

January 20, 2026

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 20th day of January 2026, 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 Mr. Darby seconded by Mrs. Allison that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a presentation on Sulphur Comprehensive Zoning Ordinance Revision Project. Steve Villavaso, Fred Neal and Ellis Combes, with Villavaso and Associates, gave a brief presentation on the new Comprehensive Zoning Ordinance for the city. (See attached powerpoint presentation). Mr. Villavaso stated that there will be several work sessions for the Board, Council and public coming up in the next few months. They'll soon present a final draft to Administration, have work sessions then present to the Land Use Commission and Council for public hearings.

Bill LeBlanc, Roberta Drive, showed concern about non-conforming uses. He's concerned if a natural disaster happens will people be able to build their homes back if they're non-conforming.

Cynthia Robertson, West Verdine, showed concern on the age over 10-year rule for manufactured homes. Mr. Darby agreed and asked why we can't have a 20-year rule if it meets the code. Young kids

can't afford a new mobile home, especially if it's in a flood zone. Mr. Brazzell stated that CRS is the only way to reduce your flood insurance.

Bill LeBlanc, Roberta Drive, stated that a lot of lots are non-conforming because when zoning was originally adopted it created all these 5,000 sq. ft. lots non-conforming since the new lot size is 6,000 sq. ft. He also stated that if someone bought a commercial piece of property and the zoning changes, that's not right. If he bought a business/commercial piece of property then it shouldn't be rezoned to anything else.

Cynthia Robertson, West Verdine, stated that the city's Master Plan is way out of date. She uses the Master Plan for her grants and it's a mess.

Mr. DiPetta, Bonin Drive, showed concern with all these new subdivisions getting variances. He asked if the new ordinance would address this. Austin Abrahams, Zoning Administration, stated yes it will (*PUD – Planned Unit Development*).

The next item on the agenda is a resolution establishing rules on comments by the Commission and public on agenda items. Mr. Darby stated that the same amendment needs to be made on this resolution as the amendment that was made at the Board of Zoning Adjustment meeting. Motion was then made by Mr. Darby seconded by Mr. LeBlanc that the following amendment be made:

Amend two-thirds (2/3) vote to a majority vote

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)~~ majority 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.

Motion carried unanimously.

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

RESOLUTION AS AMENDED

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 majority 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.

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 20th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a 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. *(Note: new owner was concerned with two of the paragraphs in the ordinance being too harsh especially when the city's rights and privileges aren't being interfered with. They requested an amendment to the previously adopted ordinance).* Representative stated that the new owner is building a gas station and can't get insurance due to this wording. The underwriter is asking for this amendment. Mr. Abrahams, Zoning Administrator, stated that it allows them to make it right but doesn't allow us to take it from them.

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

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.

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 20th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is 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. Dan Smith, owner, stated that he wants to lay crushed concrete rather than concrete. The driveways on Carr Lane are all gravel and not concrete. He'll lay concrete for his parking but he's asking to remove the stipulation for concrete for his driveway. Being required to lay concrete will hurt his budget. He will not have continuous traffic on his driveway, only himself and deliveries.

Josh Baden, Alabama Street, stated that he sold the property to Mr. Smith because the city had put strict stipulations on him; stipulations that aren't even required in the ordinance. He then went on to say that a cease and desist order was placed on him when he owned the property, when the building to the east of him is not even in compliance.

Danny DiPetta, Bonin Drive, stated that he wasn't against the amendment to the resolution, but asked Mr. Smith if he was aware of the stipulation when he purchased the property. Mr. Smith stated that he paid cash and he didn't comb through the paperwork so, no he didn't know that stipulation was placed on the property. He walked into a hornet's nest when he bought this property. Josh Baden stated that he wasn't in opposition of Mr. Smith; he wants him to be able to do what he wants to do.

Mr. Darby stated that he agrees the Board made a mistake by placing the 8-foot fence stipulation rather than the required 6-foot fence. He admits this, but the rezone would have failed if stipulations weren't placed.

After discussion, motion was made by Mr. LeBlanc seconded by Mr. Darby that the following resolution be adopted to-wit:

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.

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 20th day of January, 2026.

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

1/20/26
7:15 P.M.

*(SEE ATTACHED POWERPOINT PRESENTATION ON
COMPREHENSIVE ZONING ORDINANCE)*

Powerpoint (1)

Sulphur CZO Revisions Update Presentation

Sulphur Land Use Commission Meeting
January 20, 2026



(2)

Sulphur CZO Update Process



- Sulphur Land Use Commission – Update Presentation
- Review comments from January Land Use Commission Meeting and comments from staff and public
- Develop Sulphur CZO Public Review DRAFT and schedule review work sessions
- Collect comments from review sessions and public input
- Develop Sulphur CZO Recommendation DRAFT
- Official Public Hearing and Adoption Process with Land Use Commission and City Council

Project Process

- Text Re-organization
- New Zoning Districts
- Streamlined Procedures
- Manufactured Housing Standards
- Interstate 10 Frontage Road Overlay District



(4)



CZO Update Design

Article #	Article Title	General Summary
1	General Provisions	Consolidation of authority and applicability text
2	Administration, Applications and Procedures	Review of application, review and approval processes
3	Zoning and Overlay Districts	Consolidation of zoning and overlay districts including PUDs, Manufactured Housing Overlay (MHO) and I-10 Frontage Overlay
4	Use and Temporary Use Standards	Consolidation of various use standards including home businesses, and manufactured homes
5	General Development Standards	Consolidation of development standards – parking, lighting, landscaping
6	Non-Conforming Use Standards	Consolidation of non-conforming use standards and amortization enforcement language – uses, lots, and structures
7	Sign Regulations	Consolidation signage standards
8	Definitions and Rules of Interpretation	Updated definitions

(5)

Major Comments



- Manufactured Housing regulations needed an overhaul
- Review of non-conforming uses and standards
- Clear order of operations in processes – who has authority?
- More development standards – design standards to support community character
- Ensure the zoning code is friendly to business

(6)

Updated Zoning Districts



- **New residential zoning districts** – better reflect current lot sizes and existing residential neighborhoods in Sulphur
- **Consolidation of commercial districts** – provide flexibility for infill commercial development and addition of design standards to improve aesthetics and character of corridors

(7)

Manufactured Housing Updates



- **New Manufactured Housing Overlay District** – clear standards on manufactured home communities
- **Development Standards for individual units** – Lighting, fencing, landscaping, roof pitch, lot size, placement

(8)

Interstate 10 Frontage Road Overlay



- Calcasieu Parish is the template
- Promote I-10 frontage roads as a “gateway” to the City
- Prohibit various uses including adult shops, industrial uses, etc.
- Goal is to promote aesthetically pleasing commercial development

Non-Conforming Use Standards



- Clear standards on “grandfathered” rules
- Abandonment rules
- Rules on non-conforming lots, structures, and uses (cannot put a trailer on a non-conforming lot)
- **Amortization rules** – enforcement, appeals

(10)

Next Steps



- Review comments from January Land Use Commission Meeting and comments from staff and public
- Develop Sulphur CZO Public Review DRAFT and schedule review work sessions
- Collect comments from review sessions and public input
- Develop Sulphur CZO Recommendation DRAFT
- Official Public Hearing and Adoption Process with Land Use Commission and City Council

(11)

Comments and Feedback Thank You!!!



Contact Villavaso and Associates

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