

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

**AGENDA**  
**LAND USE COMMISSION MEETING**  
**TUESDAY, JANUARY 20, 2026, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **TUESDAY, JANUARY 20, 2026, 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. Presentation on Sulphur Comprehensive Zoning Ordinance Revision Project.
2. Resolution establishing rules on comments by the Commission and public on agenda items.
3. Resolution amending the previously adopted Resolution which subdivided lots for Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision to reword paragraph dealing with right of ways and work commencing prior to obtaining permits.
4. Resolution amending previously adopted Resolution on August 19, 2024, that granted a rezone to 2209 Carr Lane from Residential to Business to remove stipulation that states parking and driveway must be concrete.

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 14<sup>th</sup> Judicial District Court.*

\*\*\*The next regular Land Use Commission meeting will be held on Wednesday, February 18, 2026, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, Sulphur, La.

In accordance with Louisiana Revised Statute (R.S. 42:14, persons with an ADA recognized disability who needs accommodations to participate in this meeting must submit a request online at [www.sulphur.org](http://www.sulphur.org) via “ADA to address Council” form or contact the City Clerk by phone at 337-527-4571 before 8:00 a.m. of the designated day of the meeting.

## RESOLUTION

### RESOLUTION ESTABLISHING RULES ON COMMENTS BY THE COMMISSION AND PUBLIC ON AGENDA ITEMS.

WHEREAS, at a regular meeting of the Sulphur City Council on Monday, December 8, 2025, the City Council amended a previously adopted resolution to establish rules when it comes to public comments; and

WHEREAS, so that rules are applied uniformly and coincide with the City Council, the following rules shall apply for public comments:

In view of the many items to consider and views to be expressed, each member of the Commission shall be allowed reasonable time for questions or to express his or her views without interruption from the other members.

The City of Sulphur Land Use Commission hereby establishes a three (3) minute rule on individual comments on agenda items by the public. This time can be extended by a two-thirds (2/3) vote of the Commission. A vote shall be held after proper motion for a specific additional amount of time after request by the individual seeking additional time.

To be entitled to comment on an agenda item, a person must complete a separate Request to Appear form on every item on the agenda which they request to speak, either in Support, in Opposition or Information Only, which includes the information shown on the exhibit attached hereto and present it to the Secretary of the Commission, prior to the start of the meeting, or at the latest, before the item is called for discussion. The public may comment on any agenda item.

If any group of proponents or opponents chooses to appoint an individual to speak on their behalf, they may sign the Request to Appear form, indicating the individual authorized to speak on their behalf. Any speaker representing a group of individuals shall be limited to the time assigned to them, not to exceed twelve (12) minutes with five (5) minutes for rebuttal for a total of seventeen (17) minutes.

Any questions and answers involving the Commissioners and the speaker shall be made in addition to the time allotted herein. The City Attorney shall time all the public comments and exclude the time of questions from the Commission and answers to same from the speaker. In the City Attorney's absence, the Chairman of the Commission shall designate another timekeeper.

This rule shall apply to any and all meetings.

APPROVED AND ADOPTED by  
the Land Use Commission of the  
City of Sulphur, Louisiana, on this  
\_\_\_\_\_ day of \_\_\_\_\_,  
2026.

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

RESOLUTION

RESOLUTION AMENDING PREVIOUSLY ADOPTED RESOLUTION  
WHICH SUBDIVIDED LOTS FOR ARENA ROAD HOSPITALITY, LLC  
LOCATED AT 2580 AND 2600 RUTH STREET FOR ZAVERI  
SUBDIVISION.

WHEREAS, on April 18, 2022, the Land Use Commission of the City of Sulphur, Louisiana, adopted a resolution which subdivided lots for Arena Road Hospitality, LLC for property located at 2580 and 2600 Ruth Street for Zaveri Subdivison (see Exhibit A); and

WHEREAS, the following amendment shall be made to the previously adopted resolution:

**DELETE THE FOLLOWING PARAGRAPHS:**

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision 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 expense of owner thereof.

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

**REPLACE THE ABOVE PARAGRAPHS WITH THE FOLLOWING:**

This subdivision is granted by the City of Sulphur subject to any pre-existing apparent rights of way, servitudes, or easements currently in use and any pre-existing rights of way, servitudes, easements of record in Calcasieu Parish, Louisiana. Any and all improvements are subordinate to any such right of way, servitudes or easement.

No work shall commence on any lot in this subdivision until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, any owner of a lot in said subdivision shall be subject to all available remedies available at law, including, but not limited to fines, penalties, damages, and/or injunctive relief.

BE IT RESOLVED by the Land Use Commission that they do hereby amend the previously adopted resolution which subdivided lots to Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision.

APPROVED AND ADOPTED by  
the Land Use Commission of the  
City of Sulphur, Louisiana, on this  
\_\_\_\_\_ day of \_\_\_\_\_,  
2026.

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

# Exhibit A

## RESOLUTION

### RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO ARENA ROAD HOSPITALITY, LLC, 2580 AND 2600 RUTH STREET – ZAVERI SUBDIVISION.

WHEREAS, in accordance with Chapter 18, Section 4 of the Code of Ordinances of the City of Sulphur, Louisiana, a subdivision is needed when the division of land exceeds one acre; and

WHEREAS, approval is contingent upon City approving Predial Servitude in favor of Lot 1 and 2 to provide for adequate frontage.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision for the following described property:

#### LOT 1

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE MEASURED N 00°18'37" E (RECORD N 00°15'00" E) A DISTANCE OF 390.40' TO POINT OF BEGINNING; THENCE MEASURED N 89°36'58" W (RECORD N 89°36'43" W) A DISTANCE OF 300.00' TO A POINT; THENCE N 00°20'53" E A DISTANCE OF 132.42'; THENCE A DISTANCE PF 161.58' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 77°01'19" E A DISTANCE OF 160.28'; THENCE MEASURED S 88°26'41" E A DISTANCE OF 19.49 (RECORD S 89°02'56" E, 19.52') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO A POINT; THENCE MEASURED S 51°36'01" E (RECORD S 51°28'02" E) A DISTANCE OF 157.61' ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO THE POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

#### LOT 2

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE N 00°15'00" E A DISTANCE OF 390.40'; THENCE N 89°36'43" W A DISTANCE OF 300.00' TO POINT OF BEGINNING; THENCE MEASURED S 00°20'53" W (RECORD S 00°15'00" W) A DISTANCE OF 200.00'; THENCE MEASURED N 89°31'20" W (RECORD N 89°36'43" W) A DISTANCE OF 50.00'; THENCE MEASURED N 00°20'50" E A DISTANCE OF 208.08' (RECORD N 00°15'00" E, 208.00'); THENCE MEASURED N 89°30'37" W A DISTANCE OF 185.13' (RECORD N 89°36'43" W, 185.00'); THENCE MEASURED N 46°39'08" W A DISTANCE OF 354.17' (RECORD N 46°44'28" W, 354.00'); THENCE MEASURED N 43°24'16" E A DISTANCE OF 221.75' (RECORD N 43°15'32" E, 222.09') TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10; THENCE MEASURED S 74°16'11" E A DISTANCE OF 27.66' (RECORD S 71°33'56" E, 27.75') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY;

THENCE MEASURED S 46°27'23" E A DISTANCE OF 312.90' (RECORD S 46°44'28" E, 311.84') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE A DISTANCE OF 105.93' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 56°08'00" E A DISTANCE OF 105.57"; THENCE S 00°20'53" E A DISTANCE OF 132.42' TO POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

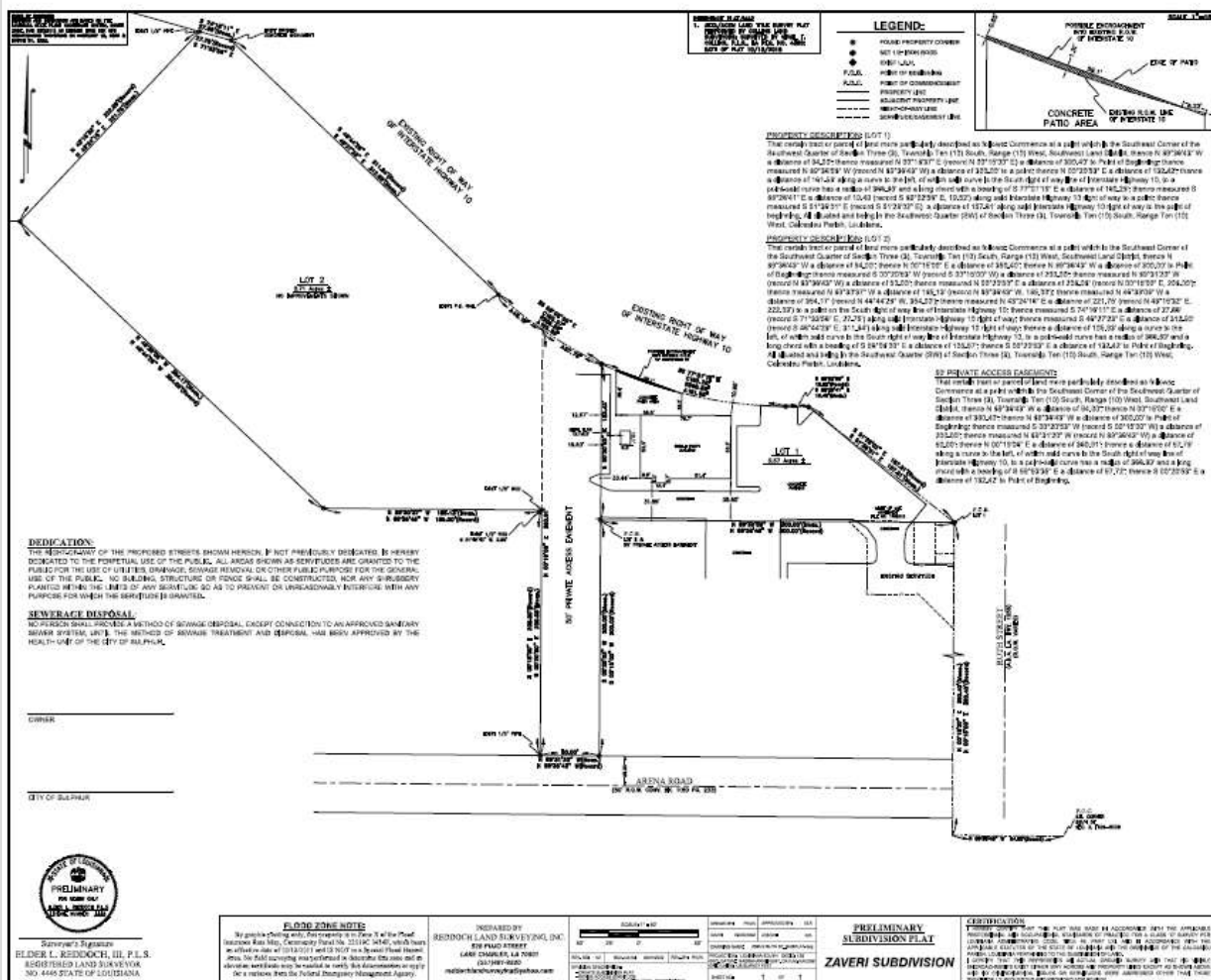
This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expense of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this subdivision, 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.

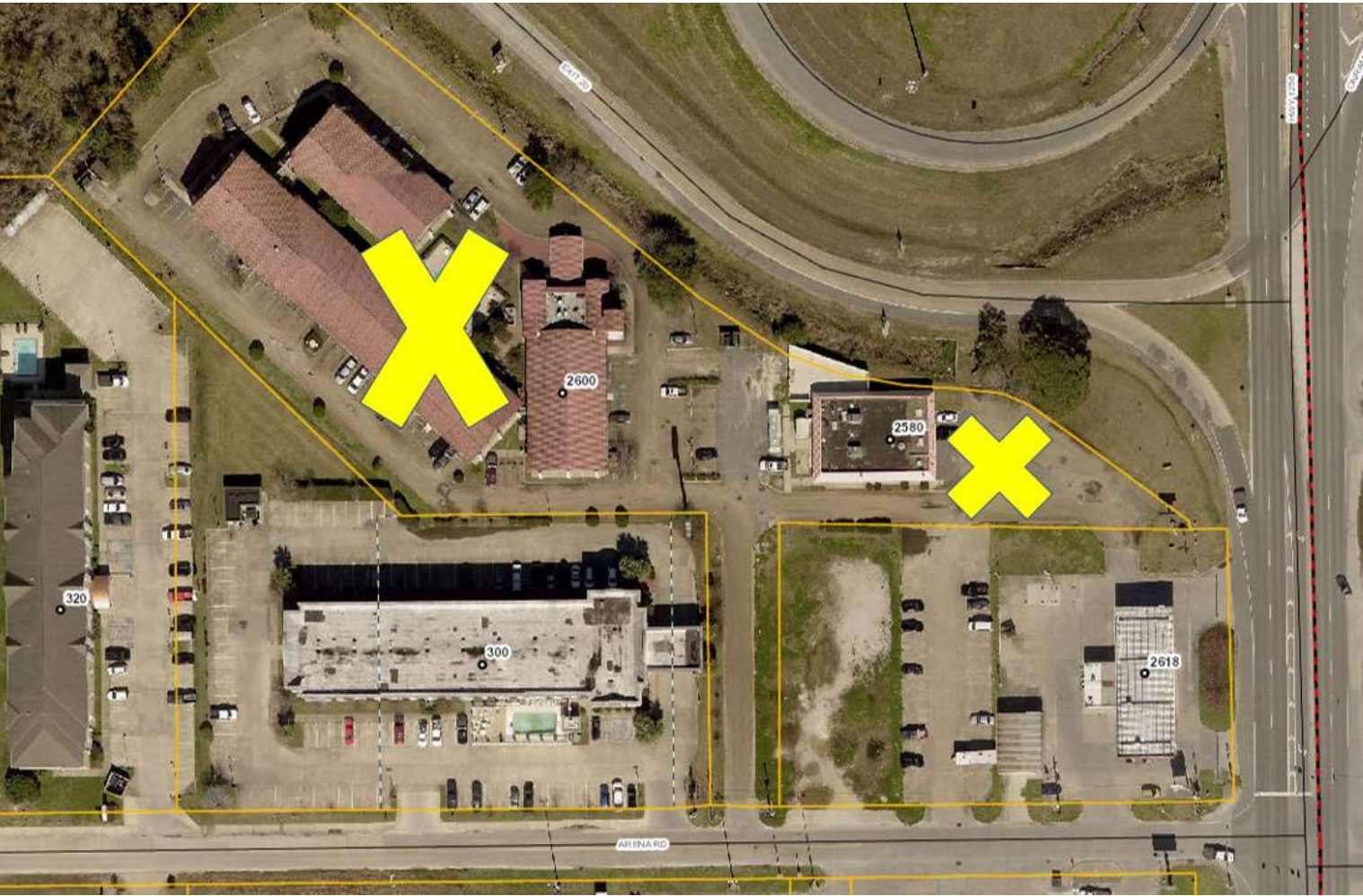
Upon approval of this subdivision the owner of this subdivision shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this subdivision 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 the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision.













RESOLUTION

RESOLUTION AMENDING PREVIOUSLY ADOPTED RESOLUTION THAT  
GRANTED A REZONE TO 2209 CARR LANE FROM RESIDENTIAL TO  
BUSINESS.

WHEREAS, on August 19, 2024, the Land Use Commission granted a rezone to 2209 Carr Lane from Residential to Business which included the following stipulations:

- Parking and driveway must be concrete and adhere to the site plan.
- The west side property boundary shall install an 8-foot-tall privacy fence in accordance with the city's buffteryard ordinance.

WHEREAS, on November 18, 2024, the property owner at the time then requested the Land Use Commission to make an amendment to change the above stipulation from an 8-foot-tall fence to a 6-foot-tall fence; and

WHEREAS, the property has since been sold, and the new property owner is requesting that the following stipulation be removed:

- Parking and driveway must be concrete and adhere to the site plan.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend the previously adopted Resolution and remove the following stipulation:

- Parking and driveway must be concrete and adhere to the site plan.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

**From Dan Smith**

**Good morning, I am including the plans for the new building construction which shows what I'd like to build. There will be concrete in the front of the building for parking. The west side of the lot is where I'd like to put an aggregate such as crushed concrete or crushed asphalt instead of paving with concrete. The area will be approx 20 x 100. Being that this area is not a high traffic area (speeds of 5-10 mph maximum) dust should not be an issue. Furthermore, all existing driveways on Carr Lane are gravel and are high traffic areas. We also have approval from gravity drainage with our current drainage plans. Thankyou for your consideration, I look forward to hearing from you and the board.**

*Consolidated*  
*Gravity Drainage District No. 1 (West Calcasieu)*

OF THE PARISH OF CALCASIEU, LOUISIANA

November 17, 2025

City of Sulphur  
P.O. Box 1309  
Sulphur, La. 70664

Re: Dan Smith Glass Shop

To Whom It May Concern:

I have reviewed the drainage plans submitted by Brandon Bellon Development for a new metal building for Dan Smith Glass Shop to be located at 2209 Carr Lane in Sulphur. After a site visit and discussion with the Board of Commissioners of Consolidated Gravity Drainage District No.1, it was deemed that they have No Objection to the drainage plans. This is subject to approval by the City of Sulphur.

The Board does request that they be advised of any changes in the project scope or intent that may affect our stated position on this matter. We do also reserve the right to evaluate drainage during project development. Should a drainage issue arise, the owner will be required to take corrective action as per City recommendations/regulations.

Sincerely,

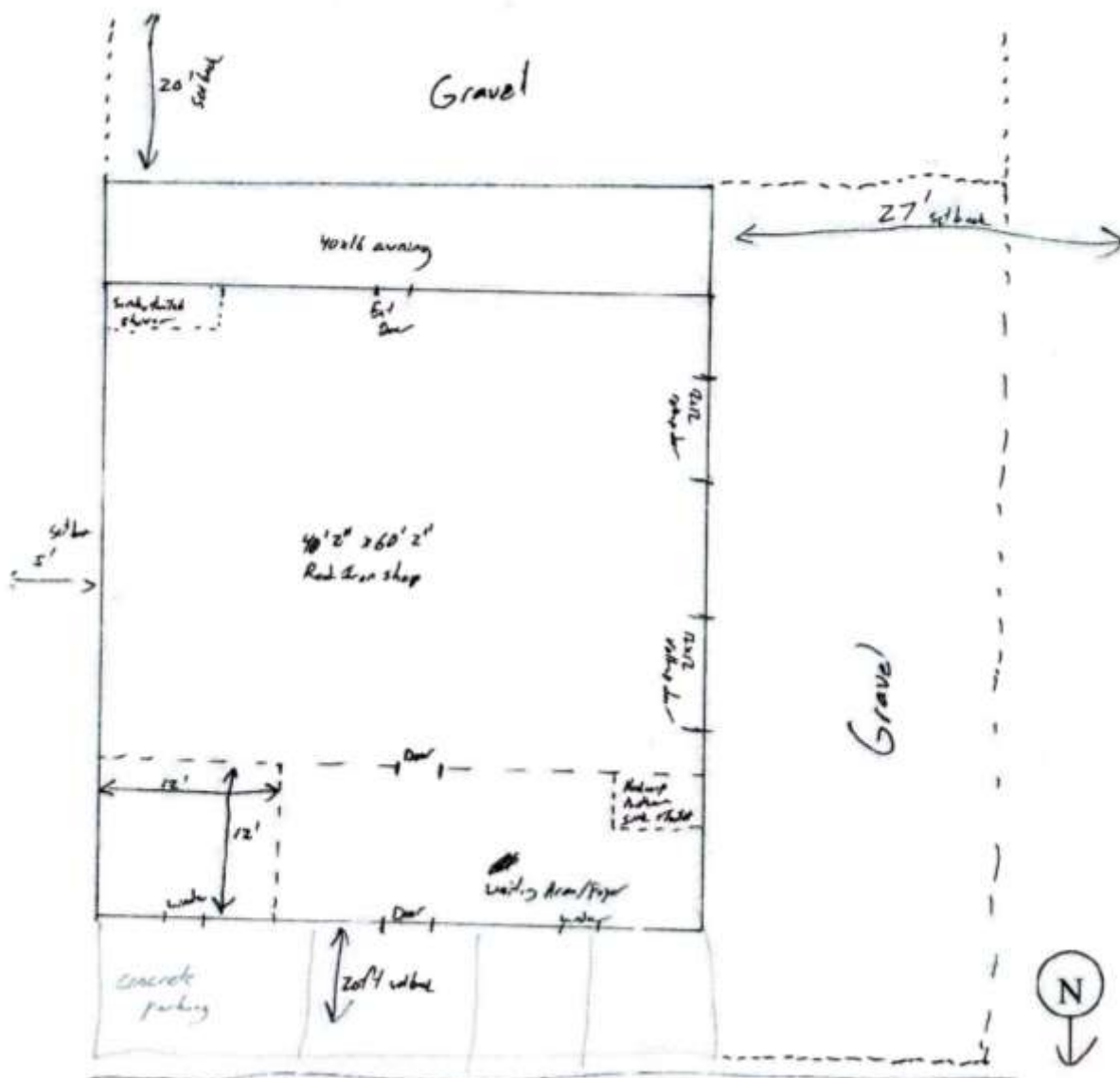
*Brandon Mounce*

Brandon Mounce, Manager  
Consolidated Gravity Drainage District No. 1 West

BM/mb

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District 5 of Ward 4  
1331 Swisco Road  
Sulphur LA 70665  
Phone: (337) 628-3851  
Email Address: [gravitydrainage5@suddenlinkmail.com](mailto:gravitydrainage5@suddenlinkmail.com)



CARR LN.

Lot Dimensions  
721/16

Building 40'2" x 60'2"  
Awning 10'2" x 16'  
Shed Area 10'2" x 76'2"

Notes  
- no more  
on property  
- no more  
- 7th

Dec  
- no more  
- 7th

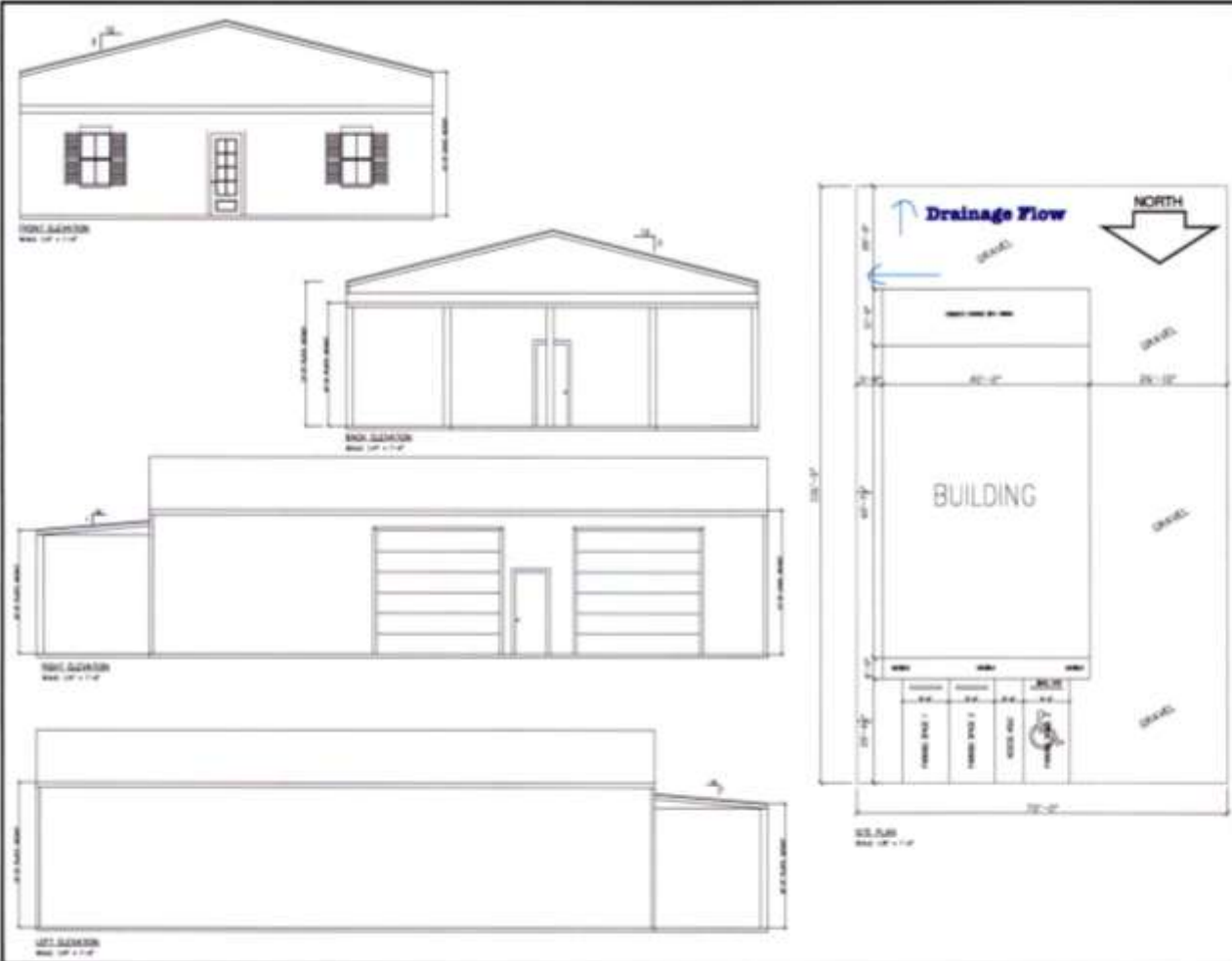
Gravel & Driveway  
- site plan  
- browned & gold 1 - color change  
- New, under, erect

2209 CARR LN.  
DAN SMITH GLASS SHOP

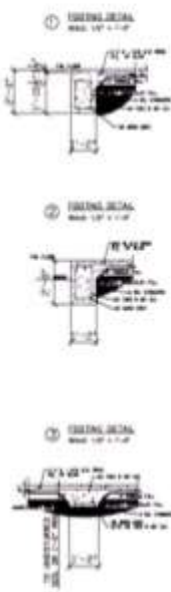
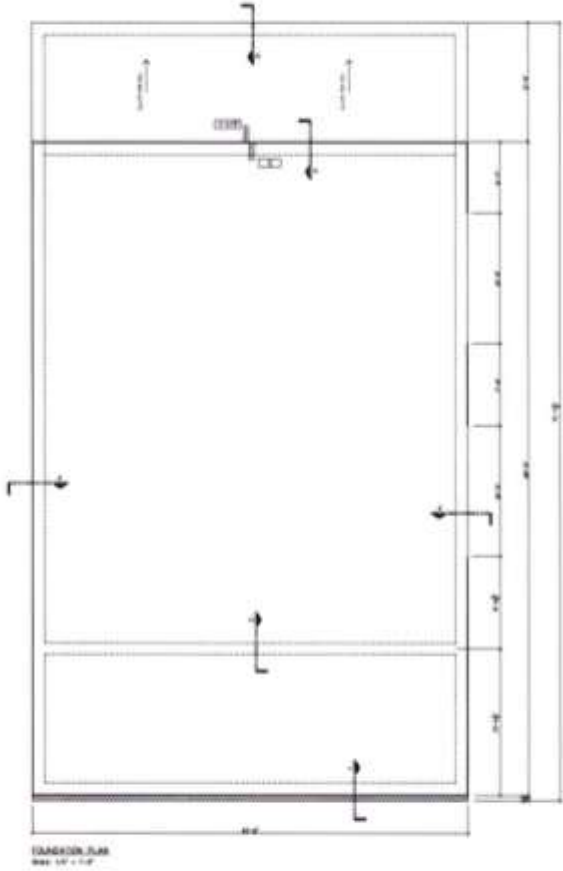
*Metal Building*







DATE: 10 OCTOBER 2025
DRAWN BY: LANA BOON
SHEET: 2 OF 2
DAN SMITH 2209 CARR LN. SULPHUR, LA 70663 337-240-1696
COMMERCIAL BUILDING ELEVATIONS SITE PLAN
MOSS BLUFF DRAFTING LLC P. O. BOX 10847 LAKE CHARLES, LOUISIANA 70602 217-1000 OR 214-8512
DISCLAIMER: MOSS BLUFF DRAFTING, L.L.C. HAS BEEN USED AS A DRAFTING SERVICE ONLY AND WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL OR CODE REQUIREMENTS NOT NOTED THESE DRAWINGS THE CONTRACTOR IS TO VERIFY ANY STRUCTURAL OR CODE REQUIREMENTS PRIOR TO CONSTRUCTION AND TO BUILD ACCORDINGLY THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND TO NOTIFY OWNER AND MOSS BLUFF DRAFTING FOR DIMENSIONAL CORRECTIONS PRIOR TO CONSTRUCTION



DATE: 10 OCTOBER 2025
DRAWN BY: LANA BOON
SHEET: 3 OF 3
DAN SMITH 2209 CARR LN. SULPHUR, LA 70663 337-240-1696
COMMERCIAL BUILDING FOUNDATION PLAN
MOSS BLUFF DRAFTING LLC P. O. BOX 10847 LAKE CHARLES, LOUISIANA 70602 217-1000 OR 214-8512
DISCLAIMER: MOSS BLUFF DRAFTING, L.L.C. HAS BEEN USED AS A DRAFTING SERVICE ONLY AND WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL OR CODE REQUIREMENTS NOT NOTED THESE DRAWINGS THE CONTRACTOR IS TO VERIFY ANY STRUCTURAL OR CODE REQUIREMENTS PRIOR TO CONSTRUCTION AND TO BUILD ACCORDINGLY THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND TO NOTIFY OWNER AND MOSS BLUFF DRAFTING FOR DIMENSIONAL CORRECTIONS PRIOR TO CONSTRUCTION







