

May 20, 2024

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:30 p.m., on the 20th day of May, 2024, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
TROY DARBY, Land Use Commission District 2  
VERONICA ALLISON, Land Use Commission District 3  
EDDIE LEBLANC, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, prayer and Pledge of Allegiance was led by Mr. Darby.

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for Land Use Commission. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Troy Darby as Chairman and Jonathan Brazzell as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20th day of May, 2024.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution repealing resolution that rezoned property located at 1000 Lafargue Street from Mixed Residential to Commercial and authorize the rezone to Business. Since no one was in attendance to answer questions from the Commission, motion was made by Mrs. Carroll seconded by Mr. LeBlanc that the following resolution be deferred to the next Land Use meeting on Monday, June 17, 2024.

**RESOLUTION REPEALING THE RESOLUTION THAT REZONED PROPERTY  
LOCATED AT 1000 LAFARGUE STREET FROM MIXED RESIDENTIAL TO  
COMMERCIAL AND AUTHORIZE THE REZONE TO BUSINESS.**

WHEREAS, on May 19, 2008, the Land Use Commission adopted said Resolution which granted a rezone from Mixed Residential to Commercial for 1000 Lafargue Street; and

WHEREAS, property owner is requesting that said property be rezoned to Business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby repeal Resolution that was adopted on May 19, 2008, which rezoned 1000 Lafargue Street from Mixed Residential to Commercial and authorize said property to be rezoned to Business.

Motion carried unanimously.

The next item on the agenda is a resolution amending the text in the previously adopted Resolution for Tulco II, LLC, 1825 East Napoleon Street, which was adopted July 17, 2023. Brandon Jargneaux, representative, stated that they would like access to the rear of their property from Carr Lane since they planned on having an accessory building in the back and they'll to access it from Carr Lane.

Mrs. Blanchard, Secretary, stated that they will need to get with the Permit Department to see the maximum sq. ft. that the accessory building can be since the primary is so large. Mrs. Allison asked what type of vehicles would be travelling on Carr Lane since it's in such bad shape. Mr. Jargneaux stated that it won't be large trucks, it'll mostly be for emergency use, and they would enter Carr Lane from the Beglis Parkway side.

Mrs. Carroll stated that she doesn't think the amendment for the slated chain link fence is a good idea since it won't buffer the noise like a brick or wooden fence would.

Mr. Brazzell stated in regards to the amendment for the 10 foot buffer rather than the 20 foot buffer, they should have took into consideration for retention pond. After discussion, the Chairman called for a motion to adopt the following resolution:

RESOLUTION AMENDING THE TEXT IN THE PREVIOUSLY ADOPTED  
RESOLUTION BY LAND USE COMMISSION ON JULY 17, 2023, FOR TULCO II,  
LLC, 1825 EAST NAPOLEON STREET.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend the previously adopted Resolution as follows:

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 slatted chain link fence buffer ~~constructed of wood or brick masonry~~ shall be constructed along an existing residential use. Furthermore, a ~~twenty (20)~~ ten (10) 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. ~~Also, access is restricted to only East Napoleon Street. No rear access shall be from Carr Lane.~~

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend the text in the previously adopted Resolution by Land Use Commission on July 17, 2023, for Tulco II, LLC, 1825 East Napoleon Street.

With no motion being made, the resolution failed on this 20<sup>th</sup> day of May, 2024.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

5/20/24  
6:30 P.M.