

NOTICE.....The Land Use meetings will temporarily be held at 501 Willow Avenue.

**AGENDA
LAND USE COMMISSION MEETING
MONDAY, MAY 19, 2025, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, MAY 19, 2025, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, 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 electing a new Chairman/Vice-Chairman for Land Use Commission.
2. Resolution granting a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Industrial to allow for a tank wash facility.
3. Resolution granting a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new lease tenant.

PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

This ends the public comment section of the meeting.

ADJOURNMENT

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 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, June 16, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, 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 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 Jonathan Brazzell as Chairman and Eddie LeBlanc as
Vice-Chairman for the Land Use Commission of the City of Sulphur.

APPROVED AND ADOPTED by
the Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

RESOLUTION

RESOLUTION GRANTING A REZONE TO BATY LAND HOLDINGS, LLC, 1401 EAST NAPOLEON STREET, FROM BUSINESS TO INDUSTRIAL TO ALLOW FOR A TANK WASH FACILITY.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Industrial to allow for a tank wash facility for the following described property:

DESCRIPTIONS:

TRACT IN LOCKMOORE CO SURVEY DESC AS – COM 448 FT E OF N AND S 40 LINE BETWEEN SW NW AND SE NW 35.9.10 ON SIDE R/W O.S.T. (U S HWY 90) TH E 320 FT S 682 FT M/L ETC IMPS-SHOP IMPS-OPEN SHED IMPS-BRICK/OFC IMPS 13/CMS WRHSE W/OFFC

AND ALSO:

LOT ON S SIDE HWY. 90, COM 512 FT W AND 254 FT S OF DIVIDING 40 LINE BETW SE NW AND SW NE 35.9.10 W 64 FT S 413 FT M/L TO S 40 LINE SE NW ETC – (BEING S 413 FT M/L OF LOT 13 LOCK MOORE SO SUB)

AND ALSO:

COM 832 FT E OF W LINE SE NW 35.9.10 AND 318 FT S OF HWY. 90, TH E 128 FT, S 350 FT ETC

AND ALSO:

LOT IN SE SW 35.9.10 ON S/S HWY 90 DESC AS - COM 320 FT W AND 458 FT S OF INTERSECTON OF E/LINE SE NW WITH S/S OF HWY, TH W 64 FT, S 210 FT M/L ETC. SUBJ TO R/W (LOUIS LANE) ON S/SIDE

AND ALSO:

S 210 FT M/L OF – COM 192 FT W OF E/L OF SE NW 35.9.10 AND ON S/S HWY. 90, TH W 128 FT S 668 FT ETC. SUBJ TO RD R/W ON S/SIDE

AND ALSO:

LOT ON S/S OF HWY 90 DESC AS COM 128 FT W AND 643 FT S OF LINE BETWEEN SE NW AND SW NE SEC 35.9.10 S 25 FT M/L W 64 FT N 210 FT M/L E 64 FT S 185 FT TO COM SUBJ TO RD R/W ON S/S

BE IT FURTHER RESOLVED that the following stipulation shall be placed on said property:

1. The wastewater from the tank wash shall not be discharged to the city's sanitary sewer system.

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.

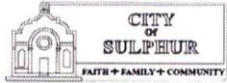
BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Industrial to allow for a tank wash facility.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 4-23-25

\$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 BURTON BATY

DATE APRIL 21, 2025

PROPERTY OWNER INFORMATION

Name of Property Owner BATY LAND HOLDING'S LLC

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

Mailing Address: P.O. BOX 249 City: SULPHUR State: LA Email: corporate@ab-industrial.com

Physical Address: 1401 E NAPOLEON ST City: SULPHUR State: LA

Phone Number (H) 337-528-6880 (W) 337-528-6880 (C) 337-842-1232

PROPERTY INFORMATION

Location Address: 1401 E NAPOLEON ST., SULPHUR, LA 70663

Present Zoned Classification: BUSINESS

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

@350910-1141-0008 0000 @350910-1141-0009 0000 @350910-1141-0010 0000 @350910-1141-0011 0000 @350910-1141-0012 0000 TRACT IN LOCKMOORE CO SURVEY DESC AS-COM 448 FT E OF N AND S 40 LINE BETW SW NW AND SE NW 35.9 10 ON SIDE RW O.S.T. (U S HWY 90) TH E 320 FT S 682 FT ML ETC IMPS-SHOP IMPS-OPEN SHED IMPS-BRICK/OFC IMPS 13/CMS WRHSE W/OFFC REF1-SAM R HOLDEN AND JEWELL ET AL B 1680 P 115-42

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 BBT

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From BUSINESS To INDUSTRY

Purpose of Request: TO FURTHER OUR LONG TERM DEVELOPMENT PLANS THAT HAVE BEEN IN WORKS FOR OVER 20 YEARS. WE WANT TO CONSTRUCT A TANK WASH FACILITY THAT WOULD ENHANCE AND ENSURE THE CONTINUED SUCCESS OF OUR BUSINESS. WE ALSO HAVE THE DESIRE TO ENLARGE OUR SHOP FACILITY AND DISMANTLE AND REPLACE TWO ANTIQUATED AND DILAPIDATED WAREHOUSES WITH ONE NEW ONE

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: BBT

Date: 4/23/25

	Yes	No	N/A
1. Is site located within the City Limits?	X		
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?		X	
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	X		
4. Will the location be served by a fire protection?	X		
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	X		
6. Is property within a designated flood hazard area?		X	
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: 5/9/2025
Re: **1401 East Napoleon Street** - Rezone Request

Comments: **Application:**

Baty Land Holdings, LLC has requested a rezoning of the referenced area from **Business District** to **Industrial District**.

Situation:

The applicant requested permitting for a new structure in the rear of the property for the purpose of a tank wash. The existing use of the area considered is a legal non-conforming use. In accordance with Article IV, Part 3, Section 4 of the city's land use ordinance, nonconforming uses shall not be enlarged. Applicant is requesting a rezone to Industrial to allow for the expansion of their operations.

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 **Business**.
4. **Industrial** land use areas are established by zoning within **1000** feet of the area under consideration.
5. The nearest, contiguously zoned **Industrial** land use area is on the east and west side of North Beglis Parkway.
6. The neighborhood area surrounding the area does not exhibit any indications of demand for **Industrial** land use.
7. The request to amend the land use map may constitute "spot zoning".

Recommendations:

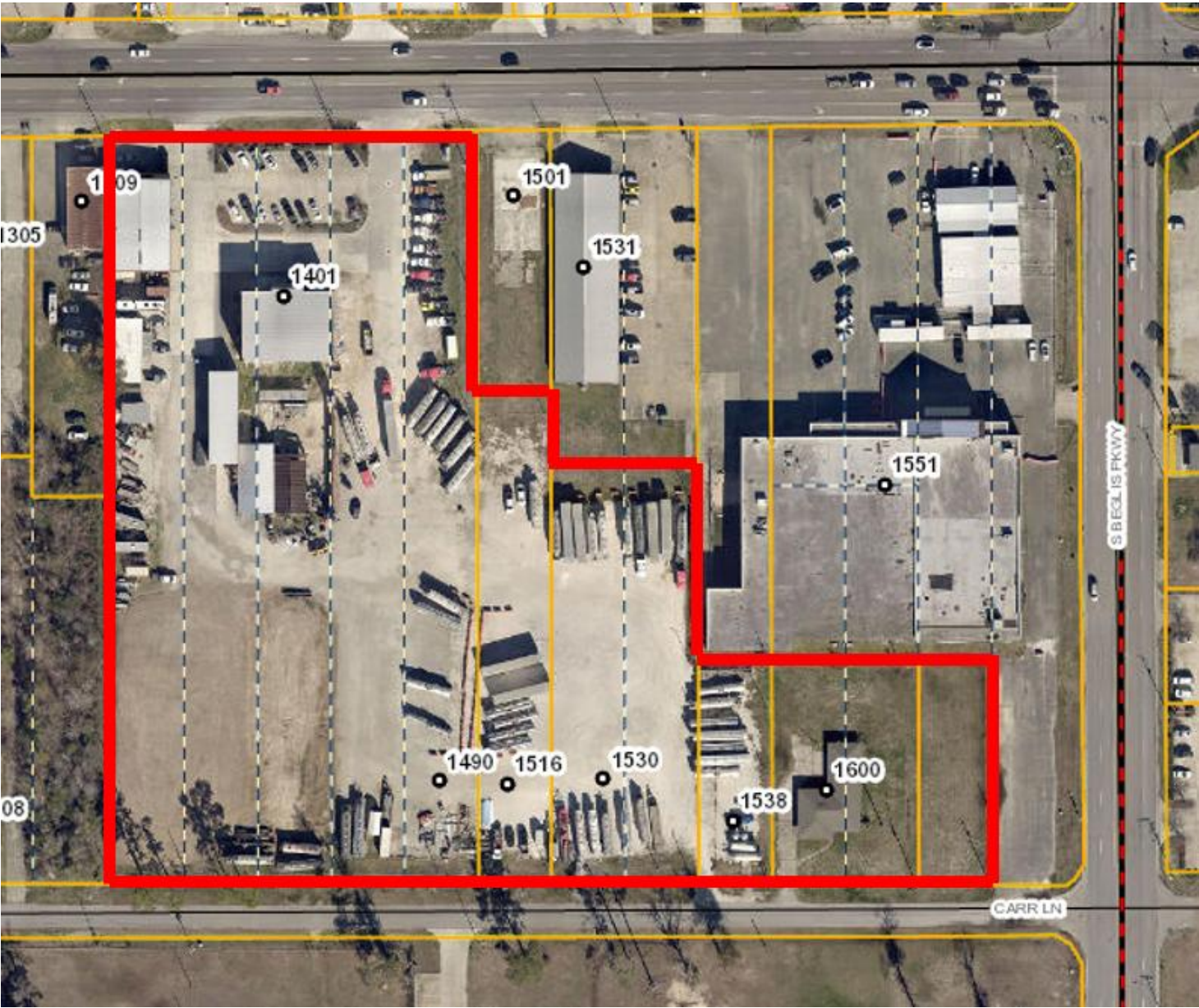


Absent an intent to encourage an Industrial corridor in the vicinity, a recommendation for rezoning **cannot** be made.

The following stipulations or restrictions are suggested:

- a. The wastewater from the tank wash shall not be discharged to the city's sanitary sewer system.











RESOLUTION

RESOLUTION GRANTING A REZONE TO KJP INVESTORS, LLC, 2910 EAST NAPOLEON STREET, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A NEW TENANT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new tenant for the following described property:

THAT PART OF W ½ SW NE 36.9.10 SITUATED S OF HWY 90 LESS E 25 FT AND LESS: COM 2040.07 FT W OF NE COR SE 36.9.10 TH N 693.11 FT TO S R/W OF HWY 90 W 335 FT S 692.37 FT E 343.07 FT TO PT OF COM – 4.75 ACS M/L

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.

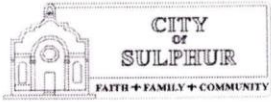
BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new tenant.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

5/2/25

\$50.00 Fee (Non-Refundable)

pd.

(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

DATE

PROPERTY OWNER INFORMATION

Name of Property Owner KJP INVESTORS, LLC

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

Mailing Address: P.O. Box 151 City: Sulphur State: LA Email: adam@goautoplex.com

Physical Address: 2910 E. NAPOLEON ST. City: Sulphur State: LA

Phone Number (H) 337-625-8714 (W) _____ (C) 337-517-3960

PROPERTY INFORMATION

Location Address: 2910 E. NAPOLEON ST., SULPHUR, LA 70663

Present Zoned Classification: BUSINESS

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 AGT

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From BUSINESS To COMMERCIAL

Purpose of Request: NEW LEASE TENANT

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: Remond J. Thippes Date: 5-1-25

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: 5/9/2025
Re: **2910 East Napoleon** - Rezone Request

Comments: **Application:**

KJP Investors, LLC has requested a rezoning of the referenced area from ***Business District*** to ***Commercial District***.

Situation:

The subject property is currently for retail sales of new and used automobiles, which is permitted in Business District. The applicant is requesting a rezone to Commercial District to allow for a Hotard Shuttle transportation service. The transportation service will provide shuttle services from park and ride share locations to industrial project locations. With the upcoming Louisiana LNG project by Woodside Entergy Group, the transportation service will support the logistical efforts of transporting the construction workforce to the construction sites. Based on an email dated April 29, 2025, the approximate hours of operation would be 3:30 A.M. to 8:00 P.M. Any after-hour operations will be limited to the existing office building and the first two bays of the new proposed maintenance building.

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:

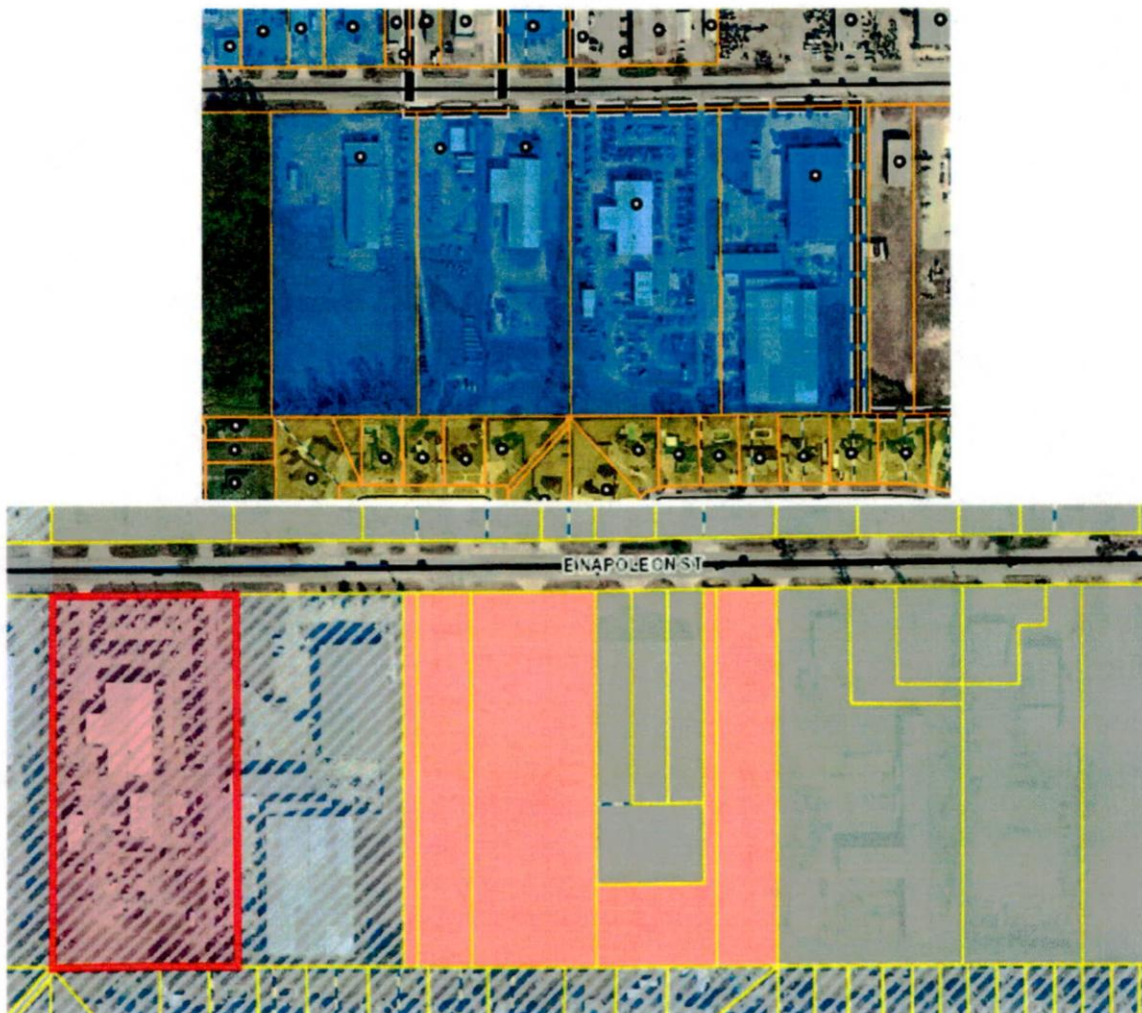
1. The Application appears substantially complete.
2. The considered area is bordered by ***developed land***.
3. The considered area is bordered by land zoned ***Business***, except adjacent land to south is zoned Residential.
4. The area surrounding the subject lot exhibits indications of demand for ***Commercial*** land use.
5. The considered area is in close proximity to our jurisdictional boundary. CPPJ has the majority of this corridor zoned either Light Industrial (I1) or General Commercial (C2)

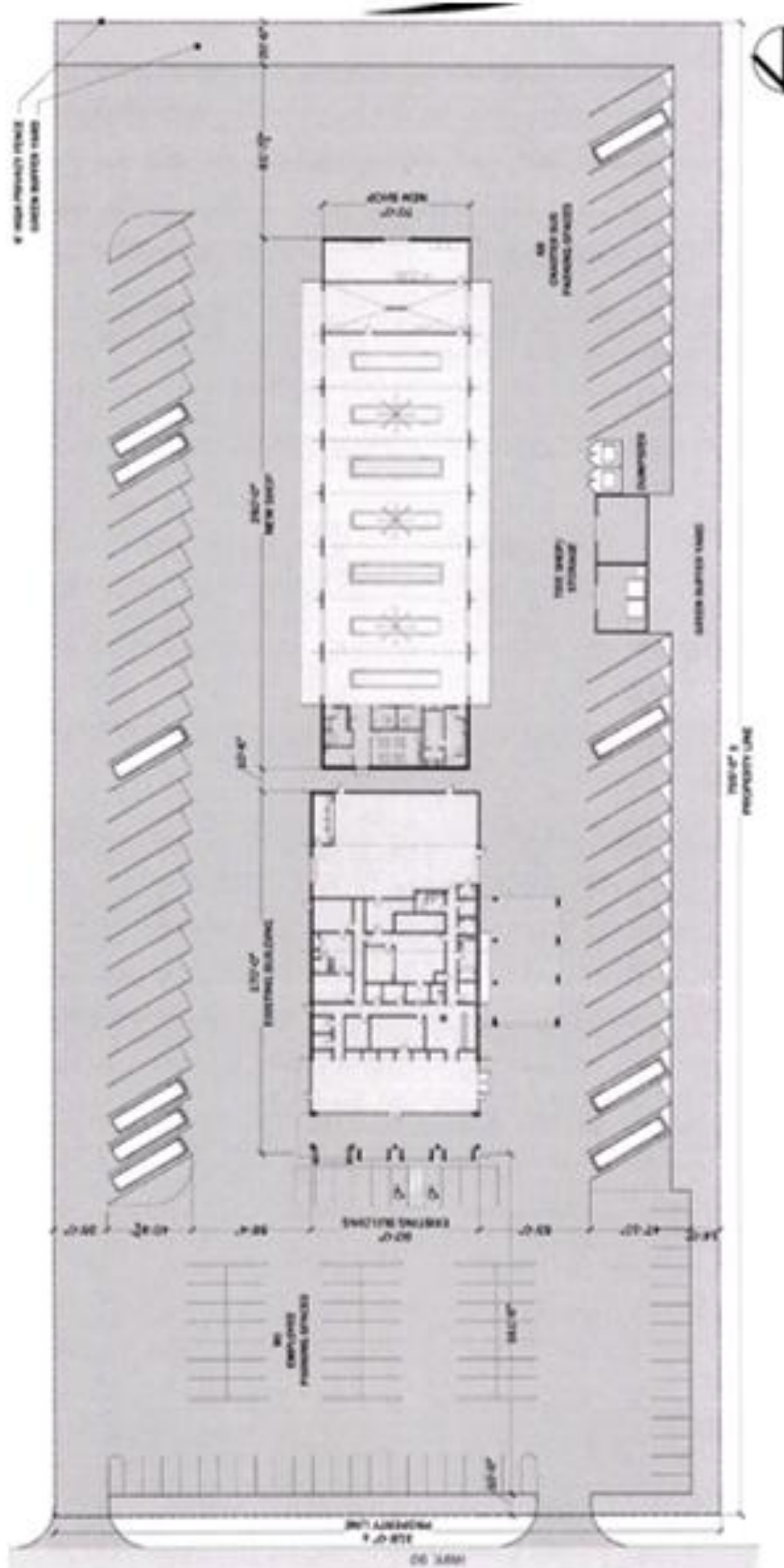


6. The request to amend the land use map may constitute “spot zoning”, however, the rezone would align with our Master Plan.

Recommendations:

With the intent to encourage a **Commercial** corridor in the vicinity, a recommendation in favor of rezoning is given.





Hwy 90





2910 E Napoleon St

AutoPlex 2000 Pre-Owned Superstore

Laketool Hydraulics