

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 14<sup>th</sup> 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

Date Received 7/31/25

\$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 Sau H Mosbey DATE 7/31/25

PROPERTY OWNER INFORMATION

Name of Property Owner: Mosbey Investments LLC  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 136 Hungerford Rd City: LC State: LA Email: S\_mosbey@yahoo.com  
Physical Address: u City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone Number (H): \_\_\_\_\_ (W): \_\_\_\_\_ (C): 985-969-1946

PROPERTY INFORMATION

Location Address: 223/225 Lewis  
Present Zoned Classification: Mixed Residential

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

See attached Parcel # 00678104

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 SM

REQUEST INFORMATION

☒ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT  
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION \_\_\_\_\_

Zoning Change: From Mixed Res. To Business  
Purpose of Request: To allow for a permitted use in Bus. Dist. with an Exception to allow for continued living upstairs

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: [Signature] Date: 7/31/25

|   | Yes                                 | No                                  | N/A                      |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Is site located within the City Limits?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4. Will the location be served by a fire protection?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is property within a designated flood hazard area?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Flood zone classification _____ bfe _____ ft. <u>"X"</u>  |                                     |                                     |                          |

















## 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.**

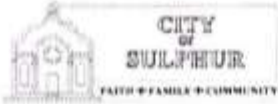
BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Phipps Auto Group, LLC, 1212 Elm Street (Lots 15, 16, 17, 18 and 75 feet east of Lot 18), from Mixed Residential to Business to allow for extension of Allstar dealership.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
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 \_\_\_\_\_ \$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 \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name of Property Owner: PHIPPS Auto Group, LLC  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 1180 E. NARFOLL City: SULPHUR State: LA Email: adam@goautoplex.com  
Physical Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone Number (H): 337-527-6391 (W) \_\_\_\_\_ (C) 337-517-3960

PROPERTY INFORMATION

Location Address: 1212 ELM ST., SULPHUR, LA 70663 (LOT 15, 16, 17, 18)  
Present Zoned Classification: Residential and 75 ft. east of Lot 18

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

\* 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 h

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT  
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION PINE GROVE

Zoning Change: From Mixed Residential To BUSINESS  
Purpose of Request: TO EXTEND CURRENT PROPERTY LINES & CLASSIFY AS BUSINESS TO COINCIDE WITH CURRENTLY OWNED PROPERTY ZONES.

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: [Signature] Date: 7/25/25

- |   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>         | N/A <input type="checkbox"/> |
|---|---|-------------------------------------|------------------------------|
| 1. Is site located within the City Limits?  | <input checked="" type="checkbox"/>     | <input type="checkbox"/>            | <input type="checkbox"/>     |
| 2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?                              | <input checked="" type="checkbox"/>     | <input type="checkbox"/>            | <input type="checkbox"/>     |
| 4. Will the location be served by a fire protection?  | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?                              | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| 6. Is property within a designated flood hazard area?   | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>     |
| Flood zone classification _____ bfe _____ ft.   |   |                                     |                              |



