

June 16, 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 16<sup>th</sup> day of June, 2025, after full compliance with the convening of said meeting with the following members present:

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

ABSENT – LENORE CARROLL, Land Use Commission District 1

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 Mr. LeBlanc seconded by Mrs. Allison that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a 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. JW Pelloquin, WCCH, stated that the hospital has worked with the Police Jury to get a federal grant for the booster station and has also worked with the City of Sulphur entering into a Cooperative Endeavor Agreement. It's a ground storage tank on the backside of their meter in the event of a disaster. It'll have a normal operating level but would be raised in coordination with the city so it doesn't put the normal level at stress in case the city water would go down or the pressure goes down. The hospital would maintain that pressure. That's from sterilization to flushing toilets to keep the hospital operational. Over the years they've gotten generators and other pieces of

equipment that doesn't rely on water volume but water pressure. This is the last piece that needs to be put into place.

Mr. Brazzell asked why this specific location. Mr. Pelloquin stated that there are a few different reasons. (1) constraints of budget (2) it's where the switch gears are (3) the cooling towers are what they have issues with during any kind of water event, because of water evaporation, they have to fill that, and if they get too far away from that they can't get back to it to fill it. The Sulphur Fire Department has even come to help them back fill it until the city's pressure got back up. This booster will eliminate this. They have contracts with other people in case the city goes down, these companies will come and fill the tank to store it. Meyer and Associates reviewed our plans, and this location was the most cost effective. We can dress up the location with trees and shrubs, fencing, etc. We have our helipad in the rear of the hospital.

Mr. Darby stated that he's always supported WCCH and it's a great hospital, but this tank is huge and needs to be put on the backside of the hospital. The tank can be directional drilled. Rezoning from residential to commercial is a huge jump.

Mr. Abrahams, Land Use Administrator, stated that when this rezone came up, he looked at where this use would be permitted. A hospital is an institution and is allowed in a Commercial District. This would be considered a spot zone but in actuality where the hospital sits should be zoned commercial. We didn't have a Commercial District when zoning was originally adopted in 2003. In 2007 the Commercial District was established but the hospital wasn't changed to Commercial they would just be legal non-conforming. New information that he received that he feels obligated to share is that in Residential District public uses are permitted. He still thinks it should be voted on, but he just wanted to share that information.

Read Ellender, Pecan Street, stated that the hospital is on Cypress Street and Cypress Street isn't Kent Drive. Kent Drive is a residential neighborhood and should stay that way. This tank is higher than a telephone pole and as wide as two telephone poles. They want to put 30-foot trees. You can't hide this huge tank. People don't realize how big this tank will be. This will bring our property value down. Stipulations need to be placed if this is rezoned. WCCH bought this property as residential and it needs to stay residential. They have property on Stelly Lane, put it there. How would they like it if someone put a 55-foot tall by 28-foot high tank in their neighborhood?

Peter Loup, Pecan Street, stated that he understands the feasibility, but they don't want to look at this huge tank every time they go down their road. They can add another \$.5 million to this project and move it by the helipad.

Sheila Broussard, Pecan Street, stated that she drove around the hospital and the hospital does own a lot of property behind the helipad. This will not be neighborly of them to put this huge tank in our neighborhood. She also stated that WCCH is concerned with their budget but in one of the city ordinances it states you can't grant a rezone due to financial reasons. You're not supposed to grant a rezone just to support someone's finances. Parish taxes pay over \$7 million a year to this hospital so it is a for-profit hospital. They can cut spending somewhere and move the tank somewhere else on their property. Pecan Street is also very popular during Christmas time. They have over 2,000 people that go and look at all the Christmas lights on Pecan Street. They have spent over a decade on building on their Christmas lights just have a huge tank at the end of their road.

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

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.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

ABSENT: Mrs. Carroll

And the said resolution failed on this 16<sup>th</sup> day of June, 2025.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, Chairman

The next item on the agenda is a 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. Motion was made by Mr. Darby seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

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.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

ABSENT: Mrs. Carroll

And the said resolution failed on this 16<sup>th</sup> day of June, 2025.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, Chairman

The next item on the agenda is a 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. Motion was made by Mr. Darby seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

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.

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.

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, 1002 East Kent Drive from Residential to Commercial.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

ABSENT: Mrs. Carroll

And the said resolution failed on this 16<sup>th</sup> day of June, 2025.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to Calcasieu Cameron Hospital Service District d/b/a West Calcasieu Cameron Hospital, Parcel #01349369, from Residential to Commercial. Motion was made by Mr. Darby seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

RESOLUTION GRANTING A REZONE TO CALCASIEU CAMERON HOSPITAL SERVICE DISTRICT D/B/A WEST CALCASIEU CAMERON HOSPITAL, PARCEL 01349369 (KENT DRIVE), FROM RESIDENTIAL TO COMMERCIAL.

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

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 01349369 (Kent Drive), from Residential to Commercial.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

ABSENT: Mrs. Carroll

And the said resolution failed on this 16<sup>th</sup> day of June, 2025.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, 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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JONATHAN BRAZZELL, Chairman

6/16/25      5:50 P.M.