

February 18, 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 18th day of February 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
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - VERONICA ALLISON, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer and pledge was led by Mr. Darby.

Motion was made by Mrs. Carroll seconded by Mr. LeBlanc that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a 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). Mr. Darby stated that he was against this rezone since no one was at the meeting to answer any questions and not knowing what was going on this property caused pause. He also didn't want the 45-foot strip of property fronting Allen Street to be rezoned either. Mr. Abrahams, Zoning Administrator, stated that in the resolution it does state that the 45-foot strip would not be rezoned, and he also suggested stipulations in the resolution that only certain uses would be permitted to be placed on the property. Mr. Darby then read concerns from Kenneth

Bellenger (who could not attend the meeting). Mr. Bellenger's main concern was that the property shouldn't be rezoned without knowing what would be built on the property.

Mr. LeBlanc stated that he agreed with Mr. Darby. He spoke to the neighborhood on Allen Street and they were concerned with the "panhandle" (the 45-foot strip fronting Allen Street), not being rezoned since they didn't want any extra traffic and big trucks travelling on Allen Street. Mrs. Carroll stated that Fairfield Inn gave this property owner a right of way for ingress/egress to the property and was concerned with fire truck issues.

Chris Higginbotham, Allen Street, showed concern with trees/limbs falling from applicant's property onto his property. He has called the owner on occasions and the owner tells him he can cut/remove the trees/limbs if he wants to. The neighborhood doesn't want any delivery trucks to go down Allen Street. The street is very narrow. This street isn't safe for kids to ride bikes and it's also not safe for kids to wait for the school bus. This property is 20 feet from his son's bedroom, and his son already has trouble sleeping.

Mark Duhon, Allen Street, stated that the neighborhood already has trouble with the business Kim Kool and they don't need any extra noise/traffic. A fire truck would find it hard to make it down Allen Street. There are approximately 14 neighbors that are opposed to this rezone.

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

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)

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

ABSENT: Mrs. Allison

And the above resolution failed on this 18th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Michael Paul Willis (Willis Ford South Properties, LLC) for property located at 2010 Patton Street. Matt Boullion, representing Mike Willis Ford, stated that they're putting a shop on the property to work on bigger vehicles. Ford is only allowing 120 sites to be built across the country, and Mike Willis is one of them. They are very excited they've been chosen. This will be a top-notch facility and will bring tax dollars to the city. Motion was made by Mr. Darby seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

RESOLUTION

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 $01^{\circ} 16' 28''$ 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 $88^{\circ} 58' 16''$ 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 $01^{\circ} 07' 42''$ 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 $88^{\circ} 52' 36''$ 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 $01^{\circ} 02' 26''$ 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 $89^{\circ} 02' 28''$ 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 $66^{\circ} 53' 54''$ West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $38^{\circ} 27' 29''$ West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $25^{\circ} 08' 26''$ West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $10^{\circ} 42' 51''$ 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.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the above resolution was declared duly adopted on this 18th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a 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. Motion was made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

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 $01^{\circ} 16' 28''$ 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 $88^{\circ} 58' 16''$ 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 $01^{\circ} 07' 42''$ 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 $88^{\circ} 52' 36''$ 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 $01^{\circ} 02' 26''$ 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 $89^{\circ} 02' 28''$ 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 $66^{\circ} 53' 54''$ West, for a distance of 58.87 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $38^{\circ} 27' 29''$ West, for a distance of 127.28 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $25^{\circ} 08' 26''$ West, for a distance of 134.74 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $10^{\circ} 42' 51''$ West, for a distance of 72.99 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $01^{\circ} 20' 17''$ East, for a distance of 187.36 feet;

Thence meandering along said centerline of Bayou D'Inde, in a general direction of North $04^{\circ} 57' 29''$ 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.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the above resolution was declared duly adopted on this 18th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a 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. Mr. Thomas addressed the Commission and stated that he had received a building permit in 2017 for the house that use to be there prior to Hurricane Laura. He then got the certificate of occupancy in late 2018. The home was occupied for 18 months when hurricane Laura hit. It only damaged the structure and not the foundation. The lot size is 5,100 sq. ft. Motion was made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

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.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Allison

And the above resolution was declared duly adopted on this 18th day of February, 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

2/18/26
5:50 P.M.