

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

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

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, DECEMBER 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 Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built.

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 Tuesday, January 20, 2026, 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 Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built.

WHEREAS in accordance with Article IV, Part 2, Section 3 (1) and Article II, Section 2 of the Land Use Ordinance of the City of Sulphur, it states the following:

Article IV, Part 2, Section 3 (1):

Accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met.

Article II, Section 2:

Accessory Structure or Use. A structure or use which:

- (1) Is subordinate to and serves a principal structure or use;
- (2) Is subordinate in area, extent and purpose to the principal structure or use served;
- (3) Is located on the same lot as the principal structure or use.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built for the following described property:

N 48.30 FT LOT 8, S 41.70 FT LOT 7 BLK 1 GILMAR ACRES

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.

Upon approval of 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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built.

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



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
Land Use Administrator
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 12/4/2025
Re: **424 Louisiana Street** - Exception Request

Comments: **Application:**

Lake Cox Properties has requested an Exception to allow for installation of an accessory structure while primary structure is under construction.

Situation:

In Residential Districts, accessory uses or structures are not allowed without a primary structure on the same parcel. As part of FEMA's floodplain buyout program, 210 E Brimstone Street is currently being bought out. The resident at 210 E Brimstone will be relocating to 424 Louisiana Street, currently owned by Lake Cox Properties. The structure shown in the attached map has already been demolished. The resident from 210 Brimstone will purchase 424 Louisiana Street upon completion of the new primary structure.

Recommendation:

Based on the above findings, **contingent upon the lack of objections from the Building Permits Division**, it is recommended that the Exception be **approved**.



424 Louisiana Avenue





CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 11-24-25

\$50.00 Fee (Non-Refundable)

ck. ✓
(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 Tracy L Doucet DATE 11-24-25

PROPERTY OWNER INFORMATION

Name of Property Owner Lake Cox Properties LLC

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

Mailing Address: 200 Dorion st. City: Sulphur State: LA Email: Designteam@swlaconstructors.com

Physical Address: 200 Dorion St. City: Sulphur State: LA

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

PROPERTY INFORMATION

Location Address: 424 Louisiana Ave Sulphur LA 70663

Present Zoned Classification (CITY) ZONED BY LOCAL MUNICIPALITY Residential

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

@350910-0675-1 000702 0000 @350910-0675-1 000802 0000 N 48.30 FT LOT 8, S 41.70 FT LOT 7 BLK 1 GILMAR ACRES REF1-GILMAR DEVELOPMENT INC B 1019 P 55-68

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 Ta

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 an accessory structure to be on lot without a primary structure while house is being built

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: 11/19/25

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



