

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

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING**  
**MONDAY, JULY 17, 2023, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, JULY 17, 2023, 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

**LAND USE**

1. Resolution granting a rezone to Tulco II, LLC, 1825 East Napoleon Street, from Business to Commercial to allow for warehousing.
2. Resolution granting a rezone to BAB Rentals, LLC, SW corner of East Burton and Palmetto Drive, from Residential to Business to allow for an office with warehouse for the business.
3. 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 located at 851 McArthur Street, in accordance with Ordinance No. 1693, M-C Series.
  - b. To extend temporary housing in a recreational vehicle located at 1905 Diane Drive, 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 Board of Zoning Adjustment and Land Use meeting will be held on Monday, August 21, 2023, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon 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 TULCO II, LLC, 1825 EAST  
NAPOLEON STREET, FROM BUSINESS TO COMMERCIAL TO ALLOW  
FOR WAREHOUSING.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Tulco II, LLC, 1825 East Napoleon Street, from Business to Commercial to allow for warehousing for the following described property:

LOT 1 CLAYSTONE 10X SUB

BE IT FURTHER RESOLVED that in accordance with Article IV, Part II, Section 8 of the Land Use Ordinance of the City of Sulphur, a six (6) foot tall buffer constructed of wood or brick masonry shall be constructed along an existing residential use. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The bufferyard is to remain free, clear and open of any obstruction.

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.**

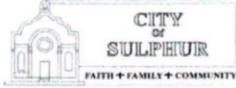
BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Tulco II, LLC, 1825 East Napoleon Street, from Business to Commercial to allow for warehousing.

APPROVED AND ADOPTED by  
the Land Use Commission  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL

Date Received

6/16/23

\$50.00 Fee (Non-Refundable)

pd

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 Brandon Jardneaux

DATE 6/14/2023

PROPERTY OWNER INFORMATION

Name of Property Owner Tulco II, LLC

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

Mailing Address: 171 Clubhouse Dr, Woodworth, LA 71485

Email: Kirk.weldon@eagleelectric.org

Phone Number (H)

(W) 337-210-3915

(C) 337-563-1082

PROPERTY INFORMATION

Location Address: 1825 E Napoleon Street, Sulphur, LA 70663

Present Zoned Classification: Business

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

@350910-3746-0001 0000-1825 E Napoleon ST- LT 1 CLAYSTONE10X SUB REF1-B 1028 P 297-89 REF2-LENA SERICE AND SAMUEL JAMES SERICE B 2305 P 326-92 REF3-SAMUEL JAMES SERICE B 2811 P 42-99 REF4-SERICE, SAMUEL JAMES ESTETAL B 2893 P 574 B 2913 P 203-01 REF5-B2954 P 8-02 REF6-NEW SUB-21

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 BJ

- ☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
- ☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Business

To Commercial

Purpose of Request: Development of a Storage Facility

Same use as other Tulco's

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.

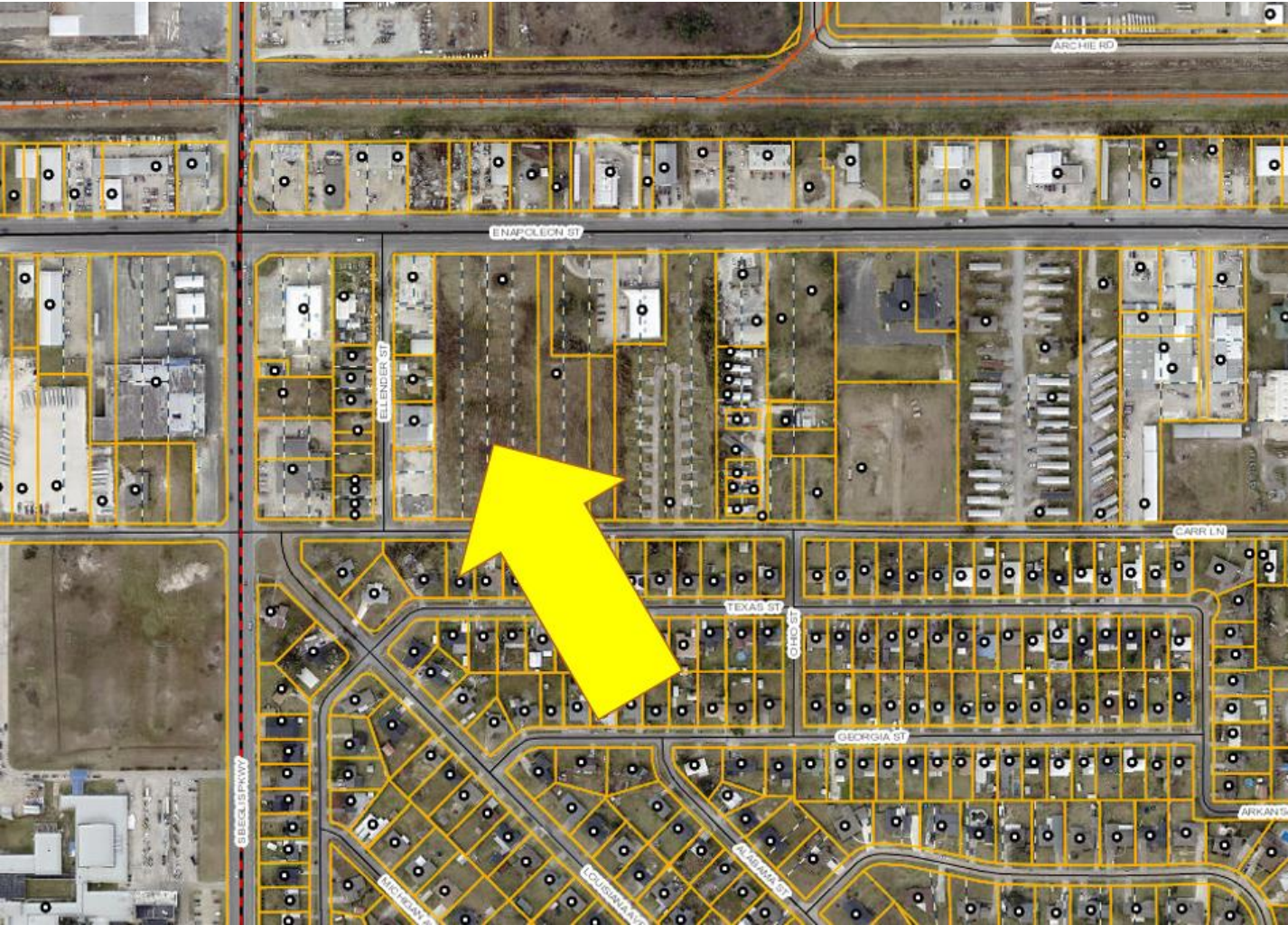
Applicant Signature: Brandon Jardneaux Date: 6/14/2023

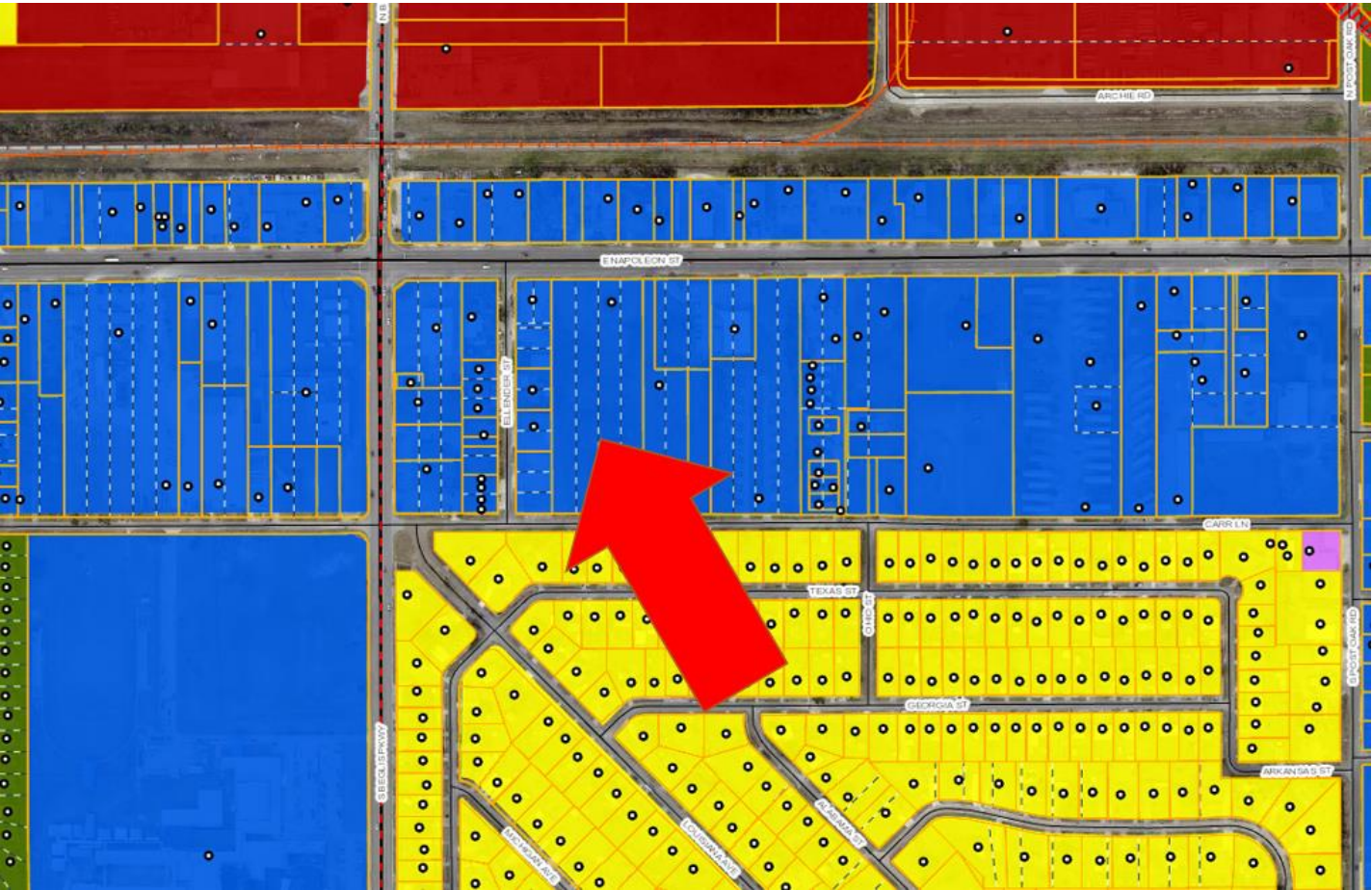
1. Is site located within the City Limits?
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?
4. Will 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 Zone X bfe \_\_\_\_\_ ft.

Yes	No	N/A
X		
	X	
	X	
	X	















## RESOLUTION

RESOLUTION GRANTING A REZONE TO BAB RENTALS, LLC,  
SOUTHWEST CORNER OF EAST BURTON AND PALMETTO DRIVE,  
FROM RESIDENTIAL TO BUSINESS TO ALLOW FOR AN OFFICE WITH  
WAREHOUSE FOR THE BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to BAB Rentals, LLC, southwest corner of East Burton and Palmetto Drive, from Residential to Business to allow for an office with warehouse for the business for the following described property:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; LESS AND EXCEPT:

- (1) 31.16 ACRES;
- (2) TRACT SOLD TO STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR PARCEL No. 2-11 RELOCATION OF LA 27 AT SULPHUR IN THAT SALE FILED 02/08/1989 AT CLERK'S FILE NUMBER 2012783 IN CONVEYANCE BOOK 2112, PAGE 643, RECORDS OF CALCSIEU PARISH, LOUISIANA;
- (3) TRACT SOLD TO PONT PROPERTIES, LLC, BY CASH SALE DEED FILED 08/26/2014 AT CLERK'S FILE NUMBER 3152563 IN CONVEYANCE BOOK 3980, PAGE 188, RECORDS OF CALCASIEU PARISH, LOUISIANA;

BEING MORE PARTICULARLY DESCRIBED AS:

ALL THAT CERTAIN PARCEL OR TRACT OF LAND CONTAINING 1.496 ACRES, MORE OR LESS, AND BEING SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ½ INCH IRON PIPE ON THE NORTHEAST CORNER OF LOT 47 OF PINECREST SUBDIVISION, PART I, AS PER PLAT RECORDED IN PLAT BOOK 8, AT PAGE 155, OF THE PUBLIC RECORDS OF THE CALCASIEU PARISH, LOUISIANA; THENCE RUN SOUTH 89°08'14" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF EAST BURTON STREET, FOR A DISTANCE OF 74.18 FEET TO A FOUND 5/8 INCH IRON ROD AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUE SOUTH 89°08'14" EAST, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 161.00 FEET TO A SET 5/8 INCH CAPPED IRON REBAR ON THE APPARENT WEST RIGHT OF WAY LINE OF PALMETTO DRIVE; THENCE RUN SOUTH 01°03'43" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 406.32 FEET TO A SET 5/8 INCH CAPPED IRON REBAR; THENCE RUN NORTH 89°07'58" WEST, FOR A DISTANCE OF 159.79 FEET TO A SET 5/8 INCH CAPPED IRON REBAR; THENCE RUN NORTH 00°53'32" EAST, FOR A DISTANCE OF 406.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1.496 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES, EASEMENTS, RECORDED, UNRECORDED, VISIBLE OR INVISIBLE, AS SHOWN IN THAT BOUNDARY SURVEY DATED 06/06/2023 PREPARED BY GEORGE A. EVANS, JR., RPLS.

TAX ASSESSMENT/PARCEL ID NO. 00177466

BE IT FURTHER RESOLVED that in accordance with Article IV, Part II, Section 8 of the Land Use Ordinance of the City of Sulphur, a six (6) foot tall buffer constructed of wood or brick masonry shall be constructed along an existing residential use. Furthermore, a twenty (20)

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APPROVED AND ADOPTED by  
the Land Use Commission  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

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





