

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

**AGENDA**  
**LAND USE COMMISSION MEETING**  
**MONDAY, JUNE 17, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, JUNE 17, 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 repealing Resolution that rezoned property located at 1000 Lafargue Street from Mixed Residential to Commercial and authorize the rezone to Business.
2. Resolution granting a rezone from Mixed Residential to Business to Carl Vincent, 120 Avenue B.
3. Resolution granting a rezone from Mixed Residential to Business to Carl Vincent, lot located on the northwest corner of Avenue B and South Huntington Street.

ADJOURNMENT

\*\*\*\*(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

*If you are not satisfied with the outcome of the Land Use 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 to 14<sup>th</sup> Judicial District Court.*

\*\*\*The next regular Land Use Commission meeting will be held on Monday, July 15, 2024, 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 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.

APPROVED AND ADOPTED by  
the Land Use Commission of the City of  
Sulphur, Louisiana on this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
, Chairman

ATTEST:

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

RESOLUTION

Resolution granting a rezone to Brian and Patricia Prudhomme, 1000 LaFargue Street, from Mixed Residential District to Commercial District to allow for an ornamental iron works business.

Repeal  
this  
Resolution

WHEREAS, rezoning from Mixed Residential District to Commercial District shall be limited as follows:

- (a) Usage restricted to light manufacturing
- (b) Signage shall conform to Mixed Residential District requirements (Article IV, Part 2, Section 9)
- (c) Variations from the existing size or architectural style of the building shall require prior approval from the Land Use Commission. The divergence of the building's architectural style and appearance from that of the adjacent improved properties' appearance shall not increase
- (d) Hours of operation shall be limited to 7:00 a.m. through 6:00 p.m.
- (e) If said business closes or changes ownership it shall revert back to Mixed Residential District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Brian and Patricia Prudhomme, 1000 LaFargue Street, to rezone from Mixed Residential District to Commercial District to allow for an ornamental iron works business.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

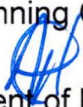
ATTEST:

  
ARLENE BLANCHARD, Secretary

  
GERRIT LAWRENCE, Chairman



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 5/16/2024  
Re: **1000 Lafargue** Rezone Request  
File: Land Use

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Comments: **Application:**

Resolution to repeal Resolution to rezone from Mixed Residential to Commercial and authorization to rezone the property to Business.

**Situation:**

This property had previously been rezoned from Mixed Residential to Commercial for ornamental iron work, with many stipulations. One of the stipulations was to revert to mixed residential if the lot was ever sold. However, the resolution was never filed with the Clerk of Court and cannot be enforced.

Therefore, we are repealing the previous resolution, and requesting authorization to rezone from mixed residential to business.

The owner of the lot has a potential tenant that wants to use the structure for community outreach programs (fitness).

**Findings:**

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

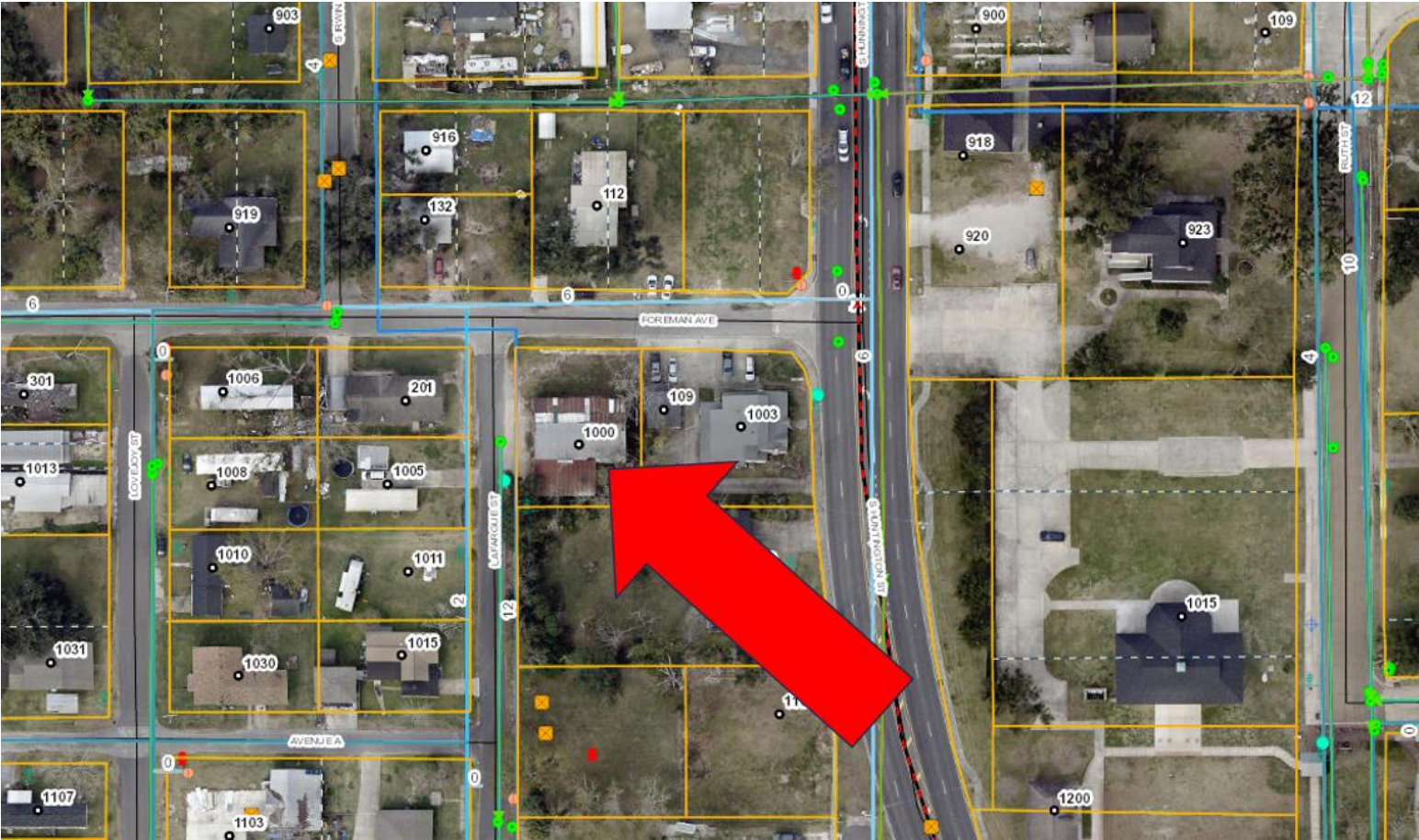
1. The Application appears substantially complete.
2. The considered area is bordered by **developed land**.
3. The considered area is bordered by land zoned **Mixed Residential and Business**.
4. **Business** land use for commercial activity is restricted to daycare, churches, schools, libraries, museums, general retail sales (Service establishments), offices, financial institutions, restaurants, entertainment, and business accessory use.
5. The nearest, contiguously zoned **Business** land use area is on the north side of Foreman Avenue across the street from subject lot. Although zoned business, some of the lots are still used for residential purposes.
6. The request to amend the land use map will not constitute "spot zoning".

**Recommendations:**

Based on the above findings, a recommendation in support of rezone is given.















RESOLUTION

RESOLUTION GRANTING A REZONE TO CARL VINCENT, 120  
AVENUE B, FROM MIXED RESIDENTIAL TO BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, 120 Avenue B, from Mixed Residential to Business for the following described property:

COM SW COR BLK 3 JT HENNING ADD TH N 59 FT E 109 FT ETC

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 Carl Vincent, 120 Avenue B, from Mixed Residential to Business.

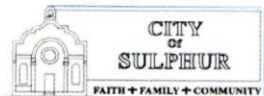
APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

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





## CITY OF SULPHUR

## APPLICATION FOR

## DEVELOPMENT APPROVAL

Date Received

5-21-24

\$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

CARL H. Vincent

DATE

5-21-24

## PROPERTY OWNER INFORMATION

Name of Property Owner

CARL H. Vincent

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

CARL.Vincent.b282@statefarm.com

Mailing Address:

815 S. Huntington

City:

Sulphur

State:

LA

Email:

Physical Address:

City:

Sulphur

State:

LA

Phone Number (H)

(W)

337 527 5211

(C)

794 413

## PROPERTY INFORMATION

Location Address:

120 Ave. B and Parcel to east (S. parcel of 1105 S. Huntington)

Present Zoned Classification:

Mixed Residential

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

CHV

## REQUEST INFORMATION

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

NAME OF SUBDIVISION

Zoning Change: From

Mixed Residential

To

Business

Purpose of Request:

For future development. To zone Business like his other property at 1105 S. Huntington St.

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

CARL H. Vincent

Date:

5-21-24

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.



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 6/4/2024  
Re: **120 Avenue B** - Rezone Request

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Comments: **Application:**

Carl Vincent has requested a rezone subject property from Mixed Residential to Business.

**Findings:**

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

1. The Application appears substantially complete.
  2. The considered area is bordered by **developed land**.
  3. The considered area is bordered by land zoned **Mixed Residential and Business**.
  4. **Business** land use for commercial activity is restricted to daycare, churches, schools, libraries, museums, general retail sales (Service establishments), offices, financial institutions, restaurants, entertainment, and business accessory use.
  5. The nearest, contiguously zoned **Business** land use area is on the north property line of the subject lot (1105 South Huntington Street)
-

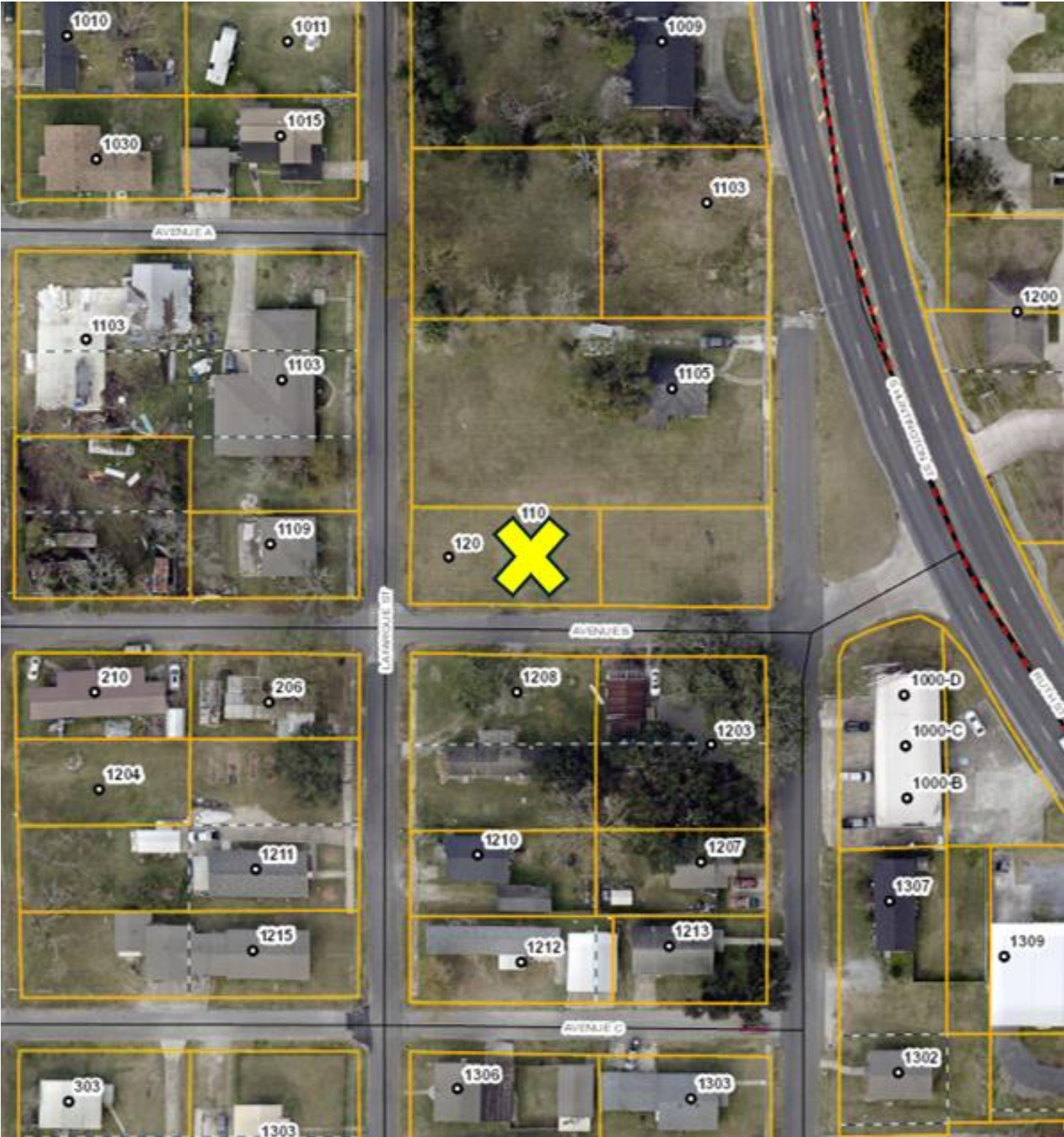


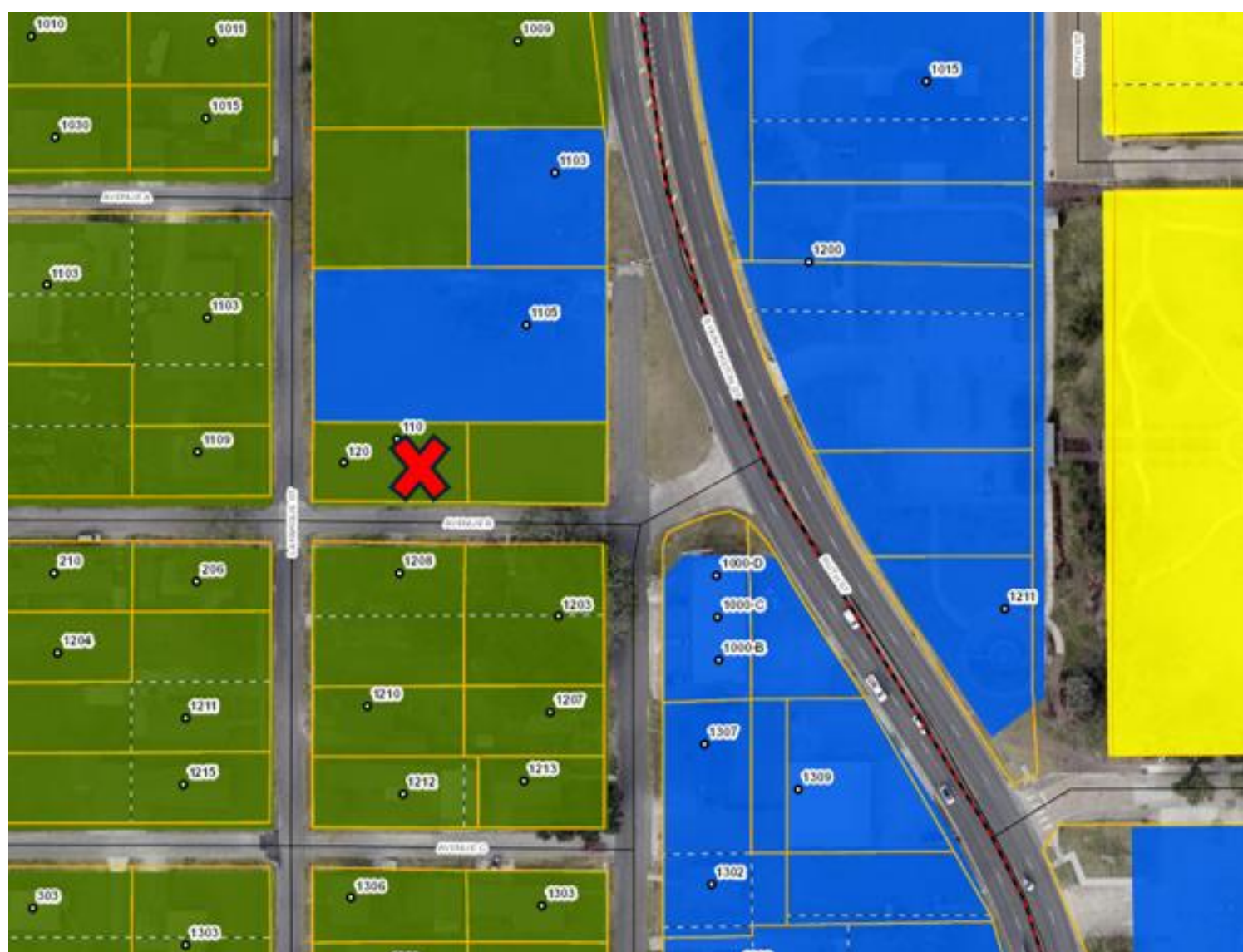


- 
6. The request to amend the land use map will not constitute "spot zoning".

**Recommendations:**

Based on the above findings, a recommendation in support of rezone is given.





RESOLUTION

RESOLUTION GRANTING A REZONE TO CARL VINCENT,  
PROPERTY LOCATED ON THE NORTHWEST CORNER OF AVENUE B  
AND SOUTH HUNTINGTON STREET FROM MIXED RESIDENTIAL TO  
BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Vincent, property located on the northwest corner of Avenue B and South Huntington Street from Mixed Residential to Business for the following described property:

E 100 FT OF S 59 FT BLK 3 JT HENNING SUB DESC AS – COM SE COR  
LOT OF LEO DOMINGUE IN BLK 3 JT HENNING ADD S 59 FT W 100 FT  
ETC.

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 Carl Vincent, property located on the northwest corner of Avenue B and South Huntington Street from Mixed Residential to Business

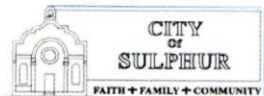
APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

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





## CITY OF SULPHUR

## APPLICATION FOR

## DEVELOPMENT APPROVAL

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PRINT NAME

CARL H. Vincent

DATE

5-21-24

## PROPERTY OWNER INFORMATION

Name of Property Owner

CARL H. Vincent

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

CARL.Vincent.b282@statefarm.com

Mailing Address:

815 S. Huntington

City:

Sulphur

State:

LA

Email:

Physical Address:

City:

Sulphur

State:

LA

Phone Number (H)

(W)

337 527 5211

(C)

794 413

## PROPERTY INFORMATION

Location Address:

120 Ave. B and Parcel to east (S. parcel of 1105 S. Huntington)

Present Zoned Classification:

Mixed Residential

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

CHV

## REQUEST INFORMATION

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

NAME OF SUBDIVISION

Zoning Change: From

Mixed Residential

To

Business

Purpose of Request:

For future development. To zone Business like his other property at 1105 S. Huntington St.

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

CARL H. Vincent

Date:

5-21-24

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.





# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams *AA*  
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 6/4/2024  
Re: ***Lot located on the northwest corner of Avenue B and South  
Huntington Street - Rezone Request***

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Comments: **Application:**

Carl Vincent has requested a rezone of subject property from Mixed Residential to Business.

**Findings:**

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

1. The Application appears substantially complete.
2. The considered area is bordered by ***developed land***.
3. The considered area is bordered by land zoned ***Mixed Residential and Business***.
4. ***Business*** land use for commercial activity is restricted to daycare, churches, schools, libraries, museums, general retail sales (Service establishments), offices, financial institutions, restaurants, entertainment, and business accessory use.
5. The nearest, contiguously zoned ***Business*** land use area is on the north side of subject lot (1105 South Huntington Street)



- 
6. The request to amend the land use map will not constitute "spot zoning".

**Recommendations:**

Based on the above findings, a recommendation in support of rezone is given.

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