

AGENDA
SPECIAL CITY COUNCIL MEETING
TUESDAY, JULY 25, 2023, AT 5:00 P.M.

THERE WILL BE A SPECIAL MEETING OF THE SULPHUR CITY COUNCIL,
TUESDAY, JULY 25, 2023, AT 5:00 P.M. IN THE COUNCIL CHAMBERS
LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA, TO
ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

1. PUBLIC HEARING on ordinance granting a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments.

ADJOURNMENT

***The next regular City Council meeting will be held on Monday, August 14, 2023 at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, Louisiana.

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.

ORDINANCE NO. M-C SERIES

ORDINANCE GRANTING A REZONE TO JOHNNY THOMAS, 611 WEST
ELIZABETH STREET, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO
ALLOW FOR DUPLEXES/APARTMENTS.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments for the following described property:

LOT 5, E/2 LOTS 6, 7, 8 BLK 12 O T S SUPHUR

BE IT FURTHER ORDAINED that the below stipulation be placed on property:

- Require a minimum 8 feet wide buffer yard along sides and rear of lot with solid fence or vegetable screening.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments with the above stipulation.

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2023.

DRU ELLENDER, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
____ day of _____,
2023, 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 _____,
2023, the foregoing ordinance which has
approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 7/11/2023
RE: 1. Rezone of 611 West Elizabeth St. from Residential to Mixed Residential

Summary of Recommendation:

A recommendation in support of the rezone cannot be given.

If granted, require a minimum 8 feet wide buffer yard with solid fence or vegetative screening.

Application:

Resolution granting a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments.

Situation:

The applicant is requesting to rezone from Residential to Mixed Residential to allow for duplex/apartments.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

1. This particular area is predominately single family would be considered a spot zone as adjacent properties are currently zoned Residential.
2. In review of the Adopted Master Plan, this area was designated "Medium Density Residential" to include single family, two-family, multi-family, or townhouse residential uses.

Recommendation:

Based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

1. Require a minimum 8 feet wide buffer yard along sides and rear of lot with solid fence or vegetative screening



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 Johnny Thomas DATE 06/27/23

PROPERTY OWNER INFORMATION

Name of Property Owner Johnny Thomas
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 519 S. Crocker St. City: Sulphur State: LA Email: johnnythomasnr@gmail.com
Physical Address: 611 W. Elizabeth St. City: Sulphur State: LA
Phone Number (H) _____ (W) _____ (C) 337-499-3546

PROPERTY INFORMATION

Location Address: 611 W. Elizabeth St., Sulphur
Present Zoned Classification: Residential

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

See Attached. Lot Size Approx 150 x 182 (27300 sq ft)

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 JT.

REQUEST INFORMATION

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

Zoning Change: From Residential To Mixed Residential
Purpose of Request: Build Duplex apartments.

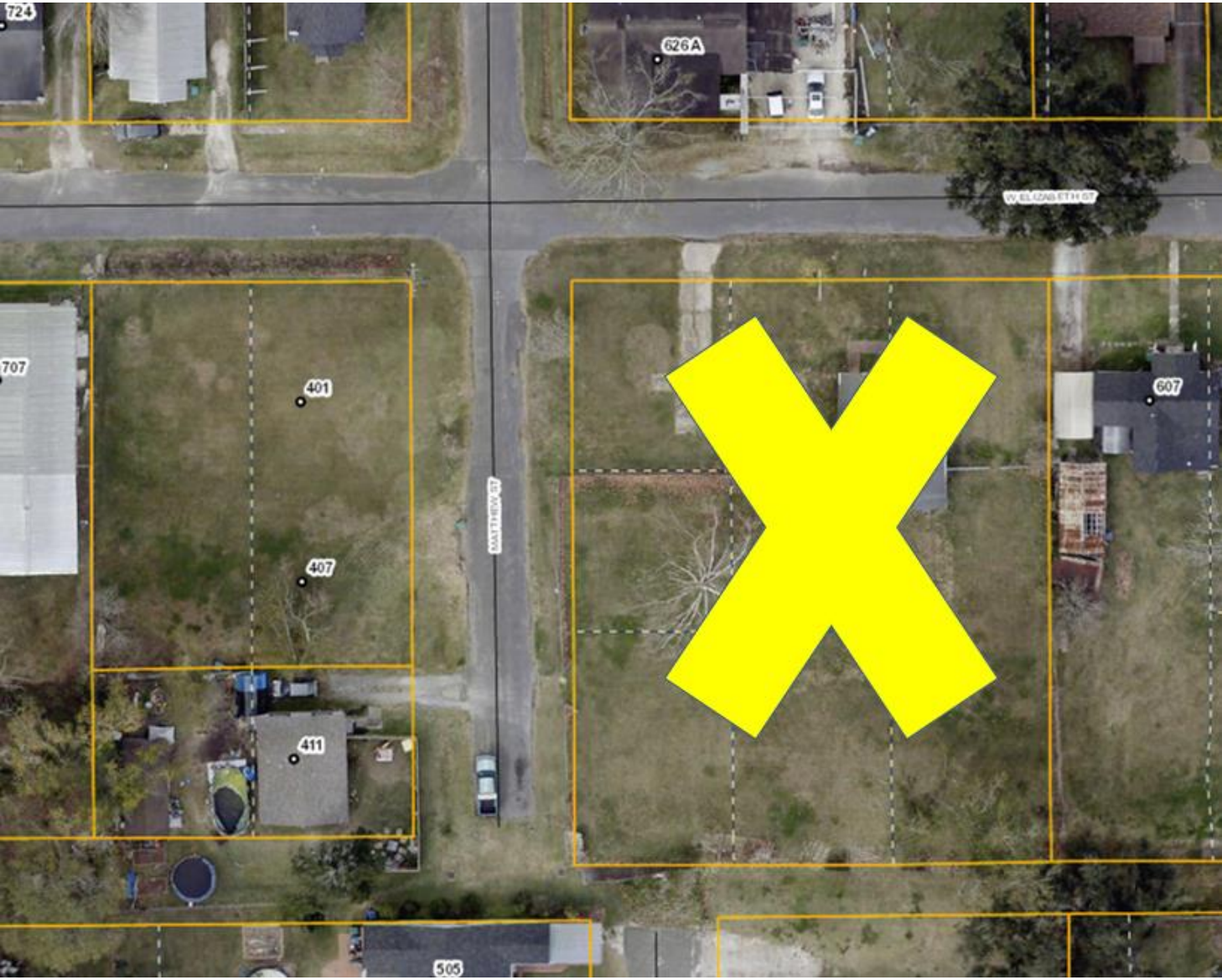
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: 06/27/23

	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 <u>ZONE X</u> ft.			





MASTER PLAN MAP

Future Land Use

- RR Rural Residential
- RS Residential Single Family
- RM Residential Medium Density
- NC Neighborhood Commercial
- CC Corridor Commercial
- INS Institutional
- I Industrial
- OS Open Space and Recreation
- Sulphur Limits
- Roads
- Railroads
- Rivers and Streams
- Waterbodies



























