

August 18, 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 18<sup>th</sup> day of August, 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  
VERONICA ALLISON, Land Use Commission District 3  
EDDIE LEBLANC, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

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

Motion was then made by Mr. Darby seconded by Mr. LeBlanc that item #1 be reworded as follows:

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.

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Darby that item #2 be removed:

Resolution granting an exception to Mosbey Investment, LLC, Parcel #00678104 (223 Lewis Street) to allow for continued living upstairs.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mrs. Allison that the agenda stand as amended.

Motion carried unanimously.

The first item on the agenda is a 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.

Mr. Mosbey addressed the Commission and stated that this place has been an eyesore for many, many years. He removed 14 dumpsters full of trash. He has a glass company that wants to locate here. The Commissioners said that they don't mind a business being located here but they don't want the living quarters upstairs. Some businesses have asked for this in the past and they turned them down. Mr. Mosbey stated that he would rather it not be living upstairs that way they can locate their offices there. He's fine with the Exception for living being removed.

Motion was made by Mr. Darby seconded by Mrs. Allison that the Exception for living upstairs be removed and only rezone to business as follows:

Resolution granting a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business.

Motion carried unanimously.

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

#### RESOLUTION

RESOLUTION GRANTING A REZONE TO MOSBEY INVESTMENT, LLC, PARCEL #00678104 (223 AND 225 LEWIS STREET), FROM MIXED RESIDENTIAL TO BUSINESS.

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 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 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 Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of August, 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 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. Adam Leger, Phipps Auto Group, addressed the Commission and stated that they want to extend the car dealership and also be able to put impounded cars there for their

towing company. It'll all be fenced in. State Police regulates wrecker services. There was discussion concerning ingress/egress. The resolution states that ingress/egress shall be from Napoleon Street. There was then discussion about amending the resolution and making ingress/egress from Alice Street only.

Mr. LeBlanc then asked about the drainage in that area. He spoke to several people, and they were concerned about making this property elevated then they'll have a drainage problem. Mr. Abrahams, Director of Public Works, stated that there's a swell in between both properties and a drainage study will need to be done.

Mr. Brazzell asked if the area will need to be paved and Mr. Leger said only gravel. Mr. Abrahams stated that only off-street parking needs to be paved. Customers will not be parking on this lot. It's only a storage area.

The following people are some that spoke in opposition of the rezone:

Roderick Williams , Elm Street  
Rev. Timothy Ceasar, Roxton Street  
Mary Ceasar

After discussion, Mr. Phipps addressed the Commission and stated that there's a wooded area behind his dealership that he would like to purchase and clear to put his cars on the lot. He doesn't want to upset the neighborhood by wanting to put his business on Elm Street. With that being said, Mr. Phipps requested to withdraw his application, and he would sell the property to Roderick Williams.

Mrs. Allison then made the comment that she offered to sell the property to many people, but they didn't want to buy it. She assumed the word would get out that she was selling it and someone would call her. She didn't want to upset the neighborhood either, but Mr. Phipps offered to buy the property back from Mrs. Allison so she sold it back to him.

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

8/18/25  
6:10 p.m.