

**NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.**

AGENDA  
LAND USE REGULAR MEETING  
**MONDAY, APRIL 18, 2022**

**IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT  
MEETING HELD AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, APRIL 18, 2022**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

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

1. Resolution granting a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow for a welding shop and store equipment.
2. Resolution granting the subdividing of lots, into 2 conforming lots, to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision.
3. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

**(Living in RV after 1 year)**

- a. To extend temporary housing in a recreational vehicle located at 306 Doiron Street, in accordance with Ordinance No. 1693 M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 9 Poinsetta Road, in accordance with Ordinance No. 1693 M-C Series.
- d. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, in accordance with Ordinance No. 1693 M-C Series.

**(Living in RV after 1 ½ years)**

- a. To extend temporary housing in a recreational vehicle located at 4805 Maplewood Drive, in accordance with Ordinance No. 1693 M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 2405 Roxton Street, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 309 Morgan Road, in accordance with Ordinance No. 1693 M-C Series.
- d. To extend temporary housing in a recreational vehicle located at 411 Bowie Street, in accordance with Ordinance No. 1693 M-C Series.
- e. To extend temporary housing in a recreational vehicle located at 1901 Olene Street, in accordance with Ordinance No. 1693 M-C Series.
- f. To extend temporary housing in a recreational vehicle located at 1316 East Burton Street, in accordance with Ordinance No. 1693 M-C Series.
- g. To extend temporary housing in a recreational vehicle located at 851 McArthur Street, in accordance with Ordinance No. 1693 M-C Series.
- h. To extend temporary housing in a recreational vehicle located at 825 North Claiborne Street, in accordance with Ordinance No. 1693 M-C Series.

ADJOURNMENT

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

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

\*\*\*The next regular Land Use meeting will be held on Monday, May 16, 2022, immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m. in the Council Chambers located at 500 North Huntington Street, Sulphur, La.

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

## RESOLUTION

RESOLUTION GRANTING A REZONE TO BRYANT DUCOTE, 831 FIEGEL STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR A WELDING SHOP AND TO STORE EQUIPMENT.

WHEREAS, once Bradley Dupre no longer uses the property for welding/storage for his own equipment, property shall revert back to Mixed Residential District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow Bradley Dupre to store and weld on his own equipment for the following described property:

COM 575 FT W AND 177.10 FT S OF THE NE COR OF LT A OF SUB OF W/2 OF NW/4 OF 34.9.10, TH S 134.87 FT M/L TO THE C/L OF DRAINAGE DITCH, TH S 72 DEG W 125.23 FT M/L, TH N 188.87 FT M/L, TH E 60 FT, TH S 17.10, TH E 60 FT TO THE POC.

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

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

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

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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow Bradley Dupre to store and weld on his own equipment with the above stipulation.

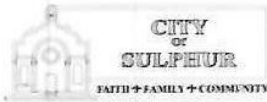
APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary





CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

3-31-22

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

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

PRINT NAME

Bryant Ducote

DATE

03-31-22

PROPERTY OWNER INFORMATION

Name of Property Owner

Bryant Ducote

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

Mailing Address:

213 Vine St.

City:

Sulphur

State:

LA

Email:

bryantducote@yahoo.com

Physical Address:

213 Vine St.

City:

Sulphur

State:

LA

Phone Number (H)

(W)

(C)

(337)

274-6286

PROPERTY INFORMATION

Location Address:

831 Fiegel Street

Present Zoned Classification:

Residential - Mixed

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

See 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

Residential - Mixed

To

Commercial Business

Purpose of Request

Allow renter to store his equip. and repair his own equipment

Equipment storage/welding shop

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:

Bryant Ducote

Date:

3-31-22

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

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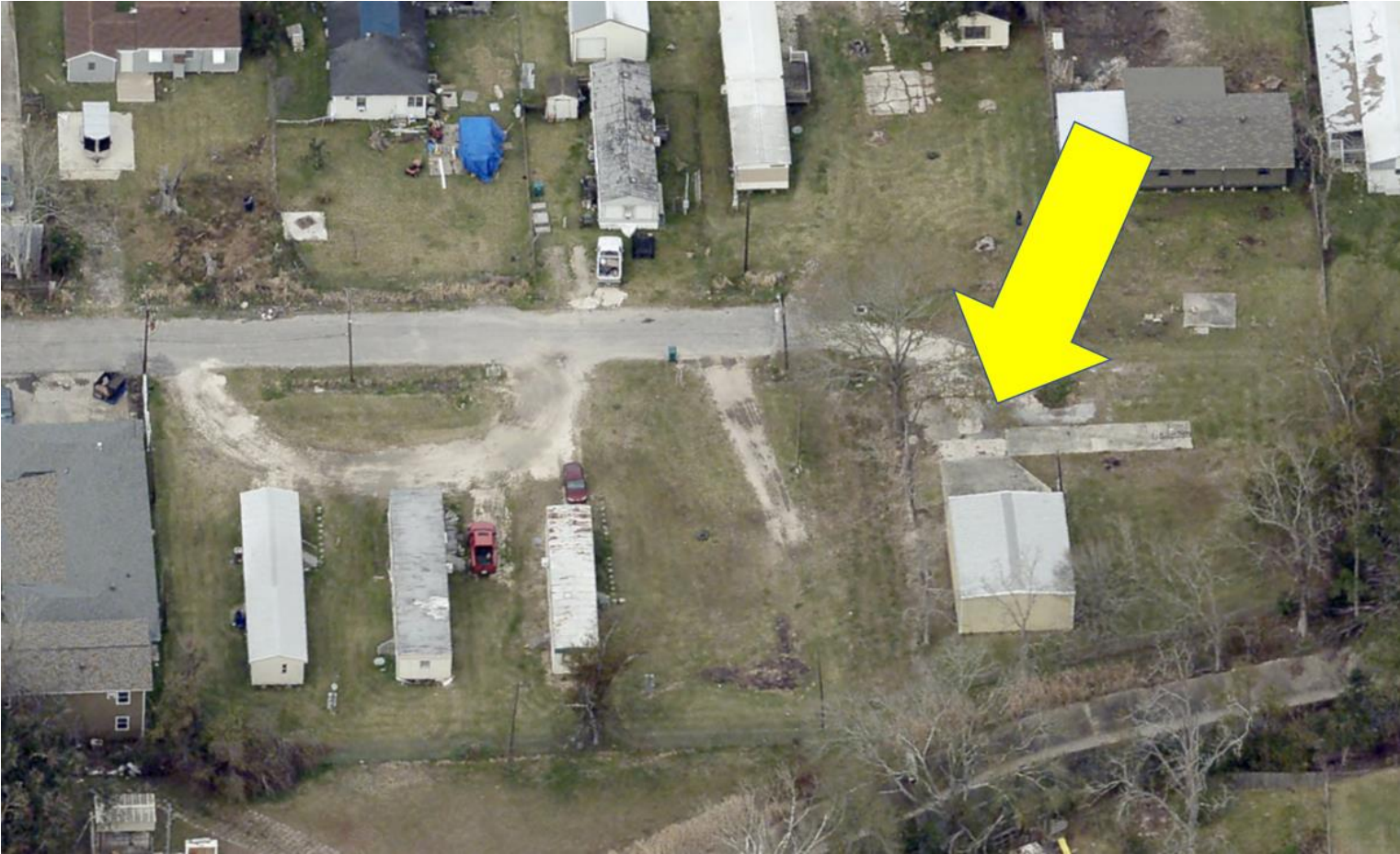
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✓









The plat on page 5 may be changed out before our meeting

## RESOLUTION

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO ARENA ROAD HOSPITALITY, LLC, 2580 AND 2600 RUTH STREET – ZAVERI SUBDIVISION.

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

WHEREAS, approval is contingent upon City approving Predial Servitude in favor of Lot 1 and 2 to provide for adequate frontage.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision for the following described property:

### LOT 1

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE MEASURED N 00°18'37" E (RECORD N 00°15'00" E) A DISTANCE OF 390.40' TO POINT OF BEGINNING; THENCE MEASURED N 89°36'58" W (RECORD N 89°36'43" W) A DISTANCE OF 300.00' TO A POINT; THENCE N 00°20'53" E A DISTANCE OF 132.42'; THENCE A DISTANCE OF 161.58' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 77°01'19" E A DISTANCE OF 160.28'; THENCE MEASURED S 88°26'41" E A DISTANCE OF 19.49 (RECORD S 89°02'56" E, 19.52') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO A POINT; THENCE MEASURED S 51°36'01" E (RECORD S 51°28'02" E) A DISTANCE OF 157.61' ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO THE POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

### LOT 2

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE N 00°15'00" E A DISTANCE OF 390.40'; THENCE N 89°36'43" W A DISTANCE OF 300.00' TO POINT OF BEGINNING; THENCE MEASURED S 00°20'53" W (RECORD S 00°15'00" W) A DISTANCE OF 200.00'; THENCE MEASURED N 89°31'20" W (RECORD N 89°36'43" W) A DISTANCE OF 50.00'; THENCE MEASURED N 00°20'50" E A DISTANCE OF 208.08' (RECORD N 00°15'00" E, 208.00'); THENCE MEASURED N 89°30'37" W A DISTANCE OF 185.13' (RECORD N 89°36'43" W, 185.00'); THENCE MEASURED N 46°39'08" W A DISTANCE OF 354.17' (RECORD N 46°44'28" W, 354.00'); THENCE MEASURED N 43°24'16" E A DISTANCE OF 221.75' (RECORD N 43°15'32" E, 222.09') TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10; THENCE MEASURED S 74°16'11" E A DISTANCE OF 27.66' (RECORD S 71°33'56" E, 27.75') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE MEASURED S 46°27'23" E A DISTANCE OF 312.90' (RECORD S

46°44'28" E, 311.84') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE A DISTANCE OF 105.93' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT- SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 56°08'00" E A DISTANCE OF 105.57"; THENCE S 00°20'53" E A DISTANCE OF 132.42' TO POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

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

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

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

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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision.

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

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary





CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

4-1-22

\$50.00 Fee (Non-Refundable)

pd.

(Exact cash or check only)

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PRINT NAME LANDON ROBERTS

DATE 3/31/2022

PROPERTY OWNER INFORMATION

Name of Property Owner ARENA ROAD HOSPITALITY, LLC

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

Mailing Address: P.O. BOX 2065 City: LAKE CHARLES State: LA Email: LR@RMWLEGAL.COM

Physical Address: 1777 RYAN ST. City: LAKE CHARLES State: LA

Phone Number (H) \_\_\_\_\_ (W) 337-433-0234 (C) 337-304-3194

PROPERTY INFORMATION

Location Address: 2580 & 2600 RUTH ST., SULPHUR, LA 70663

Present Zoned Classification: COMMERCIAL

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

See attached Exhibit A.

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 LR

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION ZAVENI SUBDIVISION

Zoning Change: From \_\_\_\_\_ To \_\_\_\_\_

Purpose of Request: See attached Exhibit A.

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: 3/31/2022

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			

# Memo

**To:** Land Use Commissioners

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

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

**Date:** April 11, 2022

**Re:** 2. Resolution granting the subdividing of lots, into 2 conforming lots, to Arena Road Hospitality, LLC. 2580 and 2600 Ruth Street – Zaveri Subdivision.

**Application:**

Applicant is asking for the property located at 2580 and 2600 Ruth Street be subdivided into 2 lots.

Applicant intends to sell hotel property located at 2600 Ruth Street.

No proposed development or substantial improvements.

Property is in Flood Zone X.

Property is zoned Commercial.

