

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

**AGENDA  
LAND USE COMMISSION MEETING  
WEDNESDAY, FEBRUARY 18, 2026, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **WEDNESDAY, FEBRUARY 18, 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. Resolution granting a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at southeast on ramp onto I-10 off Hwy. 1256 (property north of Fairfield).
2. Resolution accepting petition for annexation from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street.
3. Resolution enlarging the boundaries of the City of Sulphur for the annexation for Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street.
4. Resolution granting a Special Exception to Johnny Thomas, 1020 Sunset Street, to allow for home to be rebuilt, due to Hurricane Laura, on a non-conforming lot size.
5. Public Comment

*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 Monday, March 16, 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 GRANTING A REZONE TO NAYAH, LLC, FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR FUTURE DEVELOPMENT NOT KNOWN AT THIS TIME, FOR PROPERTY LOCATED AT SOUTHEAST ON RAMP ONTO I-10 OFF HWY. 1256 (PROPERTY NORTH OF FAIRFIELD).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at the southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield) for the following described property:

COMMENCING 701.4 FEET NORTH AND 126.37 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THIS POINT BEING 76.37 FEET EAST OF STATE HIGHWAY, THENCE NORTH 45 DEGREES 27 MINUTES EAST 133.54'; THENCE NORTH 82 DEGREES 39 MINUTES EAST 696.73 FEET, MORE OR LESS, TO THE WEST SIDE OF (ALLEN) STREET; THENCE SOUTH TO A POINT EAST OF THE COMMENCEMENT; THENCE WEST TO THE POINT OF COMMENCEMENT, LESS 0.29 ACRES, MORE OR LESS, FOR RIGHT OF WAY OF LENA STREET, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

THE PORTION OF THE PROPERTY DEPICTED IN THE ATTACHED PHOTO (EXHIBIT A) THAT IS BORDERED IN RED AND SHADED IN YELLOW HIGHLIGHTING, WHICH IS ALL THE PORTION OF THE PROPERTY BORDERING THE WEST SIDE OF ALLEN FOR APPROXIMATELY 49 FEET, MORE OR LESS, AND WHICH PORTION MEASURES APPROXIMATELY 169 FEET WESTWARD, MORE OR LESS, SHALL NOT BE REZONED.

BE IT FURTHER RESOLVED that the following stipulation shall be placed on said property:

1. Permitted uses are limited to:
  - a. All uses as permitted in Business District classification except single family detached residence
  - b. Hotels and motels

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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 rezone, 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 rezone the owner of this rezone 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 rezone shall be withdrawn and considered null and void.**

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield)

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





CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL 1-8-26

Date Received 1-8-26 \$50.00 Fee (Non-Refundable) 1-8-26  
(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 Jiten Zaveri DATE 1/5/26

PROPERTY OWNER INFORMATION

Name of Property Owner Nayah, LLC  
*(Owner must provide proof of ownership such as property tax record or recorded deed)*  
Mailing Address: 3608 W. Prien Lake Rd City Lake Charles State LA Email jzaveri@hotelsbyphm.com  
Physical Address: 3608 W. Prien Lake Rd. City Lake Charles State LA  
Phone Number (H) (337) 842-3454 (W) \_\_\_\_\_ (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: N/A (no municipal address) - Parcel #00163163  
Present Zoned Classification: Residential

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

See attached Exhibit A

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 \_\_\_\_\_

REQUEST INFORMATION

REZONE  EXCEPTION  SUBDIVISION  BILLBOARD  PRE. PLAT  FINAL PLAT  
 DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION \_\_\_\_\_  
Zoning Change: From RESIDENTIAL To COMMERCIAL  
Purpose of Request: To Commercially develop the above-described property

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 or 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 abovesaid 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: Jiten Zaveri Date: Jan 05 2026

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 2/9/2026  
Re: **Parcel 00163163** Rezone Request

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Comments: **Application:**

*Nayah, LLC* has requested a rezoning of the referenced area from **Residential District** to **Commercial District**.

**Situation:**

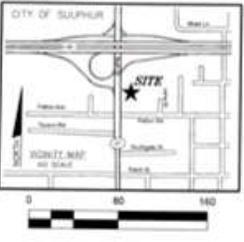
Applicant has requested a rezone of referenced property to allow for future development. The applicant does not have a specific use at this time. There is an access easement to this lot through the hotel parking lot at 2615 Ruth Street. A portion (roughly 42ft by 170ft) of referenced area with frontage on Allen Street will remain Residential. See attached map.

**Findings:**

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete.
2. The considered area is bordered by **developed land**.
3. The considered area is bordered by land zoned **Business and Residential**.
4. No **use type I** land use areas are established by zoning adjacent to or within **xxx** feet of the area under consideration.
5. The nearest, contiguously zoned **Commercial** land use area is to the south on Patton Street.
6. The request to amend the land use map may constitute "spot zoning". However, the land zoned Business to the south is currently used as a hotel, which is permitted in **Commercial District**.





**BOUNDARY SURVEY**

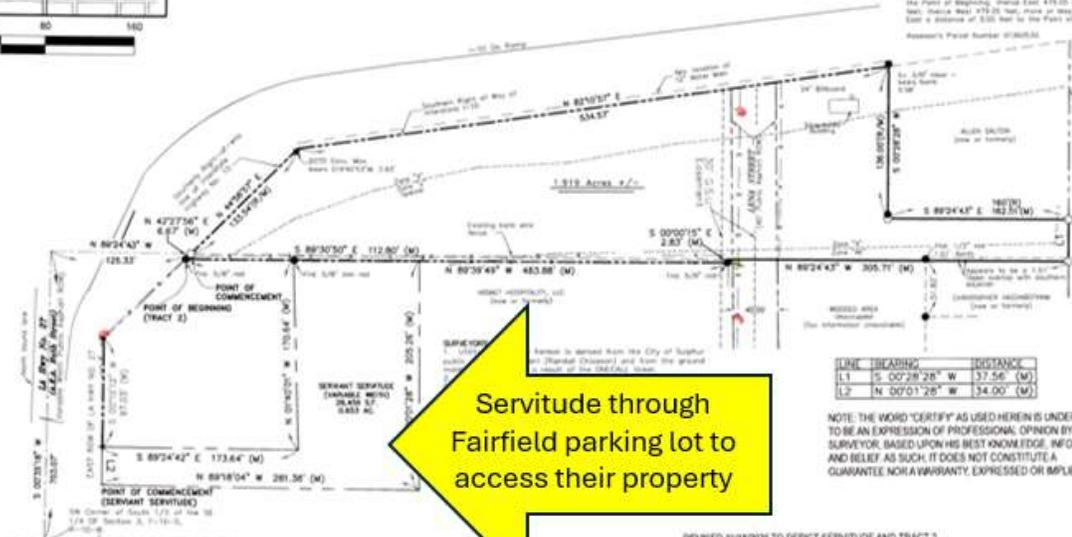
The Southeast Quarter of Section 3, Township 10 South, Range 10 West,  
Southwestern Land District, Louisiana Meridian, Calcasieu Parish,  
Louisiana

**SECOND LEGAL DESCRIPTION**  
**TRACT 1** - Instrument #2121211  
 Commencing at a point located 125.33 feet East of the Southeast Corner of the Southeast Quarter of Section 3, Township 10 South, Range 10 West, Louisiana Meridian, Calcasieu Parish, Louisiana, thence North 85 degrees 28 minutes East 123.54 feet, thence North 85 degrees 28 minutes East 488.73 feet, more or less, to the West side of (Street) street, thence South to a point East of the commencement, thence West to the Point of Commencement, less 2.25 acres, more or less, the right of way of Lane Street, together with all buildings and improvements situated thereon.

**TRACT 2** - Instrument #2475257  
 All of that certain half or parcel of land situated in Section 3, Township 10 South, Range 10 West, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described as follows:  
 Commencing at a point located 52 feet east and 425.81 feet north of the Southeast Corner of the South east of the Southeast Quarter of Section 3, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, thence North 82°00'00" East a distance of 100.00 feet to the Point of Beginning, thence East 475.00 feet, thence South 2.00 feet, thence West 175.00 feet, more or less, thence North 82°00'00" East a distance of 5.00 feet to the Point of Beginning.

Assessor's Parcel Number: 0706053

Survey of Boundary  
 All bearings and distances are given in feet and inches, rounded to the nearest 1/16th of an inch.  
 Date: December 14, 2015



Servitude through  
Fairfield parking lot to  
access their property

LINE	BEARING	DISTANCE
L1	S 00°28'28" W	37.56' (M)
L2	N 00°01'28" W	34.00' (M)

NOTE: THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWN EDGE INFORMATION, AND BELIEF AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY EXPRESSED OR IMPLIED.

DATE OF FIELD SURVEY: 7/13/2015



*Virgil I. Collins*  
 Virgil I. Collins, P.L.S., L.A. #4250

**COLLINS & ASSOCIATES**  
**LAND SURVEYORS, INC.**  
 Licensed To Survey Louisiana, Texas, Arkansas, Mississippi, and Alabama  
 2105 Peach Street,  
 DeRidder, LA 70634  
 337-239-5902 (Office)

**LEGEND**  
 ● Iron found in place  
 ○ 5/8" iron 42/44 pin in place  
 ———— Easement as right of way, then based on record lines.  
 - - - - - Interior and adjacent lot lines.  
 - - - - - Overhead electric lines.  
 X Fences.  
 ⊕ Centroids.  
 ⊕ Right of Way Measured  
 (M) Measured

REVISED 11/18/2025 TO DEPICT SERVITUDE AND TRACT 2

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE VISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND THERE ARE NO ENCUMBRANCES EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

**KISMET HOSPITALITY, LLC**

11/28/2025	WBS	SERVANT SERVITUDE, BOUNDARY
DATE	MARK	REVISION
DATE	SCALE	DRAWN BY
7/14/2015	1"=80'	JHC
		CHECKED BY
		VTC
		JOB NO.
		2151107









Pan handle to remain zoned Residential

RESOLUTION NO. \_\_\_\_\_, M-C SERIES

RESOLUTION ACCEPTING PETITION FOR ANNEXATION FROM MICHAEL PAUL WILLIS (WILLIS FORD SOUTH PROPERTIES, LLC) FOR PROPERTY LOCATED AT 2010 PATTON STREET.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the Land Use is revising the official Land Use map and accepting annexation petition for the following described property:

DESCRIPTION:

That certain tract or parcel of land being a portion of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, lying East of Bayou D'Inde, being more particularly described as follows:

Beginning at the Northeast corner of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, said point having Louisiana State Plane Coordinates of North 628518.11 and East 2643636.73 (NAD83-2011, South Zone, 1702), from said point a 5/8 inch re-bar was set 30.0 feet South and 30.0 feet West, at the intersection of the South right-of-way line of Patton Street with the West right-of-way line of Post Oak Road;

Thence South 01° 16' 28" West, along the East line of said Section Eleven (11), for a distance of 482.14 feet to the Northeast corner of a tract of land either now or formerly owned by Insight Next Generation, LLC, Calcasieu Parish Parcel Number 00153478B.

Thence North 88° 58' 16" West, along the North line of said Insight Next Generation, LLC tract, passing a found 3/4 inch re-bar at 27.9 feet and continuing for a total distance of 239.85 feet (call 242') to a found P/K Nail at the Northwest corner of said Insight Next Generation LLC tract;

Thence South 01° 07' 42" West, along the West line of said Insight Next Generation, LLC tract, for a distance of 31.29 feet (call 30.96 feet) to a found 3/4 inch re-bar;

Thence North 88° 52' 36" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 35.40 feet (call 35.45 feet), to a found 3/4 inch re-bar;

Thence South 01° 02' 26" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 151.65 feet (call 152.99 feet) to the intersection with the South line of the aforesaid North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), from said point a found 3/4 inch re-bar lies 1.4 feet South;

Thence North 89° 02' 28" West, along said South line of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), passing a set 5/8 inch re-bar at 323.41 feet and continuing for a total distance of 480.41 feet (call 472.74 feet) to the intersection with the centerline of the aforesaid Bayou D'Inde;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 66° 53' 54" West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 38° 27' 29" West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 25° 08' 26" West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 42' 51" West, for a distance of 72.99 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 01° 20' 17" East, for a distance of 187.36 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 04° 57' 29" East, for a distance of 127.91 feet to the intersection with the South right-of-way line of Patton Street, as per right-of-way grant recorded under Clerk's File Number 3275627, records of Calcasieu Parish, Louisiana, from said point a set 5/8 inch re-bar lies South 88° 50' 56" East, a distance of 82.0 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 08' 32" West, for a distance of 37.76 feet to the intersection with the North line of the aforesaid Section Eleven (11);

Thence South 89° 01' 15" East, along said North line of Section Eleven (11), for a distance of 965.12 feet (call 964.47 feet) to the Point of Beginning.

Herein described tract containing 570,953.63 square feet or 13.107 acres, more or less, subject to the right-of-way for Patton Street across the North side thereof, the right-of-way for Post Oak Road across the East side thereof, and subject to any easements, servitudes, or rights-of-way of record or by use.

Current Municipal Address: 2010 Patton Street, Sulphur, LA 70663

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; and

WHEREAS, said property shall be zoned Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street and designate as Commercial District, with the Official Land Use map updated according.

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

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

ATTEST

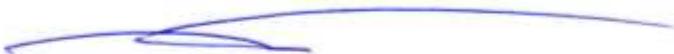
\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

PETITION FOR ANNEXATION OF PROPERTY  
INTO THE CITY OF SULPHUR, LOUISIANA

1. Michael Paul Willis  
FULL NAME, INCLUDING MAIDEN NAME
2. 930 Begis Parkway                      (337) 625-3030  
CONTACT ADDRESS                                      CONTACT TELEPHONE
3. mwillis@mikewillisford.com  
EMAIL ADDRESS
4. 2010 Patton Street, Sulphur, La 70463  
ADDRESS OF PROPERTY PROPOSED FOR ANNEXATION
5. STATUS:      (CHECK AS MANY AS APPLY)  
 I OWN THE PROPERTY PROPOSED FOR ANNEXATION  
(THE ADDRESS IN NUMBER 4 ABOVE)  
 I RESIDE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR  
ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)  
 I AM REGISTERED TO VOTE AT THE ADDRESS OF THE  
PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN  
NUMBER 4 ABOVE)  
 COMPLETE SURVEY OF PROPERTY TO BE ANNEXED IS  
ATTACHED
6. FULL NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD (*if  
applicable*)  
\_\_\_\_\_  
\_\_\_\_\_
7. VOTING LOCATION (SCHOOL NAME, FIRE STATION NUMBER, ETC.) (*if  
applicable*)  
\_\_\_\_\_

I HEREBY PETITION TO HAVE THE PROPERTY OWNED AND/OR OCCUPIED BY ME TO BE ANNEXED INTO THE CITY OF SULPHUR, LOUISIANA.

SIGNATURE(S):

 _____ Signature	_____ Signature
Michael Paul Willis _____ Print Name	Willis Ford South Properties, LLC _____ Print Name

_____ Signature	_____ Signature
_____ Print Name	_____ Print Name

3. Commercial  
\_\_\_\_\_  
HOW DO YOU WISH ANNEXED PROPERTY TO BE ZONED

2. A CERTIFIED SURVEY OF AREA TO BE ANNEXED MUST BE ATTACHED.

✓ See attached & emailed originals 01/20/20

DESCRIPTION OF GENERAL AREA TO BE ANNEXED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams *AA*  
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 2/9/2026  
Re: **2010 Patton Street** Annexation Petition

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Comments: **Application:**

**Willis Ford South Properties, LLC** has issued a petition for annexation of the referenced area.

**Situation:**

Michael Willis (Willis Ford South Properties, LLC) proposed a petition for annexation of the referenced property. The property is currently zoned light industrial by CPPJ. The adjacent lot at 2211 Patton Street has a **Commercial District** zoning classification. The proposed use is Ford Pro Service Center.

**Recommendations:**

A recommendation is given in favor of the annexation with a **Commercial District** zoning classification.

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# 2010 Patton Street



This map does not represent a legal survey or document. \*See Disclaimer

0 163 326 feet

MAP ANALYST  
powered by  
esri







## RESOLUTION

### RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR MICHAEL PAUL WILLIS (WILLIS FORD SOUTH PROPERTIES, LLC) FOR PROPERTY LOCATED AT 2010 PATTON STREET.

WHEREAS, in accordance with R.S. 33:172, the Land Use Commission has received a petition from Michael Paul Willis, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a public hearing will be held in accordance with state law and will be duly advertised with public notice to enlarge and extend the boundaries to include said property. At time of the public hearing, a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property is currently zoned as I1 (Light Industrial) land use district by the Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

#### DESCRIPTION:

That certain tract or parcel of land being a portion of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, lying East of Bayou D'Inde, being more particularly described as follows:

Beginning at the Northeast corner of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, said point having Louisiana State Plane Coordinates of North 628518.11 and East 2643636.73 (NAD83-2011, South Zone, 1702), from said point a 5/8 inch re-bar was set 30.0 feet South and 30.0 feet West, at the intersection of the South right-of-way line of Patton Street with the West right-of-way line of Post Oak Road;

Thence South 01° 16' 28" West, along the East line of said Section Eleven (11), for a distance of 482.14 feet to the Northeast corner of a tract of land either now or formerly owned by Insight Next Generation, LLC, Calcasieu Parish Parcel Number 00153478B.

Thence North 88° 58' 16" West, along the North line of said Insight Next Generation, LLC tract, passing a found 3/4 inch re-bar at 27.9 feet and continuing for a total distance of 239.85 feet (call 242') to a found P/K Nail at the Northwest corner of said Insight Next Generation LLC tract;

Thence South 01° 07' 42" West, along the West line of said Insight Next Generation, LLC tract, for a distance of 31.29 feet (call 30.96 feet) to a found 3/4 inch re-bar;

Thence North 88° 52' 36" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 35.40 feet (call 35.45 feet), to a found 3/4 inch re-bar;

Thence South 01° 02' 26" West, along said West line of the Insight Next Generation, LLC tract, for a distance of 151.65 feet (call 152.99 feet) to the intersection with the

South line of the aforesaid North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), from said point a found 3/4 inch re-bar lies 1.4 feet South;

Thence North 89° 02' 28" West, along said South line of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 of NE/4 of NE/4), passing a set 5/8 inch re-bar at 323.41 feet and continuing for a total distance of 480.41 feet (call 472.74 feet) to the intersection with the centerline of the aforesaid Bayou D'Inde;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 66° 53' 54" West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 38° 27' 29" West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 25° 08' 26" West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 42' 51" West, for a distance of 72.99 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 01° 20' 17" East, for a distance of 187.36 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 04° 57' 29" East, for a distance of 127.91 feet to the intersection with the South right-of-way line of Patton Street, as per right-of-way grant recorded under Clerk's File Number 3275627, records of Calcasieu Parish, Louisiana, from said point a set 5/8 inch re-bar lies South 88° 50' 56" East, a distance of 82.0 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North 10° 08' 32" West, for a distance of 37.76 feet to the intersection with the North line of the aforesaid Section Eleven (11);

Thence South 89° 01' 15" East, along said North line of Section Eleven (11), for a distance of 965.12 feet (call 964.47 feet) to the Point of Beginning.

Herein described tract containing 570,953.63 square feet or 13.107 acres, more or less, subject to the right-of-way for Patton Street across the North side thereof, the right-of-way for Post Oak Road across the East side thereof, and subject to any easements, servitudes, or rights-of-way of record or by use.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby recommend that the aforesaid property be designated as a Commercial land use district and revise the City of Sulphur official map.

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

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

ATTEST

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams *AA*  
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 2/9/2026  
Re: **2010 Patton Street** Annexation Petition

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Comments: **Application:**

**Willis Ford South Properties, LLC** has issued a petition for annexation of the referenced area.

**Situation:**

Michael Willis (Willis Ford South Properties, LLC) proposed a petition for annexation of the referenced property. The property is currently zoned light industrial by CPPJ. The adjacent lot at 2211 Patton Street has a **Commercial District** zoning classification. The proposed use is Ford Pro Service Center.

**Recommendations:**

A recommendation is given in favor of the annexation with a **Commercial District** zoning classification.

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# 2010 Patton Street



This map does not represent a legal survey or document. \*See Disclaimer

0 163 326 feet

MAP ANALYST  
POWERED BY  
esri







RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO JOHNNY THOMAS, 1020 SUNSET STREET, TO ALLOW HOME TO BE REBUILT, DUE TO HURRICANE LAURA, ON A NON-CONFORMING LOT SIZE.

WHEREAS in accordance with Appendix B, Article IV, Part 2, Section 4 (2) (e) of the Land Use Ordinance of the City of Sulphur, a home can't be rebuilt unless a special exception is granted under the provisions of Article III, Part 2, Section 4, if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent of price per sq. ft. at time of construction of building code; and

WHEREAS, a newly constructed home was built in 2018 on said property and in 2020 the home was destroyed during Hurricane Laura when a billboard sign fell on the home; and

WHEREAS, applicant is requesting an Exception to allow for the home to be rebuilt for the following described property:

A TRACT OF LAND IN LTS 2, 3, 4 & 5 OF RILEY SUB DESC AS FOLLOWS: COMM AT PT 196.46 FT E OF NW/C LT 7 SAID RILEY SUB; TH E 117.5 FT; TH S 78.24 FT; TH W 117.57 FT; TH N 78.12 FT TO POC (0.21 AC) LESS B 4536 P 813 DESCRIBED AS: TRACT OF LAND IN LOTS 3 AND 4 RILEY SUB BEING MORE PART DESCRIBED AS: COM ON S/L OF SUNSET ST AT A PT THAT IS S 89 DEG E 263.03 FT FROM THE NW COR OF LOT 7 RILEY SUB; TH CONT S 89 DEG E 51 FT, TH S 78.25 FT M/L TO N LINE OF US INTERSTATE HWY #10 ETC (CONTG. .092 ACS)

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 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.**

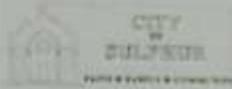
BE IT RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Johnny Thomas, 1020 Sunset Street, to allow for home to be rebuilt, due to Hurricane Laura, on a non-conforming lot size.

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

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

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Exception

Date Received

\$50.00 Fee (Non-Refundable)

p.d.  
(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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Johnny Thomas

Date 02/02/26

PROPERTY OWNER INFORMATION

Name of Property Owner Johnny Thomas

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

Mailing Address 519 S. Cracker St. Sulphur LA State: LA Email: johnnythomasart@gmail.com

Physical Address SOMO City: \_\_\_\_\_ State: \_\_\_\_\_

Phone Number (H) 337-499-3546 (W) \_\_\_\_\_ (C) 337-499-3546

PROPERTY INFORMATION

Location Address 1020 Sunset, Sulphur LA 70663

Present Zoned Classification Mixed Residential

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

Parcel # 00621164, 1020 Sunset. (See Attached description)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES  NO

YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL \_\_\_\_\_

REQUEST INFORMATION

Purpose of Variance Request: Rebuild a 952 sqft stick frame house on non-conforming lot size.

How did you find out you needed a variance? When I inquired about a building permit.

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 sign(s) placed on my property after the hearing.

Applicant Signature [Signature] Date 01/14/2026

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 2/9/2026  
Re: *1020 Sunset* Special Exception Request

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Comments: **Application:**

*Johnny Thomas* has requested a special exception to allow for reconstruction of dwelling damaged substantially damaged Hurricane Laura.

**Situation:**

Article IV, Part 2, Section 4(3) – Nonconforming lots of record, states that any lot of record may be developed with a single-family dwelling, provided that such a lot was not in common ownership with an adjoining lot of record at the time the nonconformity was created. This would not apply due to applicant owning the adjacent lot (1050 Sunset St.) until 2022.

The applicant is requesting a special exception in accordance with Article IV, Part 2, Section 4(2)(e). This section states that unless a special exception is granted under the provisions of Article III, Part 2, Section 4 – Variances, the nonconformity is terminated if damaged or destroyed by more than 50%.

**Findings:**

In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
2. The variance requested **does** meet the “unique condition” requirement of Article III, Part 2, Section 4 (5) (a).
3. The variance requested **does** meet the “deprive the applicant of rights” provided for in Article III, Part 2, Section 4 (5) (b).



4. The variance requested **does** meet the “cause of condition” requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** meet the “confer special privileges” requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does** meet the “alter the essential character of the locality” requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does** meet the “unnecessary hardship” requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does not** meet the “convenience or profit” requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the “adequate supply of light and air, congestion in the public street, danger of fire or public safety” requirement of Article III, Part 2, Section 4 (5) (h).

**Recommendation:**

In accordance with Article III, Part 2, Section 4 (3), based on the above findings, **contingent upon the lack of objections from the Building Permits Division** it is recommended that the variance be **approved**.



# 1020 Sunset Street

















