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

AGENDA LAND USE COMMISSION MEETING MONDAY, AUGUST 18, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY**, **AUGUST 18, 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 Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business.
- 2. Resolution granting an exception to Mosbey Investment, LLC, Parcel #00678104 (223 Lewis Street) to allow for continued living upstairs.
- 3. Resolution granting a rezone to Phipps Auto Group, LLC, 1212 Elm Street (Lots 15, 16, 17, 18 and 75 feet east of Lot 18), from Mixed Residential to Business to allow for extension of Allstar dealership.

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, September 15, 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 MOSBEY INVESTMENT, LLC, PARCEL #00678104 (223 AND 225 LEWIS STREET), FROM MIXED RESIDENTIAL TO BUSINESS AND GRANTING AN EXCEPTION TO ALLOW FOR CONTINUED LIVING UPSTAIRS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business and granting a exception to allow for continued living upstairs for the following described property:

COMMENCING AT A POINT 20 FEET WEST AND 91.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST 100 FEET, THENCE SOUTH 91.5 FEET, THENCE EAST 100 FEET, THENCE NORTH 91.5 FEET TO THE POINT OF COMMENCEMENT, CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS, CONTENTS AND IMPROVEMENTS THEREON SITUATED.

This rezone with exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone/exception 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/exception, 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 with exception 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 with exception 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 Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business and granting a exception to allow for continued living upstairs.

	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 S50.00 Fee (Non-Refundable) (Exact cash or check only)

Date Received 7/31/25

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.

RINT NAME	Dev 45	Mosbey		_ DATE_	7 31	125
PROPERTY OWNER INFO	RMATION					
Name of Property Owner	nosbey =	Envestment	C LLC			
Owner must provide proof of	ownership such a	s property tax record or re	ecorded deed)			
Mailing Address 136 Hu	ugerford Rd	City: LC	State LA E	mail S_ Mo	shey Q V	ahoo.com
Physical Address: U			City:			
Phone Number (H)		(W)			(C) 985-	969-1946
	,	AUTO OF THE PROPERTY OF	INFORMATION			101 0110
Location Address: 223	1225 L	ewis	E-4 ORDANION			
Location Address: 223 Present Zoned Classification:	Mixed	Residential				
	100000000000000000000000000000000000000	Total India				
LEGAL DESCRIPTION FRO	M ABSTRACT OF	R TAX RECORD (PRINT	I NEATLY OR T	YPE)		
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RESOLUTION

RESOLUTION GRANTING A REZONE TO PHIPPS AUTO GROUP, LLC, 1212 ELM STREET (LOTS 15, 16, 17, 18 AND 75 FEET EAST OF LOT 18) FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR EXTENSION OF ALLSTAR DEALERSHIP.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Phipps Auto Group, LLC, 1212 Elm Street (Lots 15, 16, 17, 18 and 75 feet east of Lot 18), from Mixed Residential to Business to allow for extension of Allstar dealership for the following described property:

ALL OF THE SELLER'S INTEREST IN LOTS 15, 16, 17 AND 18 OF PINE GROVE SUBDIVISION, A SUBDIVISION OF LOT 3 OF A SUBDIVISION LOCATED IN THE SW/4 OF NW/4 OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST; LA. .MER., AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 42, CALCASIEU PARISH, LA,

AND

COMMENCING AT THE NORTHEAST CORNER OF LOT 18 OF PINE GROVE SUBDIVISION, A SUBDIVISION LOCATED IN THE SW/4 OF NW/4 OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST; LA. MER., AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 42, CALCASIEU PARISH, LA; THENCE SOUTH 89°10'02" EAST 75.0 FT, M/L TO THE W/LINE OF ALICE STREET; THENCE SOUTH 01°31'57" WEST ALONG SAID W/LINE 100.00 FT TO THE NORTH LINE OF ELM STREET, THENCE NORTH 89°10'03" WEST ALONG SAID NORTH LINE 75.00 FT, M/L, TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 01°31'57" EAST ALONG THE EAST LINE OF SAID LOT 18 100.00 FT TO THE POC.

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

- 1. Ingress/egress is limited to East Napoleon
- 2. Lighting shall not overflow onto neighboring properties

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 expense 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 Phipps Auto Group, LLC, 1212 Elm Street (Lots 15, 16, 17, 18 and 75 feet east of Lot 18), from Mixed Residential to Business to allow for extension of Allstar dealership.

APPROVED	AND ADOPTED	by
the Board of	Zoning Adjustment	t
of the City o	f Sulphur, Louisians	a,
on this	day of	2025

ATTEST:	JONATHAN BRAZZELL, Chairman
ARLENE BLANCHARD, Secretary	



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL \$50.00 Fee (Non-Refundable)

Date Received_

(Exact cash or check only)

ERTY.
CIL
TY. IF SIGN
SIGN ISN'T

Name of Property Owner PHIPPS Auto GROUP, L	CC	
(Owner must provide proof of ownership such as property tax record or recorded deed)	1. 0	
Mailing Address: 1180 E. NAPOLION ity: SULPHUR State: LA Emai	adomongoaun	PIEX.COM
Physical Address: City:	(C) 331-5	
Phone Number (H) 337 - 527 - 6391 (W)	(C) 331-5	11-3460
PROPERTY INFORMATION	a (
Present Zoned Classification: Residential	70663 (LOT	- 11 000
Present Zoned Classification:	and 13	TT. Eas
	Lot 10	
LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPI	E)	
* ATTACHED		
D. C.		
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 COUN	SCIL MEETING	INITIAL A
REQUEST INFORMATION		
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	PLAT FINAL PLAT	
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Purpose of Request: CARRENT PROPERTY	such petition is duly signed and acknown assification is requested; provided how to be included in the fifty (50) percent attions or covenants that would be in couplic hearing. Date: 7/25/2	wledged by the wever, that where area provision, as inflict with said









