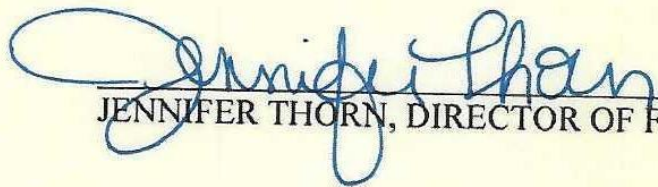
having paid to the Corporation of the City of Sulphur, Louisiana, the sum of \$ \_\_\_\_\_

is hereby licensed to pursue the occupation as dealer of alcoholic beverages designed for the  
period of April 22, 2022 through April 24, 2022 not to exceed three  
consecutive days.

Less than 6% Alcohol Content (Low Content)

More than 6% Alcohol Content (High Content)

THIS PERMIT MUST BE POSTED CONSPICUOUSLY DURING THE EVENT



JENNIFER THORN, DIRECTOR OF FINANCE





Denise Chandler, Director of Municipal Services

City of Sulphur  
Occupational License  
P O Box 1309  
Sulphur, LA 70664  
Phone: 337-527-4517  
license@sulphur.org



Mike Danahay, Mayor



### Special Event Permit Application

Application is for High Content ☒ Low Content ☐

1. Name of Event Senior Stables Trailride + Scholarship
2. Event Location West Cal Arena + Events Center
3. Legal Name of Organization West Calcasieu Parish Community Center Author
4. Mailing Address 401 Arena Rd., Sulphur, 70665
5. Home/Corp Address Same as mailing

6. Business Telephone 337-528-9375 Home/Corp ☐

7. Type of Organization: Must attach 501(c) 3 tax exemption

Civic ☐ Religious ☐ Non-profit ☒ For-profit ☐

give names of contact persons or principal officers

Adrian Moreno  
Jay Anderson

8. Event Dates (Not to exceed 3 consecutive days) April 22-24, 2022

9. Describe in detail the type of event activity or service you will perform

Senior Stables hosts a trailride on Sunday  
and performances on Friday & Saturday night.  
The West Cal Arena + Events Center is  
responsible for the beverages.

I AFFIRM THAT THE INFORMATION GIVEN ON THIS APPLICATION IS TRUE AND CORRECT.

Signature of applicant

[Signature]

Title

Executive Director

Tax id #/ssn

72-1274407

FAITH



FAMILY



COMMUNITY

Revised 4/22/2020



Denise Chandler, Director of Municipal Services

City of Sulphur  
Occupational License  
P O Box 1309  
Sulphur, LA 70664  
Phone: 337-527-4517  
license@sulphur.org



Mike Danahay, Mayor

STATE OF LOUISIANA  
CALCASIEU PARISH

### AFFIDAVIT OF CHARACTER

Applicant shall not be the spouse of a person who does not meet the following requirements:

BEFORE ME, the undersigned Notary Public, personally came and appeared Adrian Moreno, who, after being duly sworn, did depose and say that:

He/She is a person of good character and reputation and over 21 years of age. He/She is also a citizen of the United States and of the State of Louisiana and a resident of the State of Louisiana continuously for a period of not less than two years next preceding the date of the filing of the application unless a corporation or limited liability company is organized under the laws of the state of Louisiana. The requirements as to Louisiana citizenship do not apply to wholesalers or retailers who held permits on or prior to January 1, 1964.

I or my spouse has never been convicted of a felony under the laws of the State of Louisiana or any other state or country; that I have never had any license to sell or deal in alcoholic beverages revoked by any state or the United States within five (5) years prior to the date of this application.

He/She also affirms that he/she has not been convicted of a felony under the laws of the United States, the State of Louisiana, or any other state or country and that he/she has not been convicted of soliciting of prostitution, contributing to the delinquency of juveniles, keeping a disorderly place or illegally dealing in narcotics.

He/She also affirms that he/she has not had license or permit to sell or deal in alcoholic beverages, issued by the United States, any state, or by any political subdivision of a state authorized to issue permits or licenses, revoked within one year prior to the time of application, or been convicted or had a judgment of court rendered against him/her involving alcoholic beverages by this or any state or by the United States for one year prior to this application.

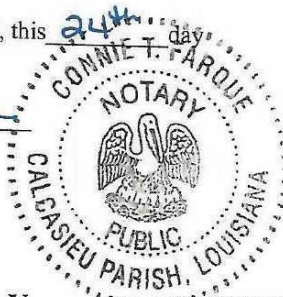
He/She also affirms that he/she has not been adjudged by a board or convicted by a court of violating any of the provisions of the State statutes regarding alcoholic beverages and that he/she has not been convicted of violating any municipal or parish ordinances adopted pursuant to the provisions of these statutes. He/She also affirms that he/she is not the spouse of a person whose application has been denied or whose permit has been revoked, unless judicially separated or divorced.

Affiant understands that the affidavit is being made for the express purpose of satisfying the requirements of LA. R.S. 26:79 and La. R.S. 14:91.3

(Affiant)

SWORN TO AND SUBSCRIBED BEFORE ME, this 24th day of February, 2022.

Connie J. Fargue  
NOTARY PUBLIC 66599



FAITH



FAMILY



COMMUNITY

Revised 4/22/2020





Denise Chandler, Director of Municipal Services

City of Sulphur  
Occupational License  
P O Box 1309  
Sulphur, LA 70664  
Phone: 337-527-4517  
license@sulphur.org



Mike Danahay, Mayor

City of Sulphur  
Liquor License Application – Criminal Record Check

Name of Business/Event: West Cal Arena & Events Center / Senior Stables Trail ride & Scholarship  
Location of Event: 401 Arena Rd, Sulphur, LA 70665  
Date of Application: 2/16/2022

Please give the following information on all owners, members, and operators that are applying for this license.

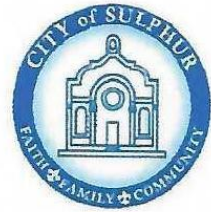
Name	Driver's License #	State	Date of Birth	Place of Birth	Social Security #
Adrian Moreno	LA 006348165	LA	3/10/1970	Acushnet	453-71-0222



*Lewis Coats, Police Chief*

**City of Sulphur  
Police Department**  
500B N. Huntington St.  
Sulphur, LA. 70663  
**Phone: 337-527-4594**  
**Fax: 337-527-4561**

[www.sulphur.org](http://www.sulphur.org)



*Mike Danahay, Mayor*

September 10, 2021

To Whom It May Concern:

On September 10, 2021, a search of this office was made showing good conduct and without presence of a criminal record on file for the said ADRIAN M. MORENO 03-10-1970

This search shows that the subject ADRIAN M. MORENO has never been arrested, investigated, or otherwise involved directly and/or indirectly of any crimes, misdemeanors or any offense.

This certificate is based upon a personal investigation and upon the records of the Sulphur Police Department Records Division.

Respectfully Submitted,

Caitlen Johnson  
Records Clerk  
Sulphur Police Dept

NOTE: The response to this request for a Criminal Record Check is based on a review of the Sulphur Police Department's Database. This does not include the existence of a record in another local agency such as Sulphur City Court; Sulphur City Marshal's Office; Calcasieu Parish Sheriff's Office; the Louisiana State Police and the FBI Identification Division.



Louisiana

PERSONAL  
DRIVER'S LICENSE



VETERAN

LICENSE NO. CLASS EXPIRATION DATE

006348165 E 03-10-2020

DOB 03-10-1970

ISSUE DATE 03-27-2017

MORENO  
ADRIAN MICHAEL

2865 JUDIE ST  
SULPHUR LA 70663-0000

ENDORSEMENTS

M

RESTRICTIONS

NONE

SEX HGT WGT  
M 5'10" 220

ETSD AUCT OFFICE  
BRO 3236 087

MARKING  
10

DOB 03

RESOLUTION NO. \_\_\_\_\_ M-C SERIES

WHEREAS, marsh restoration is needed in the Calcasieu-Sabine Basin; and

WHEREAS, the Calcasieu-Sabine Basin marshes have experienced an increased inundation of saltwater due to Hurricanes Laura, Beta and Delta. It is unlikely that these marshes will recover from the losses experienced without comprehensive restoration efforts, and

WHEREAS, the Mud Lake South Marsh creation project will create 321 acres of marsh using sediment dredged from the Gulf of Mexico. Specific goals of the project are to create 321 acres of marsh and to degrade containment dikes as necessary to reestablish hydrologic connectivity with adjacent wetlands and to plant the created marsh; and

WHEREAS, the East Cove Marsh creation project will hydraulically dredge from Calcasieu Lake and pump via pipeline to create and nourish approximately 449 acres of marsh habitat. The goal of the project is to create and nourish marsh to restore habitat and limit the tidal flux to the complex of marshes in the area.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Sulphur, the governing authority thereof, that on this 14<sup>th</sup> day of March, 2022, that the Secretary is hereby authorized, empowered and directed to forward this Resolution of support for the “East Cove Marsh Creation and Mud Lake South Marsh Creation” to the Coastal Wetland Planning, Protection and Restoration Act Task Force.

BE IT FURTHER RESOLVED, that the Coastal Wetland Planning, Protection and Restoration Act Task Force, through this Resolution, are requested to support the “East Cove Marsh Creation and Mud Lake South Marsh Creation” for Phase I Funding for Planning, Engineering and Design.

APPROVED AND ADOPTED by  
the City Council of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY ABSHIRE, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk