

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

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

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, APRIL 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. Resolution granting an Exception to Flamingo Investments, LLC, 1100 Lori Lane, to allow for living in a business district for mobile homes.

2. 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 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, May 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 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.

PUBLIC HEARING FOR COUNCIL NOT UNTIL MONDAY, JUNE 8TH

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO FLAMINGO INVESTMENTS, LLC, 1100 LORI LANE, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT FOR MOBILE HOMES.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) and Article 4, Part 2, Section 4 (2) (e) (1) of the Land Use Ordinance of the City of Sulphur, application has been received from Flamingo Investments, LLC, 1100 Lori Lane, to allow for mobile homes in a Business District for the following described property:

E 500 FT OF S/2 N/2 NW SW SW SEC 36.9.10, SUBJ TO 25 FT RD R/W ON N/SIDE – 1.89 ACS

S/2 N/2 NW SW SW 36.9.10 SUBJ TO RD R/W ON W/S AND 25 FT RD R/W ON N/S LESS E 500 FT SOLD – 0.61 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This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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.

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 In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Flamingo Investments, LLC, 1100 Lori Lane, to allow for mobile homes in a Business District.

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

2/20/26

\$50.00 Fee (Non-Refundable)

pd. \$155.00

(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 Tim Vaughan DATE 2/20/2026

PROPERTY OWNER INFORMATION

Name of Property Owner: Flamingo Investments LLC
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: PO Box 3023 City: Lake Charles State: LA Email: flamingo.sulphur@gmail.com
Physical Address: 307 Cypress Lane City: Lake Charles State: LA
Phone Number (H) _____ (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 1100 Lori Lane, Sulphur LA
Present Zoned Classification: Business

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE):
E 500 FT OF S1/2 N1/2 NW SW SW SEC 36.9.10, SUBJ to 25 FT RD
R/W on N/SIDE - 1.89 ACS

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 TV

REQUEST INFORMATION

REZONE EXCEPTION SUBDIVISION BILLBOARD PRE. PLAT FINAL PLAT
 DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____
Purpose of Request: construct mobile home park

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

Applicant Signature: [Signature] Date: 2/20/26

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



Memo

To: Land Use Commission
From: Austin Abrahams *AA*
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 4/13/2026
Re: *1100 Lori Lane* – Exception Request

Comments: **Application:**

Flamingo Investment, LLC has requested an exception on the referenced area to allow for manufactured housing in a Business District. In accordance with Article IV, Part 3, Section 4(3)(a) of the Land Use Ordinance, all uses permitted in Residential, Mixed Residential, and Mobile Home Districts are permitted as Exceptions by the Land Use Commission and City Council.

Situation:

The subject address is currently Business District zoning classification. The city permits living in a Business District as an exception approved by Land Use Commission and City Council. Prior to Hurricane Laura, the subject lot housed 21 manufactured homes and 3 RV's (based on historical aerial photos) that were damaged or destroyed.

The lot to the south of the subject address, in a similar situation after Hurricane Laura, previously requested this same exception. At the time, City Council denied the request even though the Land Use Commission voted in favor.

Recommendation:

Absent an intent to encourage residential uses in the corridor, a recommendation in favor of the exception cannot be given. In the event the exception is granted, compliance with current density and setback requirements will be required.

1100 Lori Lane



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

0 75 150 feet

MAP ANALYST
esri

**Prior to Hurricane
Laura 2020**





Mobile homes to be located here



