

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

**AGENDA
LAND USE COMMISSION MEETING
MONDAY, JUNE 16, 2025, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, JUNE 16, 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 granting a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, 1010 East Kent Drive, from Residential to Commercial to allow for a Water Booster Station.
2. Resolution granting a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel #01350258, from Residential to Commercial to allow for a Water Booster Station.
3. Resolution granting a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, 1002 East Kent Drive, from Residential to Commercial.
4. Resolution granting a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel #01349369, from Residential to Commercial.

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, July 21, 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 GRANTING A REZONE TO CALCASIEU CAMERON
HOSPITAL SERVICE DISTRICT D/B/A WEST CALCASIEU CAMERON
HOSPITAL, 1010 EAST KENT DRIVE, FROM RESIDENTIAL TO
COMMERCIAL TO ALLOW FOR A WATER BOOSTER STATION.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, 1010 East Kent Drive, from Residential to Commercial to allow for a Water Booster Station for the following described property:

LOT 3 BLK E PECAN ACS SUB

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 Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, 1010 East Kent Drive, from Residential to Commercial to allow for a Water Booster Station.

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

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

5/30/25

\$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 Janie D. Fruge

DATE 5-29-2025

PROPERTY OWNER INFORMATION

Name of Property Owner Calcasieu Cameron Hospital Service District D/B/A West Calcasieu Cameron Hospital

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

Mailing Address 701 Cypress Street City Sulphur State LA Email jpelequin@wcch.com

Physical Address 701 Cypress Street City Sulphur State LA

Phone Number (H) (W) (C) (337) 304-1263

PROPERTY INFORMATION

Location Address 1010 East Kent Dr, 1002 East Kent Dr, TBD East Kent Dr (See Attached), TBD East Kent Dr. (See Attached)

Present Zoned Classification Residential

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

Please 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

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Residential To Commercial

Purpose of Request Water Booster Station

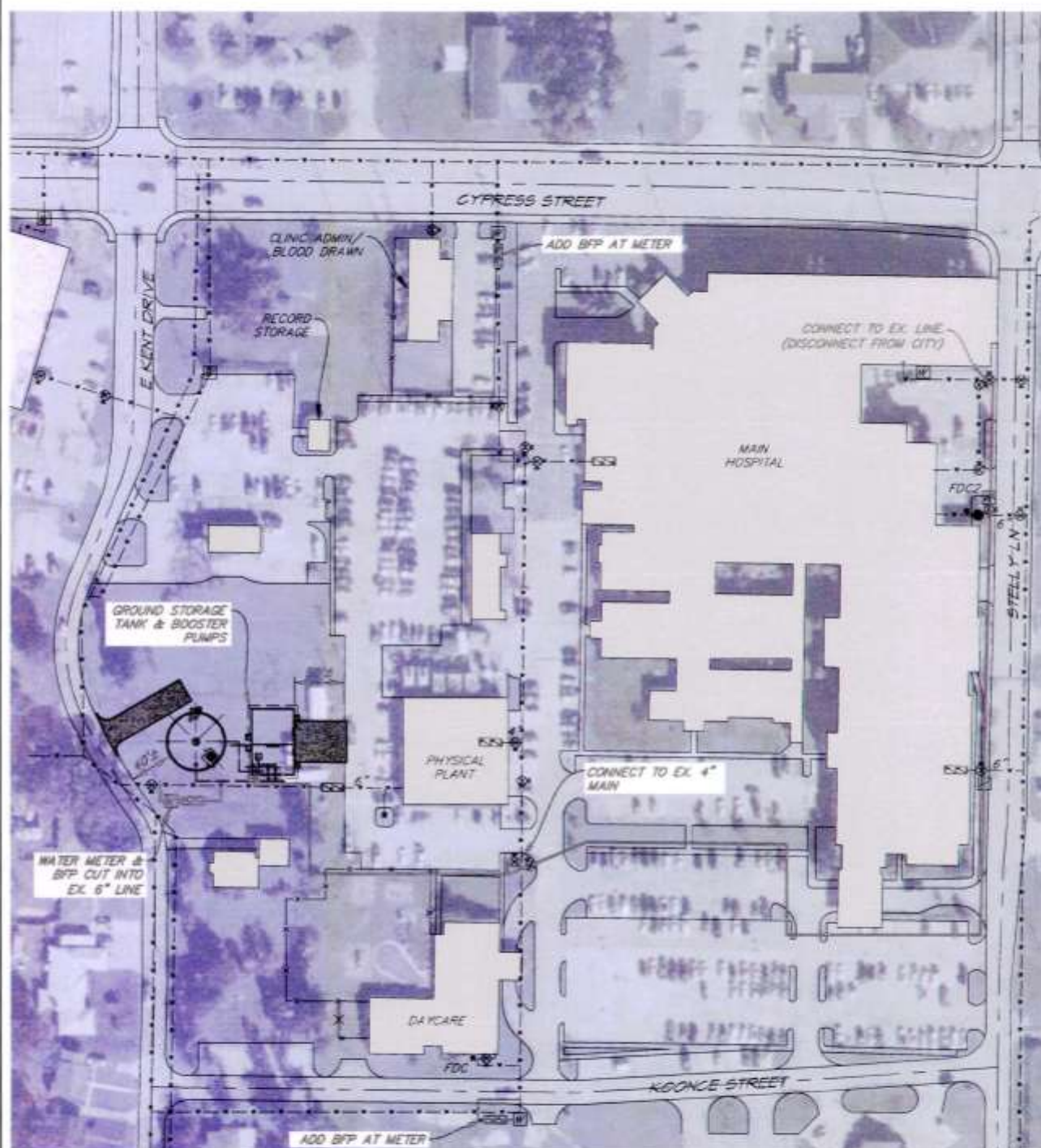
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided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

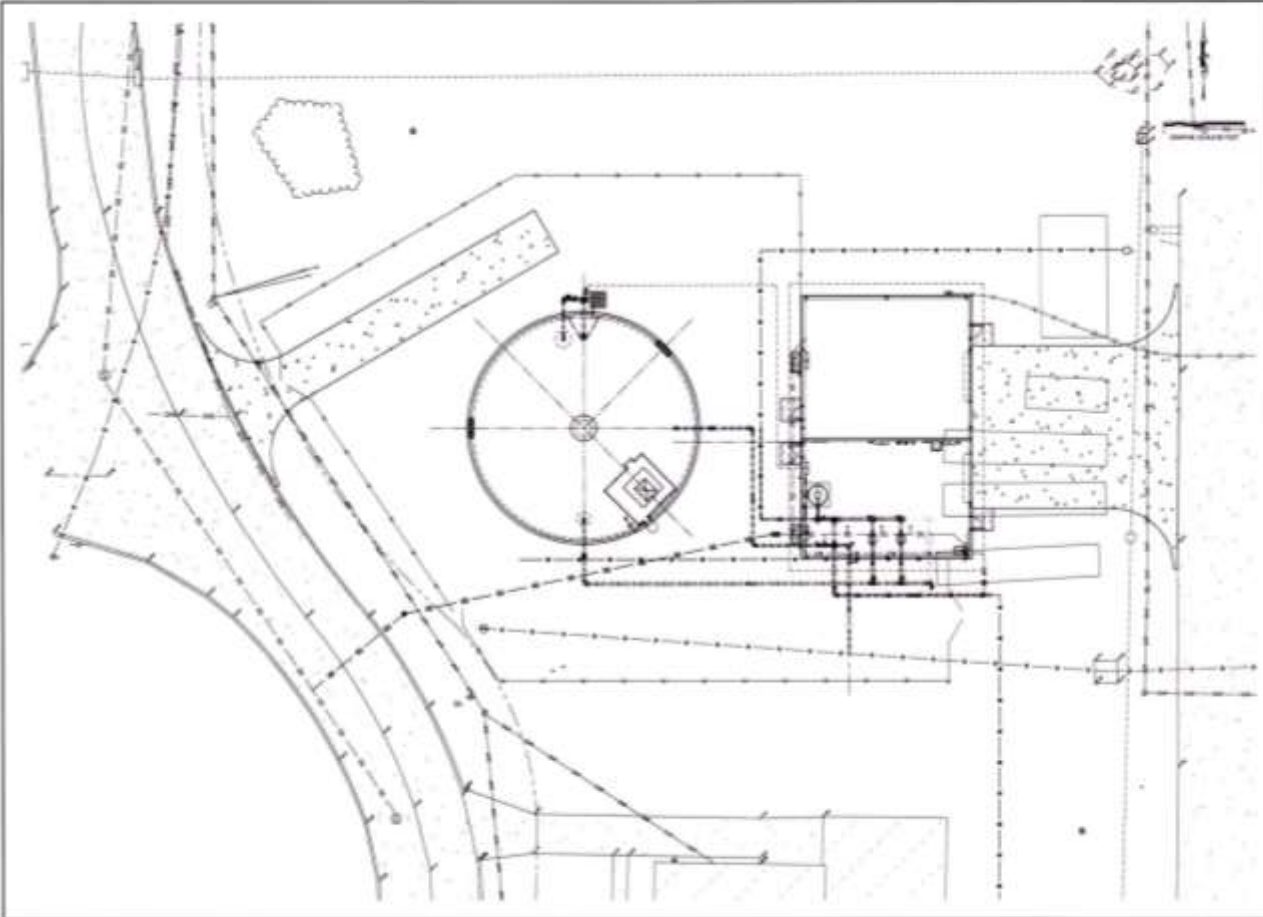
Applicant Signature: Janie D. Fruge Date: 5-29-2025


	Yes	No	N/A
1. Is site located within the City Limits?	✓		
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.			



Meyer & Associates, Inc.
Consulting Engineers
2000 N. Collins Street, Suite 200, Chicago, Illinois 60610
(312) 786-1000 Fax (312) 786-1001
http://www.meyerandassociates.com

WEST CALCASIEU CAMERON HOSPITAL
WATER SYSTEM IMPROVEMENTS
PRELIMINARY LOCATION EXHIBIT





Engineering Firm Name
Address
City, State, Zip

DATE	REVISION

PROJECT: WATER BOOSTER STATION
SHEET: C2.0

PRELIMINARY
FOR DESIGN ONLY

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BOILER ROOM
SITE PLAN

C2.0





RESOLUTION

RESOLUTION GRANTING A REZONE TO CALCASIEU CAMERON HOSPITAL SERVICE DISTRICT D/B/A WEST CALCASIEU CAMERON HOSPITAL, PARCEL #01350258 (KENT DRIVE), FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR A WATER BOOSTER STATION.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel #01350258 (Kent Drive), from Residential to Commercial to allow for a Water Booster Station for the following described property:

N/2 LT 5 BLK E PECAN ACRES

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 Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel #01350258 (Kent Drive), from Residential to Commercial to allow for a Water Booster Station.

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

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

5/30/25

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

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PRINT NAME Janie D. Fruge

DATE 5-29-2025

PROPERTY OWNER INFORMATION

Name of Property Owner Calcasieu Cameron Hospital Service District D/B/A West Calcasieu Cameron Hospital

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

Mailing Address 701 Cypress Street City Sulphur State LA Email jpelequin@wcch.com

Physical Address 701 Cypress Street City Sulphur State LA

Phone Number (H) (W) (C) (337) 304-1263

PROPERTY INFORMATION

Location Address 1010 East Kent Dr, 1002 East Kent Dr, TBD East Kent Dr (See Attached), TBD East Kent Dr. (See Attached)

Present Zoned Classification Residential

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

Please 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

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Residential To Commercial

Purpose of Request Water Booster Station

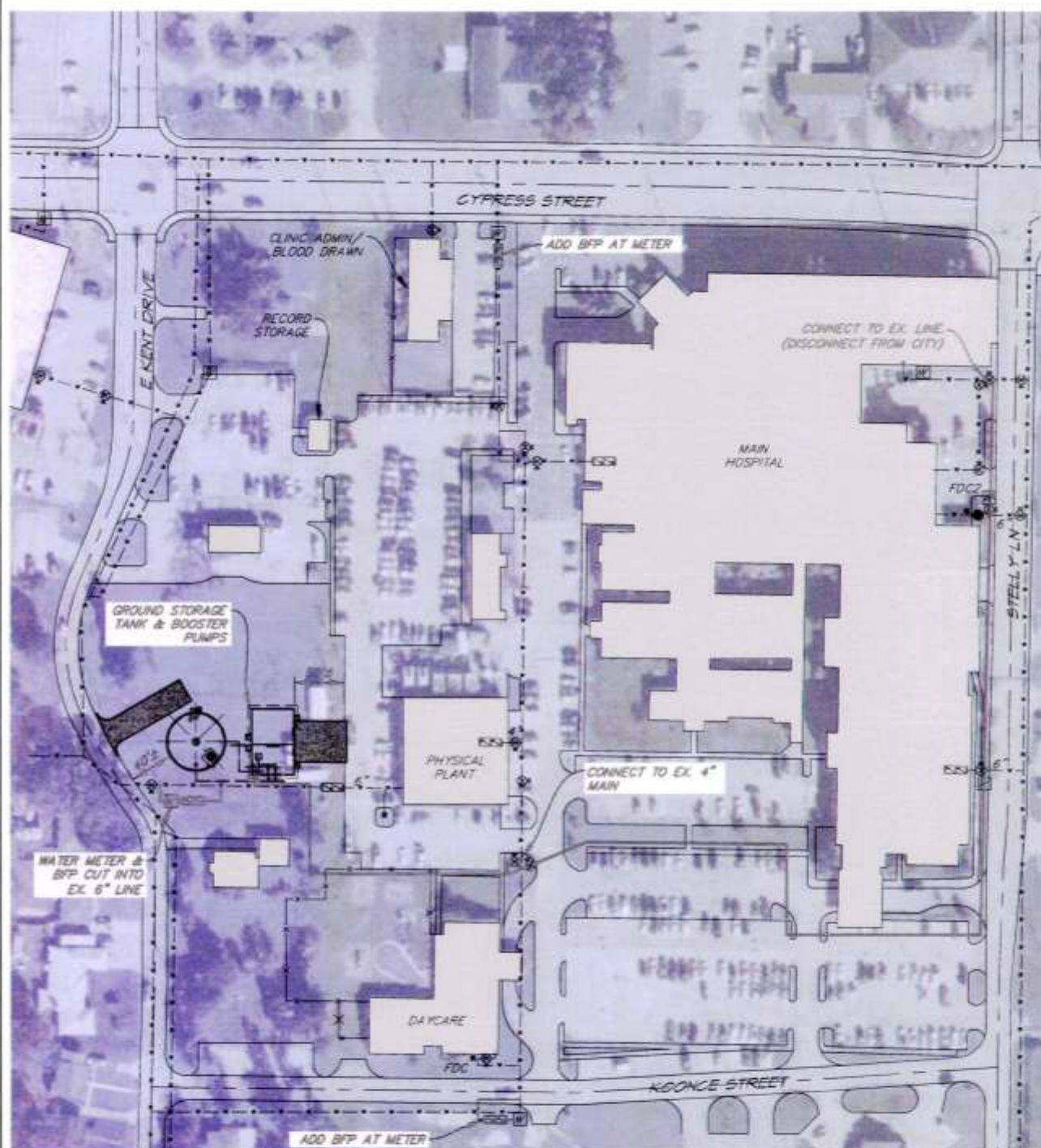
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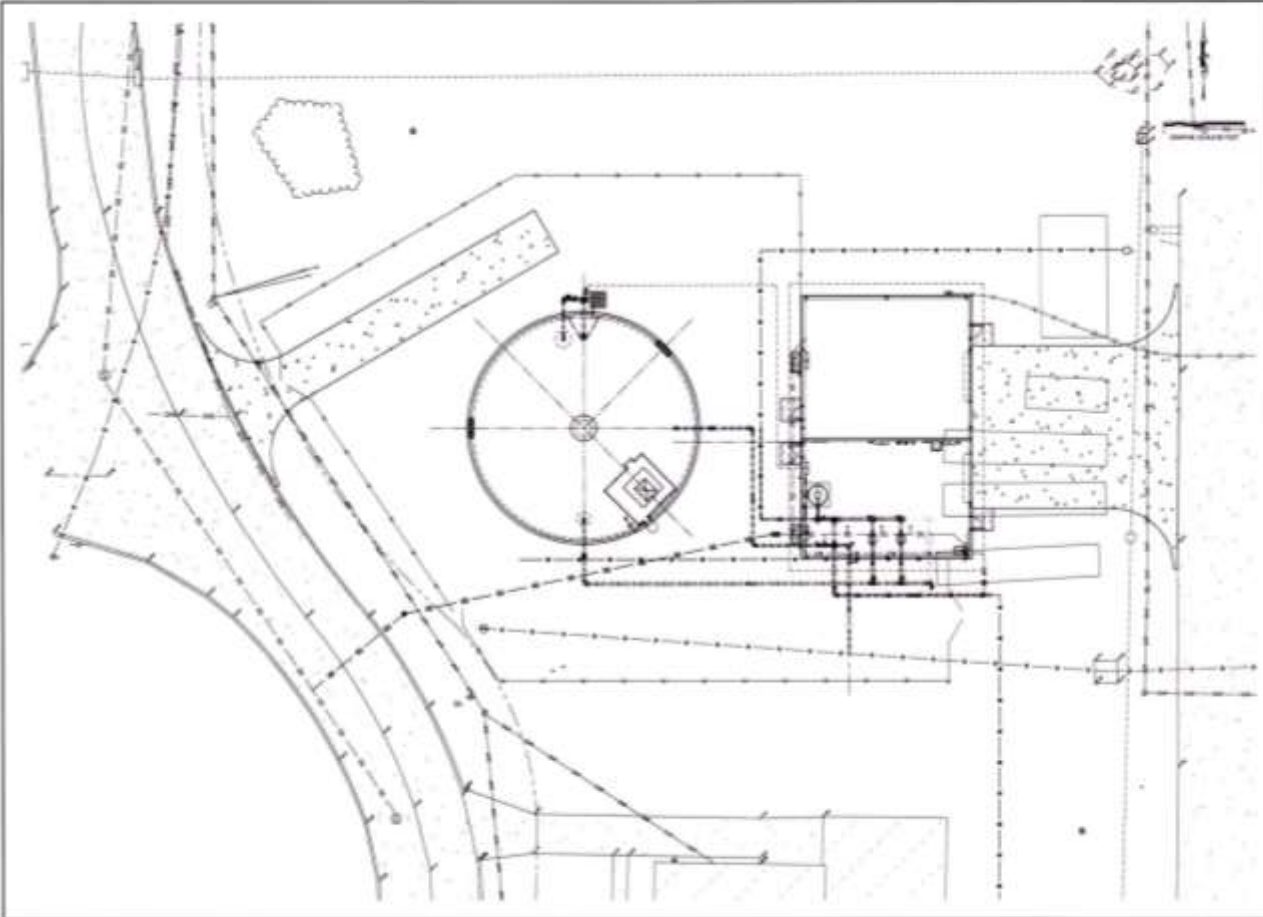
Applicant Signature: Janie D. Fruge Date: 5-29-2025


	Yes	No	N/A
1. Is site located within the City Limits?	✓		
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.			



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WEST CALCASIEU CAMERON HOSPITAL
WATER SYSTEM IMPROVEMENTS
PRELIMINARY LOCATION EXHIBIT



 Engineering Firm Name Address City, State, Zip	
PROJECT NAME WATER BOOSTER STATION	
PROJECT LOCATION Address	
DATE Month/Year	
DRAWN BY Name	
CHECKED BY Name	
APPROVED BY Name	
SCALE 1" = 10'	
SHEET NO. C2.0	



Assessment Number
01350258



Parcel Owner(s)
CALCASIEU-CAMERON HOSPITAL SE*

2 PINS associated with this Assessment
340910-1418-E -0005-02
340910-1418-E -0004

Details



RESOLUTION

RESOLUTION GRANTING A REZONE TO CALCASIEU CAMERON
HOSPITAL SERVICE DISTRICT D/B/A WEST CALCASIEU CAMERON
HOSPITAL, 1002 EAST KENT DRIVE, FROM RESIDENTIAL TO
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BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, 1002 East Kent Drive, from Residential to Commercial for the following described property:

LOT 1, N ½ LOT 2 BLK E PECAN ACS

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.

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on this _____ day of _____, 2025.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

5/30/25

\$50.00 Fee (Non-Refundable)

pd. ck.
(Exact cash or check only)

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PRINT NAME Janie D. Fruge

DATE 5-29-2025

PROPERTY OWNER INFORMATION

Name of Property Owner Calcasieu Cameron Hospital Service District D/B/A West Calcasieu Cameron Hospital

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

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Phone Number (H) (W) (C) (337) 304-1263

PROPERTY INFORMATION

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Present Zoned Classification Residential

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

Please 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

NO
JF

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Residential To Commercial

Purpose of Request Water Booster Station

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.

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Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Janie D. Fruge Date: 5-29-2025

	Yes	No	N/A
1. Is site located within the City Limits?	✓		
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.			



✕

Assessment Number
00681598

Parcel Owner(s)
CALCASIEU-CAMERON HOSPITAL SE*

2 PINS associated with this Assessment
340910-1418-E -0001
340910-1418-E -0002-02

Details



RESOLUTION

RESOLUTION GRANTING A REZONE TO CALCASIEU CAMERON
HOSPITAL SERVICE DISTRICT D/B/A WEST CALCASIEU CAMERON
HOSPITAL, PARCEL 01349369 (KENT DRIVE), FROM RESIDENTIAL TO
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BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel 01349369 (Kent Drive), from Residential to Commercial for the following described property:

ALL THAT PORTION OF LOT 2 BLK E PECAN ACS LYING S OF A LINE
DRAWN BETW A PT LOCATED ON E/L OF SAID LOT 25 FT FROM NE
COR OF SAID LOT AND A PT LOCATED ON W/L OF SAID LOT 30 FT
FROM NW COR OF SAID LOT MEASURED ALONG W/L OF SAID LOT

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

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



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

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INITIAL

REQUEST INFORMATION

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Applicant Signature: Janie D. Fruge Date: 5-29-2025

	Yes	No	N/A
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Flood zone classification bfe ft.			



Assessment Number
01349369

Parcel Owner(s)
CALCASIEU-CAMERON HOSPITAL SE*

PIN
340910-1418-E -0002-01

Details

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