

May 19, 2025

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 501 Willow Street, Sulphur, LA, held at 5:30 p.m., on the 19th day of May, 2025, 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
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - VERONICA ALLISON, Land Use Commission District 3

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

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution electing a new Chairman/Vice-Chairman for Land Use Commission. Mr. Brazzell presented Mr. Darby with a plaque and thanked him for his 1 year of service as Chairman. Motion was then made by Mrs. Carroll seconded by Mr. Darby 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 Jonathan Brazzell as Chairman and Eddie LeBlanc 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, Mr. LeBlanc, Mr. Brazzell
NAYS: None
ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 19th day of May, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Industrial to allow for a tank wash facility. Mr. Baty addressed the Commission and stated that he started his business 30 years ago with a couple of trucks. When he came to get the permit to start his tank wash, he found out that he was non-conforming. He's never heard of that before. Being non-conforming he can't add on and can't add a new warehouse or tank wash. He's almost complete with his new office. He hauls for the local industries, and he needs more space. They also store material for local industries and need to keep material out of the elements. We need to rezone the property so it's in line with our business. He asked that rather than rezoning from Business to Industry he'd like to just rezone to Commercial. He won't do the tank washing at this time. Commercial will allow him to still do his warehousing.

Austin Abrahams, Land Use Administrator, stated that rezoning to Commercial would be in line with the city's Master Plan.

Mr. LeBlanc asked if he would have any chemicals on the property. Mr. Baty said not at this time but may later. They currently have aluminum, plastic pellets, silica, etc. There's no hazardous material.

Mrs. Carroll asked Mr. Abrahams if Mr. Baty wanted to do his tank wash would that require the property to be rezoned to Industrial. Mr. Abrahams stated, yes. Mr. Baty then stated that he would put up a solid metal fence around the perimeter of his property.

Robert Vincent, employee of Mr. Baty, stated Mr. Baty started this company with nothing and has built this amazing company. The tank wash is really needed. Without the tank wash prices may have to go up.

Darla Perry, CPA, stated that when Buddy started his company it was a 2-truck operation that was struggling. Now he has \$16 million in revenue. Most of all he needs the warehousing right now.

Mr. Abrahams, Land Use Administrator, stated that when zoning was first adopted there wasn't a Commercial District, only Business. In 2007 the Commercial District was created but Council didn't rezone every non-conforming business that was zoned Business. They would just be a legal non-conforming business. After discussion, motion was made by Mr. Darby seconded by Mr. LeBlanc that the following amendments be made:

1. Amend to rezone to Commercial rather than Industrial.
2. Delete the tank wash.

Motion carried unanimously.

Motion was then made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION GRANTING A REZONE TO BATY LAND HOLDINGS, LLC, 1401 EAST NAPOLEON STREET, FROM BUSINESS TO COMMERCIAL.

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 Commercial 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

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 Commercial.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 19th day of May, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new lease tenant. Matt Redd, Realtor, stated that this is an existing facility that sold cars and now they want to change it to a facility servicing Hotard bus company. This is not a park and ride. They will provide transportation to the LNG project that's getting ready to start. The 5,000 sq. ft. shop will be torn down and replaced with a 17,000 sq. ft. building to service the buses. It'll have 1 wash bay to wash the buses. The gas pumps are no longer a part of the project, they can fill up the buses at local gas stations.

Mr. LeBlanc asked what routes the buses would take. Mr. Redd stated Hwy. 27, Hwy 108 and Hwy. 90. State highways only.

Mrs. Carroll asked if a drainage study would be needed. Mr. Redd stated, yes. There's a 24-inch line in the rear of the property that was done by Gravity Drainage years ago. There's a 20-foot setback also in the rear of the property for discharge into the bayou.

After discussion, motion was made by Mr. Darby seconded by Mr. LeBlanc that the following stipulation be placed on the property:

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

- Buses are limited to traversing on the following streets:

1. Hwy. 27
2. Hwy. 108
3. Hwy. 90

Motion carried unanimously.

Motion was then made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

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

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

- Buses are limited to traversing on the following streets:

1. Hwy. 27
2. Hwy. 108
3. Hwy. 90

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 with the above stipulation.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 19th day of May, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

5/19/25
6:05 P.M.