

December 15, 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 15th day of December, 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, motion was made by Mrs. Allison seconded by Mrs. Carroll that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mrs. Allison that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a 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. Gary Doucet stated that they currently live on East Brimstone and Louisiana. Restore has bought their home since it flooded so many times. They want to put a 12x24 storage building on Louisiana Avenue to store their stuff until their home is finished on this same lot on Louisiana Ave. It should take about 6-8 months to build their home. Motion was made by Mr. Darby seconded by Mr. LeBlanc that the following stipulation be placed on the property:

- This Exception shall expire on the earlier of January 1, 2027, or completion of certification by city administration.

Motion carried unanimously.

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

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.

WHEREAS, this Exception shall expire on the earlier of January 1, 2027, or completion of certification by city administration.

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.

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 15th day of December, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

12/15/25
6:05 P.M.