

March 17, 2025

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 17th day of March, 2025, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
EDDIE LEBLANC, Land Use Commission District 4

ABSENT - LENORE CARROLL, Land Use Commission District 1
JONATHAN BRAZZELL, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Darby followed by the Pledge of Allegiance led by Mr. LeBlanc.

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

The only item on the agenda is a resolution granting an exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District. Mr. LeBlanc asked if apartments located here is part of our Master Plan. Mrs. Allison questioned the density in mixed residential rather than business. Mrs. Blanchard, Secretary, stated that he can get more apartments being in a Business District than he could in a Mixed Residential District. Mr. Darby stated that he use to have his barber shop at this location. The duplexes that are just to the north of this property was strictly a political deal. These duplexes shouldn't have been allowed to be built there. The residential neighborhood just south of this

property do not want these apartments going here. He knows all of them and they don't want it. There was discussion about Mr. Khan wanting to put mobile homes on this lot a few years back and he wasn't allowed to do so.

Mr. Darby also stated that he left this property due to ingress/egress. Maplewood School traffic backs up all the way down Cities Service and blocks this property. Mr. Abrahams stated that DOTD would make them do a traffic study.

Mr. Darby stated that he was against this Exception. City Council can vote how they want but he hopes that they vote against this. This is a business corridor and should stay that way. Mr. Abrahams stated that in the calculation for density, the floodway area was not calculated in this figure. Mr. Darby had concerns about the watershed and the natural flow of drainage in the rear of this property.

Danny DiPetta, Bonin Drive, stated that he was also against this Exception. This is a commercial corridor just like Beglis Parkway and Ruth Street. You want to keep this a commercial corridor because it will raise the tax base and increase the property tax value. Most of the residential properties on Cities Service has turned into commercial developments. There are very few homes left on Cities Service.

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

RESOLUTION GRANTING AN EXCEPTION TO KHAN KHEL, LLC, 115 SOUTH CITIES SERVICE, TO ALLOW FOR APARTMENTS IN A BUSINESS DISTRICT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District in accordance with Article IV, Part 3, Section 4, 3 (a) of the Land Use Ordinance of the City of Sulphur for the following described property:

N ½ S ½ N ½ NW NE 6.10.9 LESS .25 ACS TO DEPT HWY

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 of this Exception 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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Darby, Mrs. Allison, Mr. LeBlanc

ABSENT: Mrs. Carroll, Mr. Brazzell

And the said resolution failed on this 17th day of March, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

3/17/25 5:55 P.M.