

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

AGENDA
LAND USE COMMISSION MEETING
MONDAY, SEPTEMBER 15, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, SEPTEMBER 15, 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 an Exception to Ronald Cart, 3417 Maplewood Drive, to allow for living in a Business District.
2. Resolution granting a Rezone to Carl Hardy, 1103 Gulf Lane, from Residential to Mixed Residential, to allow for more than 1 dwelling on a lot.
3. Resolution granting an Exception to Carl Hardy, 210 Doiron Street, to continue the existence of a non-conforming lot.
4. Resolution granting a rezone to KAB Investments LLC, 201 Doiron Street, to allow for a stone warehouse.

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, October 20, 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 AN EXCEPTION TO RONALD CART, 3417
MAPLEWOOD DRIVE, TO ALLOW FOR LIVING IN A BUSINESS
DISTRICT.

WHEREAS ssin accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, living in a Business District is not a permitted use unless granted an Exception by the Land Use Commission and City Council; and

WHEREAS, applicant is requesting an Exception to allow for structure to be used as a dwelling in a Business District for the following described property:

LOT (4) FOUR OF BLOCK “A” OF MAGNOLIA PARK SUBDIVISION

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Ronald Cart, 3417 Maplewood Drive, to allow for living in a Business District.

APPROVED AND ADOPTED by
Land Use Commission 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

8-12-25

\$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

DATE

PROPERTY OWNER INFORMATION

Name of Property Owner: Ronald W Cart

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

Mailing Address: 1043 Michelle Drive City: Sulphur State: LA Email: tracnor@yahoo.com

Physical Address: 1043 Michelle Drive City: Sulphur State: LA

Phone Number (H): (W): (C): 337-912-4051

PROPERTY INFORMATION

Location Address: 3417 Maplewood Drive Ste. A, Sulphur, LA 70663

Present Zoned Classification:

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

Calcasieu Parish, State of Louisiana, Lot (4) Four of Block "A" of Magnolia Park Subdivision, Sulphur.

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: RWC

REQUEST INFORMATION

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From To

Purpose of Request:

Allowance of living quarters use

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.

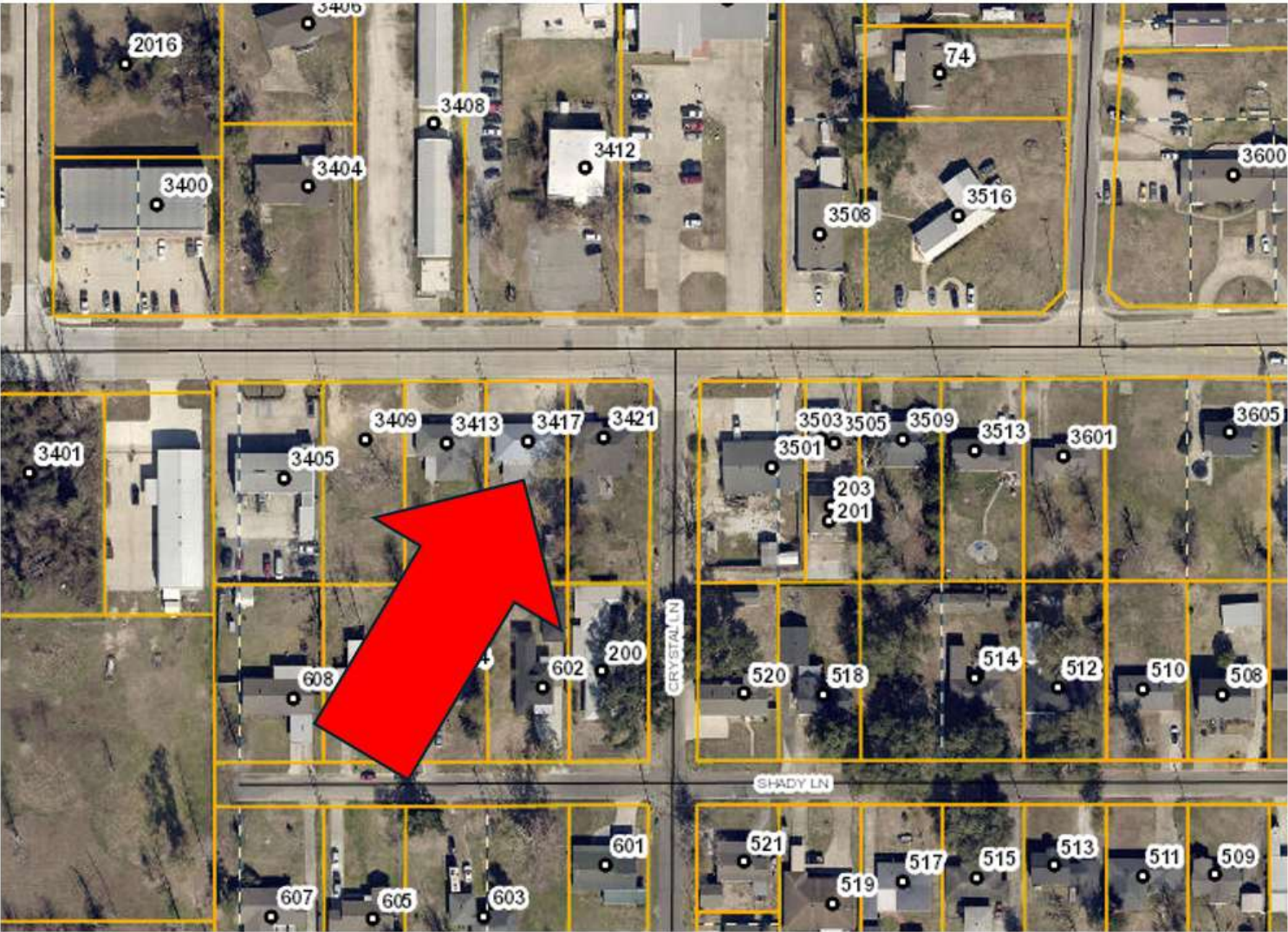
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

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

Applicant Signature: Date: 8-11-2025

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









RESOLUTION

RESOLUTION GRANTING A REZONE TO CARL HARDY, 1103 GULF LANE, FROM RESIDENTIAL TO MIXED RESIDENTIAL, TO ALLOW FOR MORE THAN 1 DWELLING ON A LOT.

WHEREAS, in accordance with Appendix B, Article IV, Part 3, Section 1 (2) (c) (1) no more than one residential use per lot is allowed in a Residential District; and

WHEREAS, applicant is requesting a rezone to Mixed Residential so two dwellings can be placed on one lot; and

WHEREAS, if rezone is granted, applicant shall submit plat with a right-of-way leading to the dwelling in the rear of the property; and

WHEREAS, rezone is contingent upon variance being granted for front foot dimension from 100 feet to 75 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy, 1103 Gulf Lane, from Residential to Mixed Residential, to allow for more than 1 dwelling on a lot for the following described property:

LOT 9 BLK 4 F G LOCK SUBD. IN SW 2.10.10

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 Carl Hardy, 1103 Gulf Lane, from Residential to Mixed Residential, to allow for more than 1 dwelling on a lot.

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) 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 Carl Hardy DATE 8/18/25

PROPERTY OWNER INFORMATION

Name of Property Owner Carl Hardy

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

Mailing Address: 3401 Maplewood City: Sulphur State: LA Email: _____

Physical Address: " " City: _____ State: _____

Phone Number (H) 337-485-4088 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 1103 Gulf Lane

Present Zoned Classification: Residential

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

Lot 9 BIRCH F G LOCK Subd. in RDSW 2.10.10

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

YES ☒ NO ☒
INITIAL C.H.

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Residential To Mixed Residential

Purpose of Request: To allow for more than 1 dwelling per lot.

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: Carl Hardy Date: 8/18/25

	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 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 checked="" type="checkbox"/>	<input 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.			





T. 10 S. + A

The image is a plat map of a land area, likely a school site. It shows a grid of lots, with some lots grouped into blocks. The map includes the following details:

- Streets:** A street runs horizontally across the middle, labeled "STREET". Another street runs vertically on the left, labeled "STREET". A canal runs diagonally on the right, labeled "CANEAL".
- Lots:** The map shows lots numbered 1 through 57. Lots 1-10 are in the top row. Lots 11-20 are in the second row. Lots 21-30 are in the third row. Lots 31-40 are in the fourth row. Lots 41-50 are in the fifth row. Lots 51-57 are in the sixth row.
- Blocks:** Two blocks are labeled: "BLK. 2" (lots 1-10) and "BLK. 4" (lots 41-50).
- Dimensions:** Various dimensions are noted along the boundaries, such as "70", "75", "80", "85", "90", "95", "100", "105", "110", "115", "120", "125", "130", "135", "140", "145", "150", "155", "160", "165", "170", "175", "180", "185", "190", "195", "200", "205", "210", "215", "220", "225", "230", "235", "240", "245", "250", "255", "260", "265", "270", "275", "280", "285", "290", "295", "300", "305", "310", "315", "320", "325", "330", "335", "340", "345", "350", "355", "360", "365", "370", "375", "380", "385", "390", "395", "400", "405", "410", "415", "420", "425", "430", "435", "440", "445", "450", "455", "460", "465", "470", "475", "480", "485", "490", "495", "500", "505", "510", "515", "520", "525", "530", "535", "540", "545", "550", "555", "560", "565", "570", "575", "580", "585", "590", "595", "600", "605", "610", "615", "620", "625", "630", "635", "640", "645", "650", "655", "660", "665", "670", "675", "680", "685", "690", "695", "700", "705", "710", "715", "720", "725", "730", "735", "740", "745", "750", "755", "760", "765", "770", "775", "780", "785", "790", "795", "800", "805", "810", "815", "820", "825", "830", "835", "840", "845", "850", "855", "860", "865", "870", "875", "880", "885", "890", "895", "900", "905", "910", "915", "920", "925", "930", "935", "940", "945", "950", "955", "960", "965", "970", "975", "980", "985", "990", "995", "1000".
- Other Features:** A large yellow arrow points to a specific area. There are also some handwritten notes and markings on the map.

HOUSE IS NO LONGER HERE





RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO CARL HARDY, 210 DOIRON STREET, TO CONTINUE THE EXISTENCE OF A NONCONFORMING LOT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Carl Hardy, 210 Doiron Street, to continue the existence of a nonconforming lot for the following property description:

PORTION OF TRACT A DESC AS: ALL LT 14 AND N 7.4 FT OF LT 15 BLK 2 DOIRON SUB NW NE 34.9.10.

WHEREAS in accordance with Article IV, Part 2, Section 4 (2) (e) of the Land Use Ordinance of the City of Sulphur, it reads as follows:

Nonconformities

(e) Termination.

- (1) Damage or Destruction. Unless a special exception is granted under the provisions of Article III, Part 2, Section 4, if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent of price per sq. ft. at time of construction of building code.

WHEREAS, the previous dwelling that was located on said property has been demolished and the applicant is requesting an Exception to move another dwelling on the non-conforming lot (5,740 sq. ft. rather than 6,000 sq. ft.).

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said 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 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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Carl Hardy, 210 Doiron Street, to continue the existence of a nonconforming lot.

APPROVED AND ADOPTED by
Land Use Commission 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

8/18/25

\$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

Carl Hardy

DATE

8/18/25

PROPERTY OWNER INFORMATION

Name of Property Owner

Carl Hardy

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

Mailing Address:

3401 Malvern

City:

Sulphur

State:

LA

Physical Address:

Maplewood Dr

City:

Sulphur

State:

LA

Phone Number (H)

337-485-4088

(W)

(C)

PROPERTY INFORMATION

Location Address:

210 Doherty St

Present Zoned Classification:

Mixed Residential

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

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

C.H.

REQUEST INFORMATION

☐ REZONE☒ EXCEPTION☐ SUBDIVISION☐ BILLBOARD☐ PRE. PLAT☐ FINAL PLAT☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

To

Purpose of Request:

To continue existence of nonconforming lot.

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:

Carl Hardy

Date:

8/18/25

1. Is site located within the City Limits?

Yes

No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

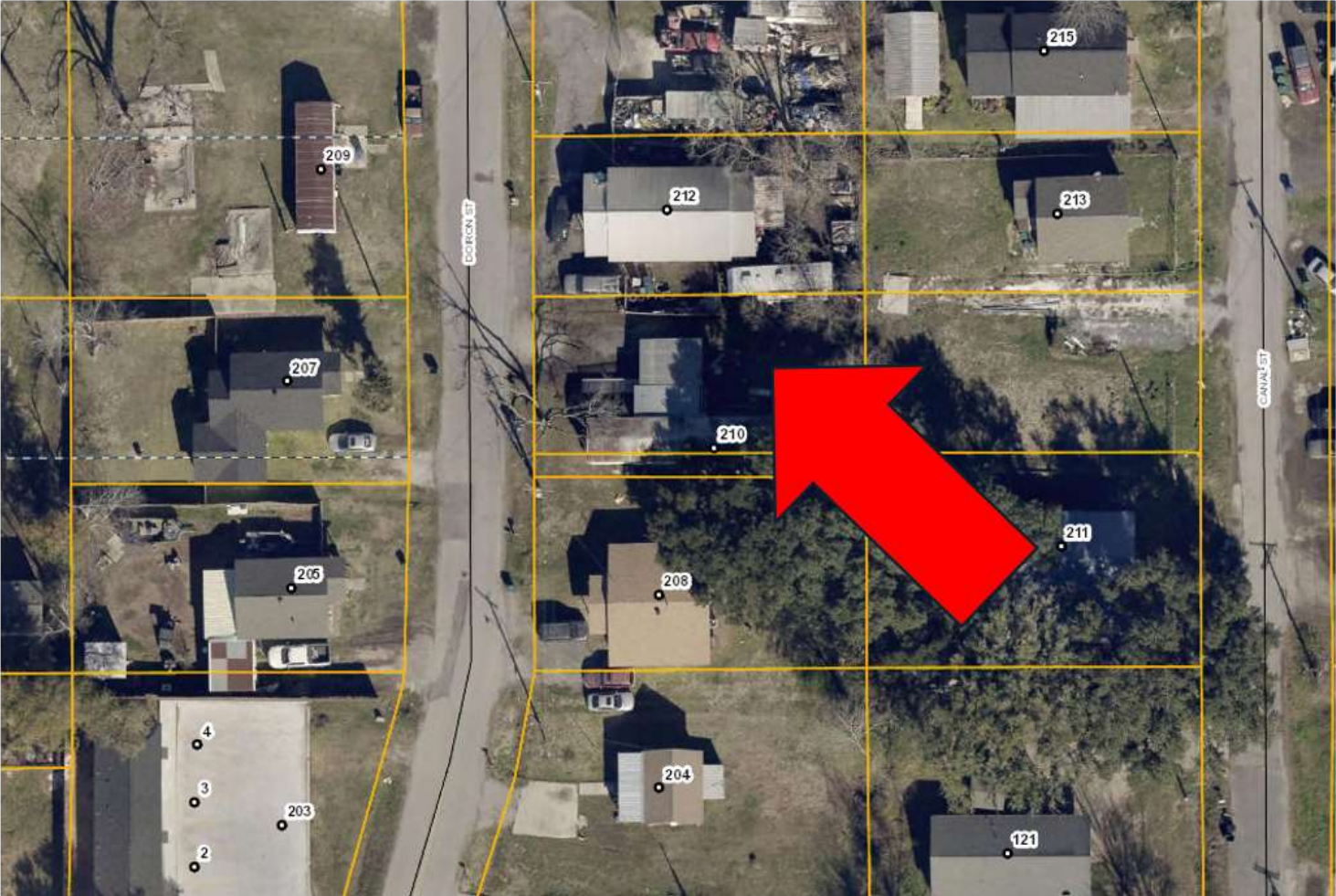
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

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.





MOBILE HOME IS GONE



RESOLUTION

RESOLUTION GRANTING A REZONE TO KAB INVESTMENTS LLC, 201 DOIRON STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR A STONE WAREHOUSE.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to KAB Investments LLC, 201 Doiron Street, from Mixed Residential to Business to allow for a stone warehouse for the following described property:

DESCRIPTION:

TO FOLLOW

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 KAB Investments LLC, 201 Doiron Street, from Mixed Residential to Business to allow for a stone warehouse.

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

8-5-25

\$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

Tanner Miller

DATE

8-5-25

PROPERTY OWNER INFORMATION

Name of Property Owner Tanner Miller (KAB INVESTMENTS LLC)

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

Mailing Address: 200 Dorion St. Ste. 2 City: Sulphur State: LA Email: designteam@swlaconstructors.com

Physical Address: 200 Dorion St. Ste. 2 City: Sulphur State: Louisiana

Phone Number (H) (W) (337) 476 - 5112 (C) (337) 563 - 9337

PROPERTY INFORMATION

Location Address: 201 Dorion St. Ste. 2 Sulphur La 70663

Present Zoned Classification: Mixed Res.

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

@340910-0000-1300000-0000 @340910-0000-1300000-0000-GOM WHERE W LINE DOIRON ST INTERSECTS N LINE S P R R TH W
ALONG RAILROAD 50 FT ML N 210 FT ML TO S LINE LOT 16 BLK 1 DOIRON ADD E 50 FT ML TO W ROW LINE DOIRON ST TH SLY 210 FT ML ALONG W ROW LINE OF
STREET TO COM BEING IN BWN P 50 FT TO IMPROVING EX 1/4 MSMS BEET 1000 P 1000 IS AND GEORGE ISAAC B 1527 P 500 B 1518 P 210 FT N REF 2-20-2 TO
STATE FOR 2003 TAXES S 3101 P 550 03 REF 3-REDEEMED FROM STATE FOR 2003 TAXES FILED 2706043 B 0149 P 273 04

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 Mixed Res. To Business

Purpose of Request: We are requesting a lot line adjustment to accommodate the future construction of a stone warehouse to be located on the adjacent property.

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:

Date:

July 28th 2025

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.

Yes

No

N/A

X

X

X

X

X

X

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 03/06/2024.

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- CALCULATED POINT, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- - - FENCE LINE
- - - EASEMENT
- - - CENTERLINE

PRELIMINARY SUBDIVISION PLAT



**PRELIMINARY:
FOR REVIEW ONLY**

**PRELIMINARY:
FOR REVIEW ONLY**



E. LEO REDDOCH III, P.L.S.
PROFESSIONAL LAND SURVEYOR
NO. 4448 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.
In the field since 1981.
528 Pajo Street,
Lake Charles, LA 70601
(337) 491-9520
reddochlandsurveying@yahoo.com

VICINITY MAP
SCALE: NTS



DRAWN BY:
ACR

CHECKED BY:
ACR

APPROVED BY:
ELR

SCALE:
1" = 40'

DATE: 09/09/2025

SUBDIVISION NAME:
DORION VALLEY

PROPERTY LOCATED IN:
SECTION 34,
TOWNSHIP 9 SOUTH,
RANGE 10 WEST,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

REV. DATE:











