

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

AGENDA
LAND USE COMMISSION MEETING
MONDAY, NOVEMBER 17, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, NOVEMBER 17, 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 Sophia Mount, 779 Invader Street, to allow for living in a Business District.
2. Resolution granting an exception to Angela Duncan, 99 Avent Street, to allow for remodeling of a non-conforming structure that is damaged more than 50%.
3. Resolution adopting procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

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, December 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 AN EXCEPTION TO SOPHIA MOUNT, 779
INVADER STREET, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS, in 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 to move a mobile home onto the lot for the following described property:

COMMENCING 500.95 FEET NORTH AND 142.60 WEST FROM THE
SOUTHEAST CORNER OF LOT 45 OF SECOND SULPHUR FARMS
SUBDIVISION; THENCE PROCEED EAST 200 FEET; THENCE PROCEED
SOUTH 134.13 FEET; THENCE PROCEED WEST 200 FEET; THENCE
PROCEED NORTH 134.83 TO THE POINT OF COMMENCEMENT.

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 Sophia Mount, 779 Invader Street, 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

10/0/25

\$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 Sophia Mount DATE 10/08/25

PROPERTY OWNER INFORMATION

Name of Property Owner Sophia Mount

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

Mailing Address 321 Maple St. City Lake Charles State LA Email smount17@icloud.comPhysical Address 321 Maple Street City Lake Charles State LouisianaPhone Number (H)

PROPERTY INFORMATION

Location Address 779 Invader Street Sulphur, LA. 70663Present Zoned Classification Business

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE) East 100 feet of: Commencing 500.95 ft. North + 142.60 west from the southeast corner of Lot 45 of Second Sulphur Farms subdivision; thence proceed east 200 ft; proceed south 134.13 ft; proceed west 200 ft; proceed North 134.83 ft of Commencement

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 Second Sulphur FarmsZoning Change: From To Purpose of Request: - new mobile home will be placed on the vacant lot for a rental

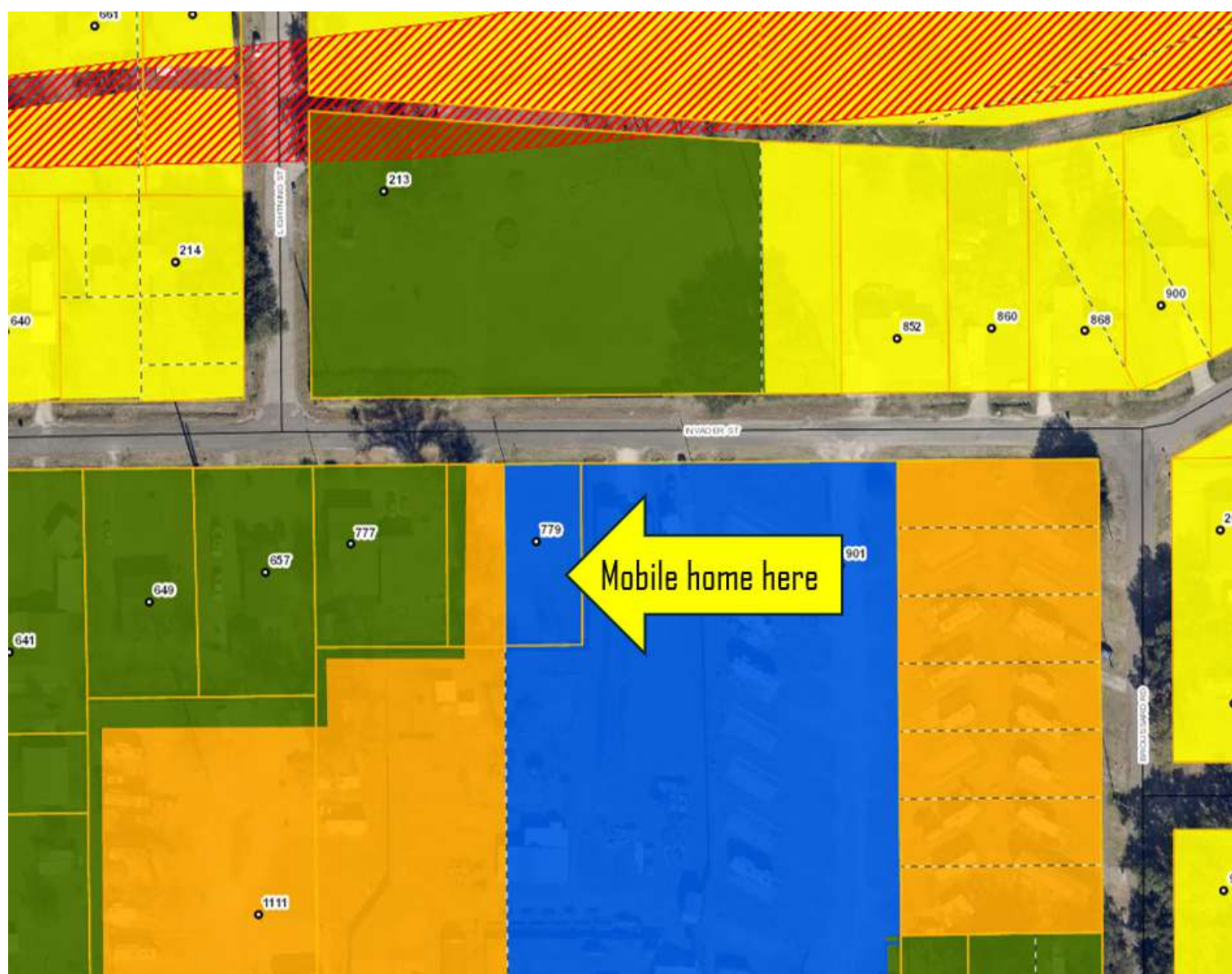
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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.

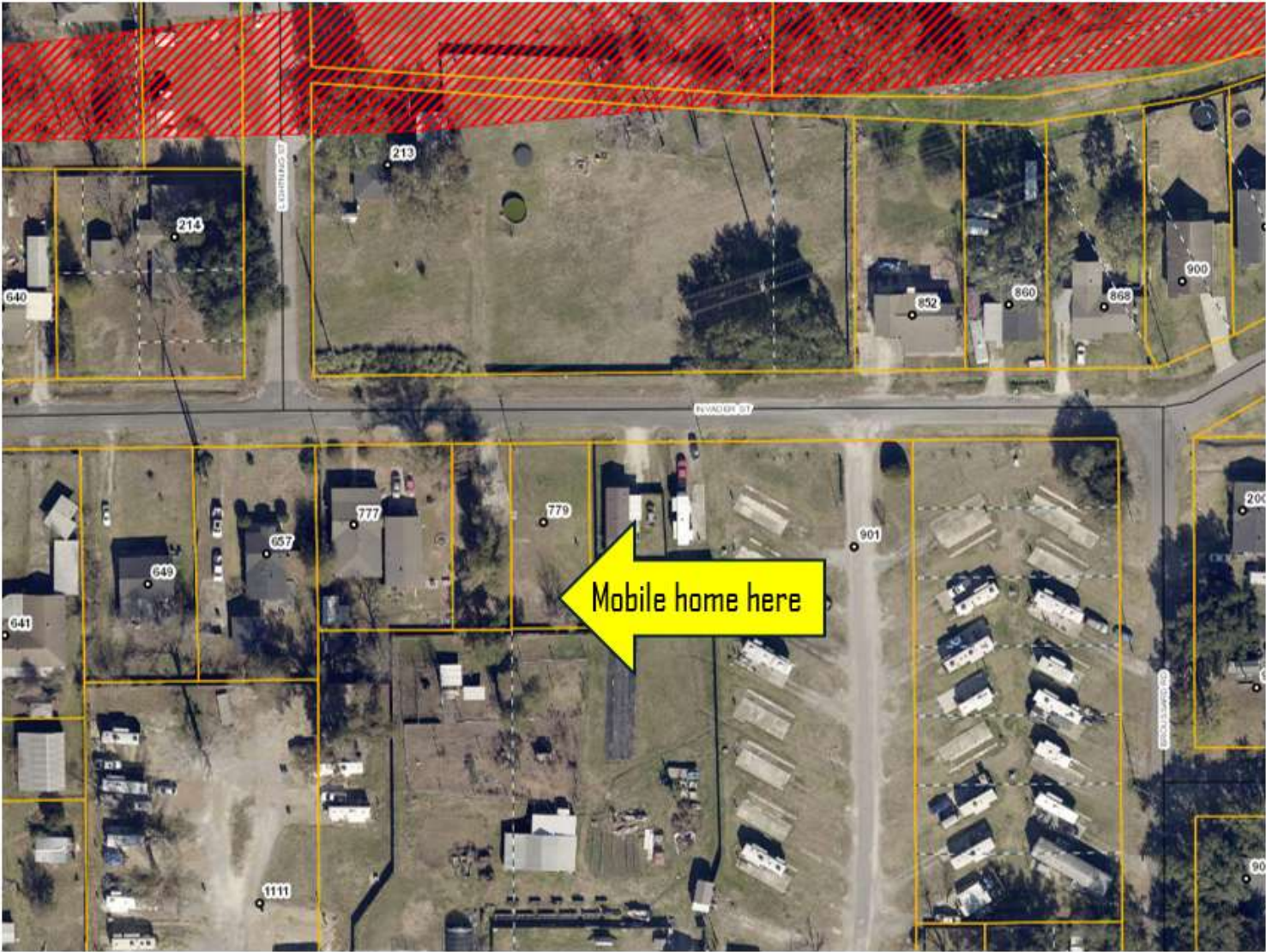
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

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

Applicant Signature: Sm Mount Date: 10/08/25

	Yes	No	N/A
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 <u> </u> bfe <u> </u> ft.			







RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO ANGELA DUNCAN, 99 AVENT STREET, TO ALLOW FOR REMODELING OF A NON-CONFORMING STRUCTURE THAT IS DAMAGED MORE THAN 50%.

WHEREAS, in accordance with Appendix B Article IV, Part 2, Section 4 (2) (e) of the Land Use Ordinance of the City of Sulphur, if a structure is damaged more than 50%, the structure shall be terminated unless an Exception is granted; and

WHEREAS, applicant is requesting an Exception to allow for the structure to be remodeled and brought up to code for the following described property:

COM 551 FT W OF SE COR SE SW SEC 31.9.9, TH N 180 FT, W 100 FT ETC
SUBJ TO 30 FT RD R/W ALONG S/S, AND LESS S 5 FT TO CITY FOR
PARC TO WIDEN STREET

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 Angela Duncan, 99 Advent Street, to allow for remodeling of a non-conforming structure that is damaged more than 50%.

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

10/28/25

\$50.00 Fee (Non-Refundable)

pd. 4/c.
(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 Angela Duncan

DATE 10-18-25

PROPERTY OWNER INFORMATION

Name of Property Owner Angela Duncan

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

Mailing Address PO Box 680 City Sulphur State LA Email angelasduncan@yahoo.com

Physical Address 1509 Melanie Drive City Sulphur State LA

Phone Number (H) _____ (W) _____ (C) _____

PROPERTY INFORMATION

Location Address 99 Advent St

Present Zoned Classification Commercial

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 ASD

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 allow for remodeling of structure and keep the current footprint. Remove the East & West portion (frame) & remodel with metal to the existing metal portion in the middle section.

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: _____

	Yes	No	N/A
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.			











RESOLUTION

Resolution adopting policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby adopt policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

APPROVED AND ADOPTED by
the Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



Policy and Procedures on Remote Public Participation in Meetings

In accordance with Louisiana Revised Statute (R.S.) 42:14 to require public bodies to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA) such that those members of the public can participate during the open meetings.

1. **Remote Participation:** Citizens with a disability recognized under the Americans with Disabilities Act can participate in public comment portions of Board of Zoning Adjustment and Land Use meetings via telephone for real-time engagement.
2. **Public Comment Submission:** Questions must be submitted online through the City of Sulphur's official website www.sulphur.org via "ADA Addresses Commission" online form submission or by phone at 337-527-4571 for City Clerk before 8:00 a.m. of the designated day of the public meeting.
3. **Acknowledgment:** Upon successful submission, the City Clerk's office will confirm receipt via email or phone call and call the number the audience member gave for remote participation.
4. **Participation:** The City Clerk will call the phone number the audience member provided during the time of the meeting.
5. **Time Limit:** Each citizen may present their comment for up to three (3) minutes, whether attending in person or remotely.
6. **Livestreaming:** All Board of Zoning Adjustment and Land Use meetings will be live streamed on YouTube, with links located on the City's website.
7. **Public Awareness:** The City will inform the public about this policy on the City website.

This policy aims to ensure that all citizens have an accessible avenue to comment on agenda items during a live public meeting.