

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

**AGENDA**  
**LAND USE COMMISSION MEETING**  
**MONDAY, APRIL 21, 2025, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, APRIL 21, 2025, 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 Justin Babineaux from Residential to Business for property located on South Beglis Parkway, south of the new Carlyss Drive extension (Assessment No. 00868027).
2. Resolution granting a rezone to BAB Rentals, LLC, from Residential to Business for property located at 501 Willow Avenue.
3. Resolution granting a rezone to Tanner Miller from Mixed Residential to Business for property located at 113 Canal Street to allow for a shop that will hold their countertop slabs.

PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

*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, May 12, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

## RESOLUTION

RESOLUTION GRANTING A REZONE TO JUSTIN BABINEAUX FROM RESIDENTIAL TO BUSINESS FOR PROPERTY LOCATED ON SOUTH BEGLIS PARKWAY, SOUTH OF THE NEW CARLYSS BOULEVARD EXTENSION (ASSESSMENT NO. 00868027).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Justin Babineaux from Residential to Business for property located on South Beglis Parkway, south of the new Carlyss Blvd. extension (Assessment No. 00868027) for the following described property:

### PHASE 1

BEG AT SW COR OF SE/4SW/4 SEC 11.10.10; TH N 720.96 FT; TH S 45 DEG E 29.58 FT TO POINT OF CURVE OF TANGENT CURVE TO LEFT RADIUS 1250, TH SE'LY ALONG CURVE AN ARC LENGTH OF 955.50 FT TO POINT OF TANGENT, CURVE HAVING CHORD BEARING S 67 DEG 43'09" E 932.41 FT; TH S 89 DEG E 295.12 FT TO POINT IN W LINE OF CLYDE P ECCLES; TH S 01 DEG W ALONG W LINE CLYDE P ECCLES 198.76 FT TO SW COR OF CLYDE P ECCLES; TH S 89 DEG E ALONG S LINE CLYDE P ECCLES 350.34 FT TO SE COR OF CLYDE P ECCLES TRACT LYING ON C/L OF S BEGLIS PKWY; TH S 25.25 FT TO POINT OF CURVE OF TANGENT CURVE TO RIGHT RADIUS 11459.16 FT, TH S ALONG SAID CURVE AN ARC LENGTH 139.93 FT TO INTERSECTION WITH S LINE OF SW/4SE/4 SEC 11 SAID CURVE HAVING CHORD BEARING S 139.93 FT; TH N 89 DEG W ALONG S LINE OF SW/4SE/4 212.48 FT TO SE COR OF SE/4SW/4; TH N 89 DEG W ALONG S LINE OF SE/4SW/4 1325.70 FT TO POB

### PHASE 1 B

COM AT SW COR OF SE/4SW/4 SEC 11.10.10; TH N 858.11 FT AND POB; TH N 472.15 FT TO SW COR OF NE/4SW/4 SEC 11; TH N 592.13 FT TO SW COR OF INWOOD FOREST SUB LYING ON N BANK OF LITTLE BAYOU D'INDE; TH MEANDERING ALONG NORTH BANK: N 58 DEG E 52.22 FT, S 74 DEG 4 94.09 FT, N 85 DEG E 177.47 FTM, S 81 DEG E 79.52 FT, S 66 DEG E 179.95 FT, S 58 DEG E 134.22 FT, S 51 DEG E 89.68 FT, S 41 DEG E 245.26 FT, S 58 DEG E 81.45 FT; TH S 31 DEG W 259.83 FT; TH S 23 DEG W 673.60 FT; TH S 20 DEG W 149.22 FT TO POINT OF CURVE OF A TANGENT CURVE TO LEFT RADIUS 20 FT, TH SE'LY ALONG SAID CURVE FOR AN ARC LENGTH OF 32.48 FT CHORD BEARING S 26 DEG 28'23" E 29.03 FT; TH NW'LY ALONG A TANGENT CURVE TO RIGHT RADIUS 1150 ARC LENGTH 545.53 FT CHORD BEARING N 59 DEG 24'38" W 540.43 FT; TH N 45 DEG W 123.54 FT TO POB

### PHASE 2

COM AT SW COR OF SE/4SW/4 SEC 11.10.10; TH N 858.11 FT ; TH S 45 DEG E 123.54 FT TO POINT OF CURVE OF TANGENT CURVE TO LEFT RADIUS 1150 FT ARC LENGTH 545.53 FT CHORD BEARING S 59 DEG 24'38" E CHORD LENGTH 540.43 FT TO POB; TH NW'LY ALONG CURVE TO RIGHT RADIUS 20 FT ARC LENGTH 32.48 FT CHORD BEARING N 26 DEG 28'23" W 29.03 FT; TH N 20 DEG E 149.22 FT; TH N 213 DEG E 673.60 FT; TH N 31 DEG E 259.83 FT TO S LINE INWOOD FOREST SUB LYING ON NORTH BANK OF LITTLE BAYOU D'INDE; TH MEANDERING ALONG NORTH BANK OF LITTLE BAYOU D'INDE S 58 DEG E 115.01 FT, S 54 DEG E 148.88 FT, S 39 DEG E 96.48 FT, S 48 DEG E 82.55 FT TO SW COR OF TRACT CONVEYD TO CITY OF SULPHUR; TH S 45 DEG E 186.34

FT TO INTERSECTION WITH W R/W LINE OF S  
 BEGLIS PKWY (LA HWY 3077), FRMLY ARIZONA ST; TH N 08 DEG E  
 146.99 FT; TH N 01 DEG E 62.17 FT TO  
 INTERSECTION WITH N LINE OF SW/4SE/4 SEC 11; TH S 89 DEG E 50 FT;  
 TH S 01 DEG W 665.15 FT TO NE COR OF  
 TRACT CONVEYED TO CLYDE P ECCLES; TH N 9 DEG W 344.58 FT; TH S  
 01 DEG W 201.23 FT; TH N 89 DEG W 296.31 FT  
 TO POINT OF COURVE OF TANGENT CURVE TO RIGHT RADIUS 1150 FT,  
 ARC LENGTH 333.53 FT CHORD BEARING N 81  
 DEG W 332.37 FT TO POB.  
 AND .227 AC DESCRIBED AS FOLL: COM AT SW COR OF SE/4SW/4 SEC  
 11.10.10; TH N 720.9 FT TO POB; TH N 9.64 FT;  
 TH S 46 DEG E 19.90 FT; TH S 57 DEG E 51.36 FT TO POINT OF CURVE OF  
 NON-TANGENT CURVE TO LEFT HAVING  
 RADIUS OF 1250 FT. TH SE'LY ALONG SAID CURVE, ARC DISTANCE OF  
 935.18 FT CHORD BEARING S 68 DEG 03'43" E  
 913.52 FT; TH S 89 DEG E 273.93 FT TO W LINE OF CLYDE P ECCLES  
 TRACT; TH S 01 DEG W .63 FT; TH N 89 DEG W  
 295.12 FT TO POIT OF CURVE OF TANGENT CURVE TO RIGHT RADIUS  
 OF 1250 FT, TH NW'LY ALONG SAID CURVE ARC  
 LENGTH OF 955.50 FT CHORD BEARING N 67 DEG 43'09" W 932.40 FT; TH  
 N 45 DEG W 29.58 FT TO POB. LESS .227 AC  
 PER B4359 P410 TO INWOOD FOREST LLC ET AL DESC AS: COM AT SW  
 COR OF SE/4SW/4 SEC 11.10.10; TH N 858.11 FT  
 TO POB; TH N36.05 FT; TH S 46 DEG E 6.15 FT; TH S 35 DEG E 55.90 FT;  
 TH S 46 DEG E 111.12 FT TO POINT OF CURVE  
 OF TANGENT CURVE TO LEFT RADIUS OF 1150 FT; TH SE'LY ALONG  
 SAID CURVE ARC DISTANCE OF 868.88 FT CHORD  
 BEARING S 67 DEG E 848.36 FT; TH S 89 DEG E 274.91 FT TO POINT IN W  
 LINE OF CLYDE P ECCLES TRACT; TH S 01 DEG  
 W .63 FT; TH N 89 DEG W 296.31 FT TO POINT OF CURVE OF TANGENT  
 CURVE TO RIGHT RADIUS 1150, TH NW'LY  
 ALONG SAID CURVE ARC LENGTH OF 879.06 FT CHORD BEARING N 67  
 DEG 43'09" W 857.81 FT; TH N 45 DEG W 123.54  
 FT TO POB. LESS B 4338 P 880 TRACT I AND 2 DESCRIBED AS: TRACT 1:  
 COM AT SW COR OF SE SW 11-10-10; TH N  
 894.17 FT; TH S 46 DEG 12 MIN 18 SEC E 6.15 FT; TH S 35 DEG 54 MIN 01  
 SEC E 55.90 FT; TH S 46 DEG 12 MIN 18 SEC E  
 111.12 FT TO THE PT OF CURATURE OF A TANGENT CURVE TO THE  
 LEFT HAVING A RADIUS OF 1150.00 FT; TH  
 SOUTHEASTERLY ALONG SAID TANGENT CURVE TO THE LEFT FOR  
 AN ARC LENGTH DISTANCE OF 510.23 FT TO POB  
 OF HEREIN DESCRIBED TRACT, SAID CURVE HAVING A CHORD  
 WHICH BEARS S 58 DEG 54 MIN 56 SEC E, A DISTANCE  
 OF 505.06 FT; TH NORTHWESTERLY ALONG A CURVE TO THE RIGHT,  
 HAVING A RADIUS OF 20.00 FT, FOR AN ARC  
 LENGTH DISTANCE OF 32.00 FT TO THE PT OF TANGENT SAID CURVE  
 HAVING A CHORD WHICH BEARS N 25 DEG 47  
 MIN 19 SEC W, A DISTANCE OF 28.70 FT; TH N 20 DEG 03 MIN 15 SEC E  
 359.01 FT TO THE PT OF CURVATURE OF A  
 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FT; TH  
 NORTHEASTERLY ALONG SAID TANGENT CURVE  
 TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 5.88 FT, HAVING A  
 CHORD WHICH BEARS N 28 DEG 28 MIN 18 SEC  
 E, A DISTANCE OF 5.86 FT TO THE BEGINNING OF A COMPOUND  
 CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FT;  
 TH NORTHWESTERLY ALONG SAID COMPOUND CURVE TO THE LFET,  
 FOR AN ARC LENGTH DISTANCE OF 28.35 FT,  
 HAVING A CHORD WHICH BEARS N 20 DEG 38 MIN 43 SEC E, A  
 DISTANCE OF 27.97 FT; TH S 85 DEG 35 MIN 55 SEC E  
 15.00 FT; TH N 23 DEG 43 MIN 25 SEC E 166.54 FT; TH N 88 DEG 51 MIN 36  
 SEC E 316.26 FT; TH S 41 DEG 54 MIN 56 SEC

E 431.63 FT; TH S 89 DEG 04 MIN 28 SEC E 106.12 FT; TH S 06 DEG 03 MIN 34 SEC E 91.83 FT; TH S 01 DEG 03 MIN 56 SEC W 2.98 FT; TH N 89 DEG 04 MIN 28 SEC 294.58 FT, TH S 01 DEG 03 MIN 48 SEC W 200.60 FT; TH N 89 DEG 29 MIN 41 SEC W 274.91 FT TO PT OF COURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FT; TH NORTHWESTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGHT DISTANCE OF 358.65 FT TO PT OF BEG, AID CURVE HAVING A CHORD WHICH BEARS N 80 DEG 33 MIN 38 SEC W 357.19 FT, CONT 8.45 ACS M/L TRACT 2 - COM AT SW/C OF SE SW 11-1010; TH N 894.17 FT, TH S 46 DEG 12 MIN 18 SEC E 6.15 FT; TH S 35 DEG 54 MIN 01 SEC E 55.90 FT; TH S 46 DEG 12 MIN 18 SEC E 111.12 FT TO THE PT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FT; TH SOUTHEASTERLY ALONG SAID TANGENT CURVE TO THE LEFT FOR AN ARC LENGHT DISTANCE OF 51.23 FT, SAID CURVE HAVING A CHORD WHICH BEARS S 58 DEG 54 MIN 56 SEC E 506.06 FT; TH NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FT, FOR AN ARC LENGTH DISTANCE OF 32.00 FT TO THE PT OF TANGENT, SAID CURVE HAVING A CHORD WHICH BEARS N 25 DEG 47 MIN 10 SEC W 28.70 FT; TH N 20 DEG 03 MIN 15 SEC E, 359.01 FT TO THE PT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FT; TH NORTHEASTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 5.88 FT, HAVING A CHORD WHICH BEARS N 28 DEG 28 MIN 18 SEC E 5.86 FT TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 50.00FT; TH NOTHEASTERLY ALONG SAID COMPOUND CURVE TO THE LEFT FOR AN ARC LENGHT DISTANCE OF 28.35 FT, HAVING A CHORD WHICH BEARS N 20 DEG 38 MIN 43 SEC E 37.97 FT; TH S 85 DEG 35 MIN 55 SEC E 15.00 FT; TH N 23 DEG 43 MIN 25 SEC E 166.54 FT TO PT OF BEGINNING; TH N 23 DEG 43 MIN 25 SEC E 251.22 FT; TH N 31 DEG 02 MIN 55 SEC E 259.83 FT; TH S 58 DEG 57 MIN 05 SEC 115.01 FT; TH S 54 DEG 03 MIN 33 SEC E 148.88 FT; TH S 39 DEG 30 MIN 50 SEC E 96.48 FT; TH S 48 DEG 48 MIN 49 SEC E 82.55 FT, TH S 45 DEG 29 MIN 29 SEC E 186.34 FT; TH S 08 DEG 11 MIN 26 SEC W 54.57 FT; TH S 01 DEG 03 MIN 56 SEC W 200.00 FT; TH S 06 DEG 03 MIN 34 SEC W 109.73 FT, TH N 89 DEG 04 MIN 28 SEC W 106.12 FT; TH N 41 DEG 54 MIN 56 SEC 431.63 FT; TH S 88 DEG 51 MIN 36 SEC W 316.26 FT TO POB CONT 5.96 ACS LESS B 4442 P 430 (22.04 ACS) TO LIFE CHRISTIAN ACADEMY DESC AS: COM SW COR OF SE SW SECT 11.10.10; TH N 894.17 FT TO POB; TH N 436.09 FT TO SW COR OF NE SW; TH CONT N 592.13 FT TO SW COR OF INWOOD FOREST SUB, SAID PT LYING ON N BANK OF LITTLE BAYOU D'INDE; TH MEADER ALONG SAID N BANK OF LITTLE BAYOU D'INDE; N 58 FT 37 MIN 40 SECS E, A DIST OF 52.22 FT; TH S 74 DEGS 31 MIN 0 SECS E, A DIST OF 94.09 FT; TH N 85 DEGS 20 MIN 56 SECS E, A DIST OF 177.47 FT; TH N 85 DEGS 15 MINS 9 SECS E, A DIST 79.52 FT; TH S 66 DEGS 50 MIN 26 SECS E, A DIST OF 179.95 FT; TH S 58 DEGS 13 MIN 3 SECS E, A DIST OF 134.22 FT; TH S 51 DEGS 54 MINS 35 SECS E, A DIST OF 89.68 FT; TH S 41 DEGS 43 MIN 31 SECS E, A DIST OF 245.26 FT; TH S 58 DEGS 57 MIN 5 SECS E, A DIST OF 81.45 FT; TH S 31 DEGS 2 MIN 55 SECS W A DIST OF 259.83 FT; TH S 23 DEGS 43 MIN 25 SECS W, A DIST OF 417.76 FT; TH N 85 DEGS 35 MIN 55 SECS W, A DISXT OF 15 FT TO POC (NON-TANGENT TO RIGHT( RADIUS OF 50 FT; TH SWLY, ALONG NON TANGENT CURVE A ARC DIST OF 28.35 FT, CHORD BEARING 20 DEGS

38 MIN 43 SECS W A DIST OF 27.97 FT, TO BEG OF  
A COMPOUND CURVE TO LEFT, A RADIUS OF 20 FT; TH SWLY, ALONG  
SAID COMPOUND CURVE TO LEFT AND E R/W  
LINE OF A PROPOSED RD, AN ARC LENGTH DIST OF 5.88 FT TO POINT  
OF TANGENT, CURVE HAVING A CHORD  
BEARING S 28 DEGS 28 MIN 18 SECS W, A DIST OF 5.86 FT; TH S 20 DEGS  
3 MINS 15 SECS W, ALONG E R/W OF  
PROPOSED RD A DIST OF 359.01 FT TO A CURVE TANGENT TO LEFT  
AND RADIUS OF 20 FT; TH SWLY, ALONG SAID  
TANGENT CURVE TO LEFT AND E R/W LINE OF PROPOSED RD, AN ARC  
LENGTH DIST OF 32 FT TO PT OF CUR OF A  
NON-TANGENT CURVE TO RIGHT, SAID PT BEING ON N R/W LINE OF  
PROPOSED RD, SAID CURVE HAVING A CHORD  
WHICH BEARS S 25 DEGS 47 MIN 10 SECS E, A DIST OF 28.70 FT; TH  
NWLY, ALONG SAID N R/W LINE OF PROPOSED  
RD, AND A NON-TANGENT CURVE TO RIGHT, RADIUS OF 1150 FT, FOR  
AN ARC DIST OF 510.23 FT, TO TH POINT OF  
TANGENT, SAID CURVE HAVING A CHORD BEARING N 58 DEGS 54 MIN  
56 SECS W, A DIST OF 506.06 FT; TH N 46 DEGS  
12 MIN 18 SECS W, ALONG N PROPOSED RD A DIST OF 111.12 FT; TH N  
35 DEGS 54 MIN 1 SEC W, ALONG SAID N R/W  
LINE OF PROPOSED RD A DIST OF 55.90 FT; TH N 46 DEGS 12 MIN 18  
SECS W, ALONG SAID N R/W LINE OF PROPOSED  
RD A DIST OF 6.15 FT TO POB (22.04 ACS M /L AND SUBJ TO DRAINAGE  
SERVITUDE ACROSS THE N AND W/S  
THEREOF; SUJ TO ANY EASEMENTS, SERVITUDES OR R/WS OF RECORD  
OR BY USE.  
REF1-GLEN ALLEN JAMES AND SUSAN JEANNE B 1843 P 106-84

BE IT FURTHER RESOLVED that the following stipulations or restrictions are required as stated in the CEA with Calcasieu Parish Police Jury:

1. Lot Frontage, abutting Carlyss Drive Extension, for commercial lots, which have a driveway connection to Carlyss Drive Extension, between LA 1256 and LA 27, shall not measure less than 250 feet.
2. Curb Cuts for commercial driveways shall not exceed 36 feet in width as measured along the back of curb or edge of pavement line.

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 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 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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Justin Babineaux from Residential to Business for property located on South Beglis Pakway, south of the new Carlyss Blvd. extension (Assessment No. 00868027).

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.


\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/15/2025  
Re: **Parcel No. 00868027** - Rezone Request

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Comments: **Application:**

**Justin Babineaux** has requested a rezoning of the referenced area from **Residential District** to **Business District**.

**Situation:**

The referenced lot will be fronting the future Carlyss Drive Extension project. Life Christian Academy Has just developed a new campus that will be located on the North side of Carlyss Drive Extension. The applicant has requested a rezone to Business for future development of uses permitted in Business District. Uses typically permitted in Business District include, but not limited to, day cares, churches, schools, libraries, general retail sales and service establishments, offices and restaurants.

**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 and undeveloped land**.
3. The considered area is bordered by land zoned **Residential**. Across Beglis Parkway to the East, CPPJ has land zoned Light Commercial and Light Industrial.
4. The land to the south is zoned for Single Family Residential by CPPJ.
5. The request to amend the land use map may constitute "spot zoning".

**Recommendations:**

Absent evidence of the intended use meeting the grandfathering exceptions or meeting the Neighborhood Commercial use requirements a rezoning of this parcel is required. To encourage a **Business** corridor in the vicinity, a recommendation for rezoning **is given**.





The following stipulations or restrictions are required by CEA with CPPJ:

- a. Lot Frontage, abutting Carlyss Drive Extension, for commercial lots, which have a driveway connection to Carlyss Drive Extension, between LA 1256 and LA 27, shall not measure less than 250 feet.
- b. Curb Cuts for commercial driveways shall not exceed 36 feet in width as measured along the back of curb or edge of pavement line.





**AMENDMENT NUMBER ONE TO THE  
COOPERATIVE ENDEAVOR AGREEMENT  
BETWEEN THE  
CALCASIEU PARISH POLICE JURY  
AND  
CITY OF SULPHUR**

STATE OF LOUISIANA  
PARISH OF CALCASIEU

THIS AMENDMENT is hereby made and entered into this 5<sup>th</sup> day of October 2023, by and between the CALCASIEU PARISH POLICE JURY, hereinafter referred to as the "PARISH", a political subdivision of the State of Louisiana, represented herein by its duly authorized President, Chris E. Landry, and the CITY OF SULPHUR, hereinafter referred to as the "CITY," and represented herein by its duly authorized Mayor, Mike Danahay.

WHEREAS, the PARISH previously executed an agreement with the CITY on the 15th day of February, 2018 for the proposed extension of Carlyss Drive between Wright Road and Louisiana Highway 27 (Beglis Parkway), south of Sulphur, Louisiana (Carlyss Drive Extension Phase II Project).

NOW THEREFORE, the PARISH and the CITY do mutually agree to the following amendments:

**Section 1 of Original Agreement - Scope of Agreement**

The scope of agreement as defined in the original agreement is hereby amended as follows:

Item 1.01 in the original agreement is revised to include that the PARISH is also responsible for any and all utility coordination activity.

Item 1.06 in the original agreement is deleted in its entirety and replaced with the following:

1.06 All costs associated with the design, bidding and construction of the PROJECT shall initially be borne by the PARISH. Upon substantial completion of the PROJECT the PARISH shall be entitled to invoice the CITY for the reimbursable amount specified in the amended Section 3 below.

Section 1 Scope of Agreement is further amended by the addition of the following items:

1.13 The CITY agrees to adopt the appropriate policies and ordinances, and any associated revisions, to meet or exceed the Parish's current drainage ordinances (or standards), specifically requiring the following within the project area:

1. Preparation of a Runoff Management Plan (RMP) by a professional engineer, providing a detailed design and explanation of mitigation measures required to meet watershed performance standards and avoiding any adverse impact to surrounding properties.
2. Mitigation measures identified in the RMP are to be constructed in the beginning phases of the construction project.
3. Prohibition of fill or other obstruction on or over any portion of a regulatory floodway or area of special flood hazard which contributes to the impediment of drainage efficiency.
4. Fill mitigation, maintaining the pre-development storm water storage conditions, below the ten-year water surface elevation.
5. Drainage easements and drainage maintenance easements as may be required by the jurisdictional gravity drainage district or the parish engineer located within the project area.

1.14 The CITY agrees to adopt the following access restrictions :

1. Vehicular driveway access from residential lots shall be prohibited when such lots abut Carlyss Drive Extension, between LA 1256 (Ruth Street) and LA 27 (Beglis Parkway). Such access restriction shall be noted directly upon the plat, adjacent to the lot in question.
2. Lot frontage, abutting Carlyss Drive Extension, for commercial lots, which have a driveway connection to Carlyss Drive Extension, between LA 1256 (Ruth Street) and LA 27 (Beglis Parkway), shall not measure less than 250 feet.
3. Curb cuts for commercial driveways shall not exceed 36 feet in width as measured along the back of curb line or edge of pavement line.
4. The CITY agrees to refrain from approving any permits , agreements or other authorizations for site development for any parcel abutting Carlyss Drive Extension between LA 1256 (Ruth Street) and LA 27 (Beglis Parkway) in the absence of the proposed development meeting the aforementioned access restrictions.

1.15 All necessary policies , standards or ordinances referenced herein shall be adopted prior to approval by the CITY for any new development in the project area.

1.16 The project area is defined as that area within the boundary as depicted in Exhibit A attached to this amendment.

Dear City Council ,

The primary purpose behind this request for rezoning is to have the ability to develop the property for commercial use, specifically to be able to develop along the newly approved, and currently being installed Carlyss road extension. My plan is to have the property rezoned from Residential Zoning to ~~Commercial~~ <sup>Business</sup> Zoning to allow me to put it up as a Build to suit option for a customer and or, offer it to someone to build a commercial strip mall and or other businesses.

The proposed development will not only enhance the local economy, but will also serve as a convenient and necessary resource for the residents in the area. I do not have a full plan of what the development will look like, but will assure that it always meet the zoning standards set forth by the community.

Thank you for considering my application. I look forward to your favorable response and am keen on collaborating with the zoning department to achieve a successful and beneficial project for our community.

Sincerely,

Justin Babineaux





## CITY OF SULPHUR

## APPLICATION FOR

## DEVELOPMENT APPROVAL

Date Received

3/21/25

\$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 COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME

Justin Babineaux

DATE

3-19-25

## PROPERTY OWNER INFORMATION

Name of Property Owner

Justin Babineaux

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

Mailing Address

1235 E. Napoleon

City

Sulphur

State

LA

Email

Babineauxgroup@gmail.com

Physical Add

City

Sulphur

State

LA

Phone Number (H)

(W)

(C)

337-540-4041

## PROPERTY INFORMATION

Location Address

See Plat &amp; Legal attached. (Carlyss Dr. extension)

Present Zoned Classification

Residential

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

See Attached.

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 Business

Purpose of Request:

See Attached.

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:

Date:

3-19-25

1. Is site located within the City Limits?

Yes

☒

No

☐

N/A

☐

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

☐☒☐

3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

☒☐☐

4. Will the location be served by a fire protection?

☒☐☐

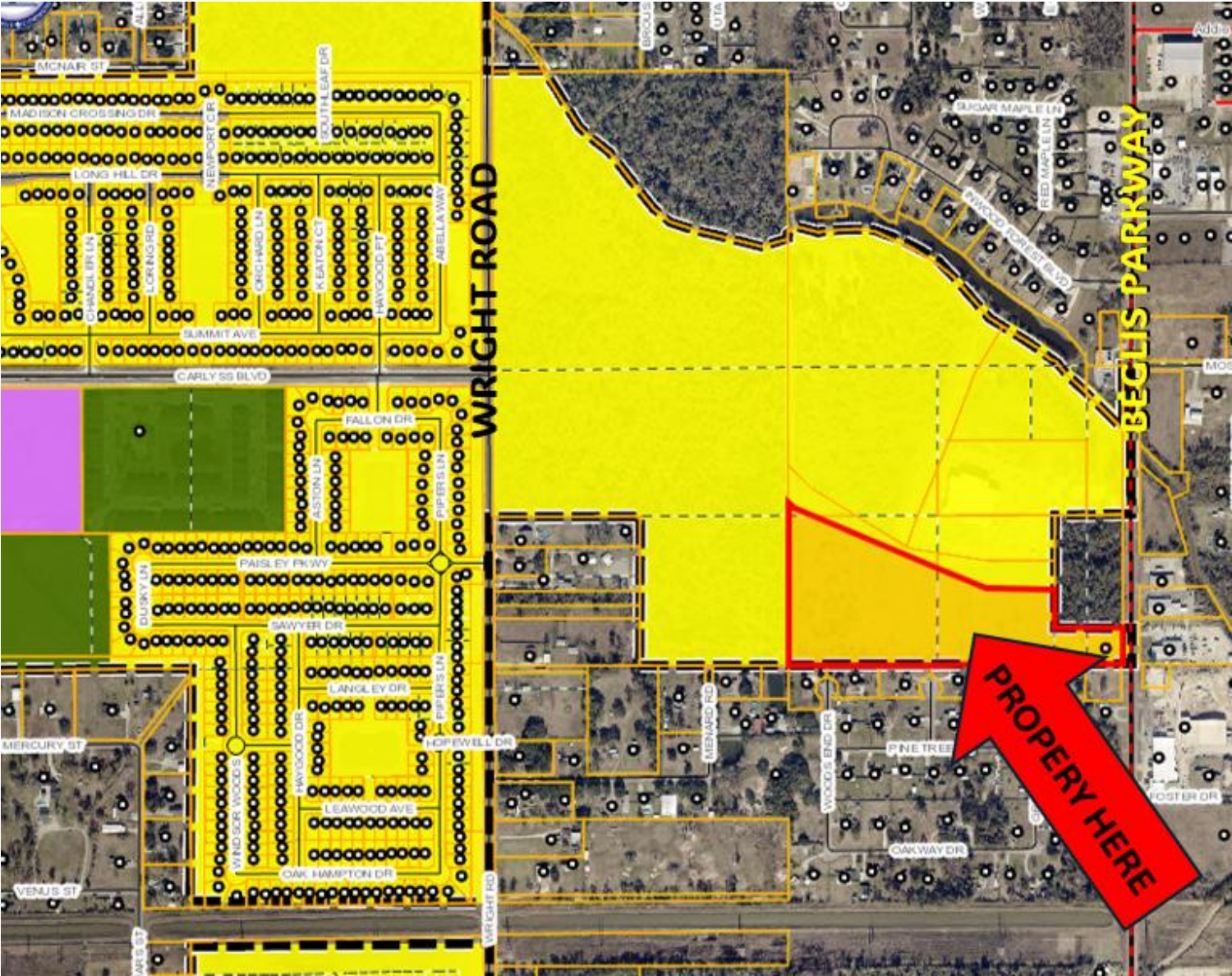
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

☐☒☐


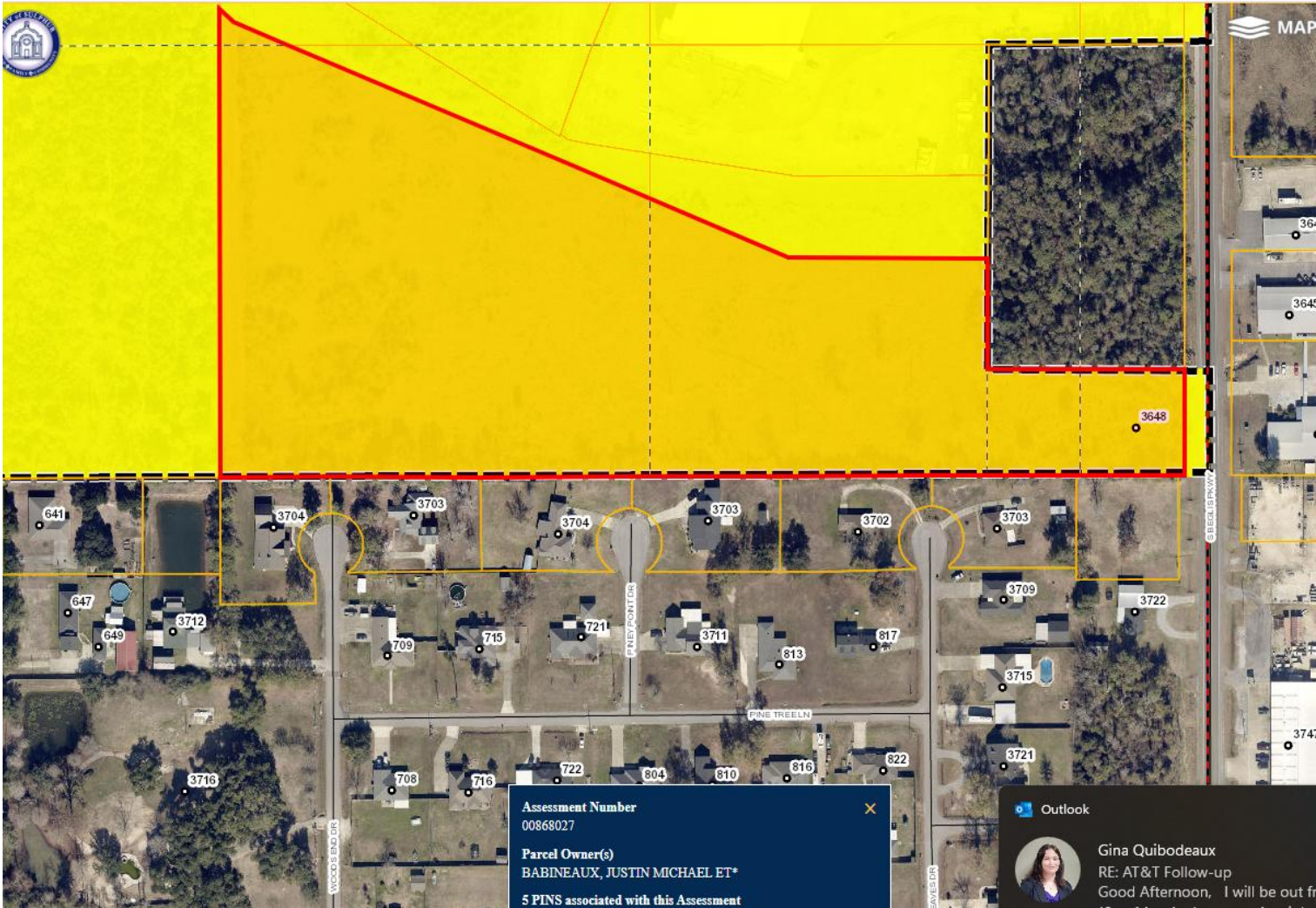

6. Is property within a designated flood hazard area?

☐☒☐Flood zone classification ☒ bfe \_\_\_\_\_ ft.











**Assessment Number**  
00868027

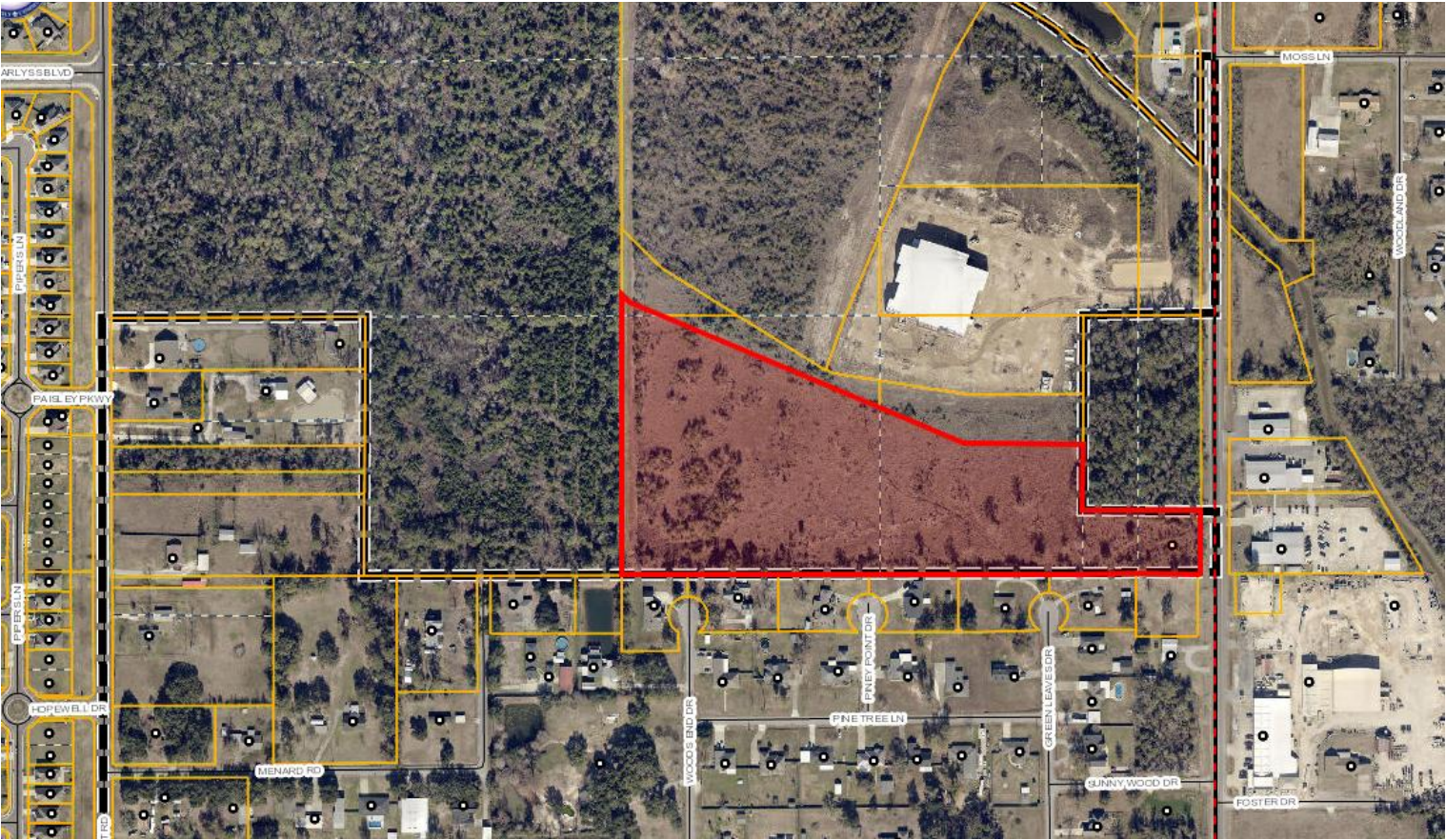
**Parcel Owner(s)**  
BABINEAU, JUSTIN MICHAEL ET\*

5 PINS associated with this Assessment

 Outlook

 Gina Quibodeaux  
RE: AT&T Follow-up  
Good Afternoon, I will be out fr





RESOLUTION

RESOLUTION GRANTING A REZONE TO BAB RENTALS, LLC, FROM  
RESIDENTIAL TO BUSINESS FOR PROPERTY LOCATED AT 501  
WILLOW AVENUE.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to BAB Rentals, LLC, from Residential to Business for property located at 501 Willow Avenue for the following described property:

COM SW COR E CHERRY AND WILLOW AVE S 89 DEG 35 1/2 MIN W  
236.1 FT S 32 DEG 41 MIN E 313.3 FT N 84 DEG 31 1/2 MIN E 67.2 FT N NO  
DEG 01 MIN E 259 FT TO COM

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 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 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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to BAB Rentals, LLC, from Residential to Business for property located at 501 Willow Avenue.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.


\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/15/2025  
Re: **501 Willow Avenue** - Rezone Request

---

Comments: **Application:**

**BAB Rentals, LLC** has requested a rezoning of the referenced area from **Residential District** to **Business District**.

**Situation:**

A business use existed at the reference area prior to the adoption of zoning in 2003. The rezone will align the zoning classification with the previous and current use. The bordering property to the south west and east are Sulphur High School main campus and 9<sup>th</sup> grade campus, respectively.

**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 **Residential and Business** to the North.
4. The applicant has been requested to provide statements from adjacent property owners relative to their lack of objection.
5. **Residential** land use for commercial activity is restricted to Home Occupations, Day Care and Neighborhood Commercial establishments.
6. The request to amend the land use map will not constitute "spot zoning".

**Recommendations:**

Absent evidence of the intended use meeting the Neighborhood Commercial use requirements a rezoning of this parcel is required. A recommendation in support of the rezone is given.

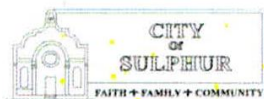






Dear City Council ,

The primary purpose behind this request for rezoning is to have the ability to release and or sale to another business in the future when the City of Sulphur exits the building.



## CITY OF SULPHUR

## APPLICATION FOR

## DEVELOPMENT APPROVAL

Date Received

3/21/25

\$50.00 Fee (Non-Refundable)

(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

Justin Babiniaux

DATE

3-19-25

## PROPERTY OWNER INFORMATION

Name of Property Owner

BAB Rentals, LLC - Justin Babiniaux

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

Mailing Address

1835 E. Napoleon

City:

Sulphur

State:

LA

Email:

Babiniauxgroup@gmail.com

Physical Address:

City:

State:

Phone Number (H)

(W)

(C)

337-540-4041

## PROPERTY INFORMATION

Location Address:

501 Willow Ave Sulphur, LA 70663

Present Zoned Classification:

Residential

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

See Attached.

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

Business

Purpose of Request:

See Attached.

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:

Date:

3-19-25

1. Is site located within the City Limits?

Yes

X

No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

X

X

3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

X

X

4. Will the location be served by a fire protection?

X

5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

X

X

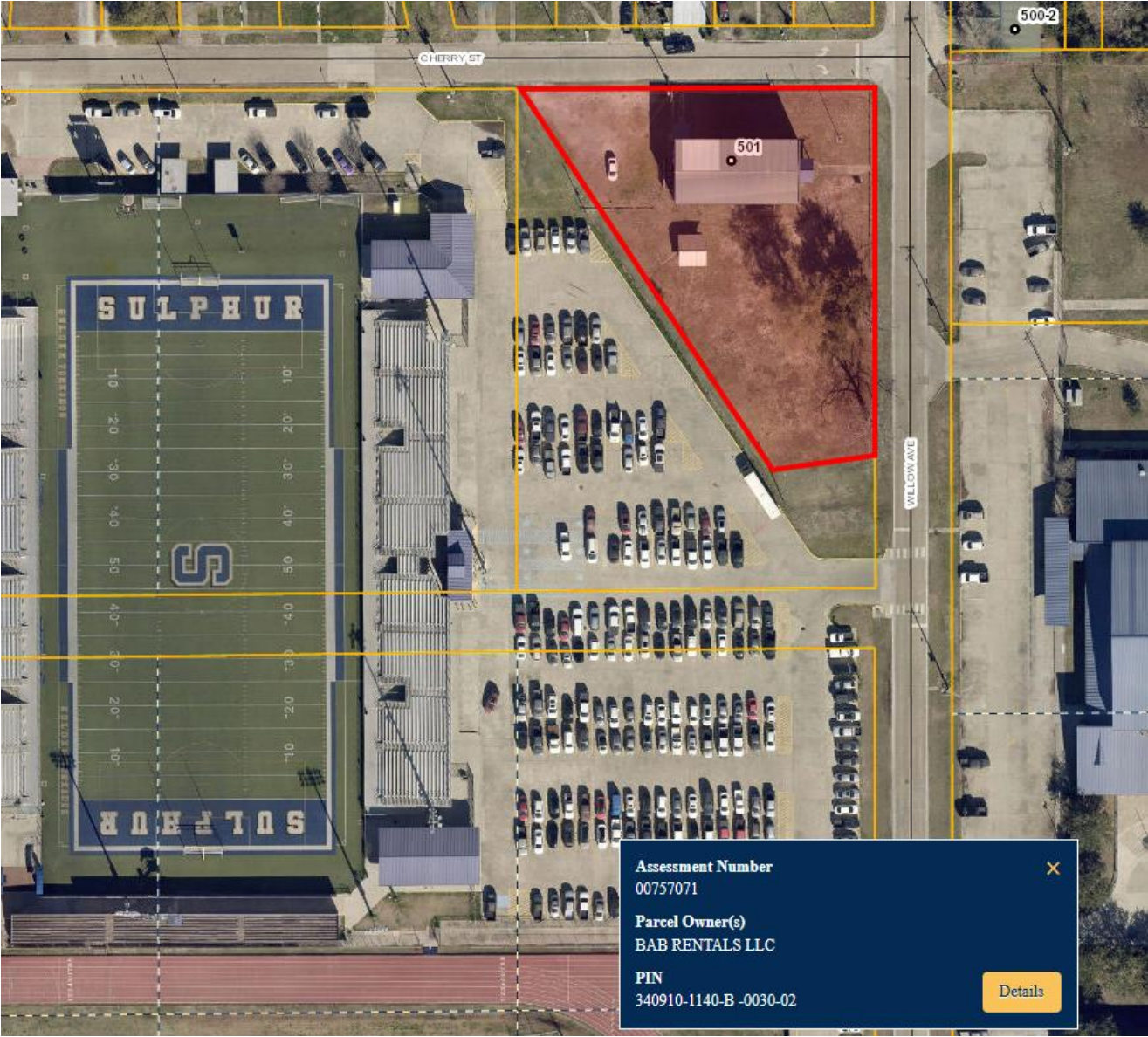
6. Is property within a designated flood hazard area?

X

X

Flood zone classification X bfe \_\_\_\_\_ ft.





**Assessment Number**  
00757071

**Parcel Owner(s)**  
BAB RENTALS LLC

**PIN**  
340910-1140-B -0030-02

Details









## RESOLUTION

RESOLUTION GRANTING A REZONE TO TANNER MILLER FROM MIXED RESIDENTIAL TO BUSINESS FOR PROPERTY LOCATED AT 113 CANAL STREET TO ALLOW FOR A SHOP THAT WILL HOLD THEIR COUNTERTOP SLABS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Tanner Miller from Mixed Residential to Business for property located at 113 Canal Street to allow for a shop that will hold their countertop slabs for the following described property:

BEG AT SE COR OF LT 15, BLK 2, DOIRON SUB, TH S 99 FT TO POC; TH E A DIST OF 100 FT TO W R/W LINE OF CANAL ST; TH S 1 FT ALONG SAID R/W LINE; TH E A DIST OF 25 FT ALONG S R/W LINE OF CANAL ST; TH S 49 FT; TH W A DIST OF 125 FT; TH N A DIST OF 50 FT TO POC (.14 ACS M/L)

BEG AT SE COR OF LT 15, BLK 2, DOIRON SUB, TH S 149 FT TO OC; TH S 50 FT TO N R/W LINE OF SOUTHERN PACIFIC RR; TH W A DIST OF 125 FT; TH N 50 FT TO POC (.14 ACS M/L) \*\*\*PREVIOUSLY DESC AS TRACT D DESC AS: BEG SE COR LOT 15, BLK 2, DOIRON SLY AND PARALLEL TO E/L SAID LOT 99 FT TO POC, TH ELY AND PARALLEL TO S/L SAID LOT 100 FT TO W R/W LINE CANAL ST, SLY ALG R/w line 1.0 FT, ELY ALG S R/W LINE CANAL STT 25 FT, SLY AND PARALLEL TO E/L OF LOT 99 FT TO N R/W LIN SOUTHERN PACIFIC RR, TH WLY ALG RR 125 FT, NLY AND PARALLEL TO E/L OF LOT 100 FT TO COM - .29 ACS

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

1. To mitigate the impact on the neighborhood and local street, ingress/egress shall be limited to Doiron Street.

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 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 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 Tanner Miller from Mixed Residential to Business for property located at 113 Canal Street to allow for a shop that will hold their countertop slabs.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.


\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

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



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/15/2025  
Re: **113 Canal Street** - Rezone Request

---

Comments: **Application:**

**Tanner Miller** has requested a rezoning of the referenced area from **Mixed Residential** to **Business District**.

**Situation:**

Tanner Miller and K A B Investments LLC currently own the adjacent lot at 200 Doiron Street. 200 Doiron was recently rezoned to Business for their offices. The purpose of the rezone is to allow K A B Investments to extend their operations and allow for a new structure to store countertop slabs.

**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:

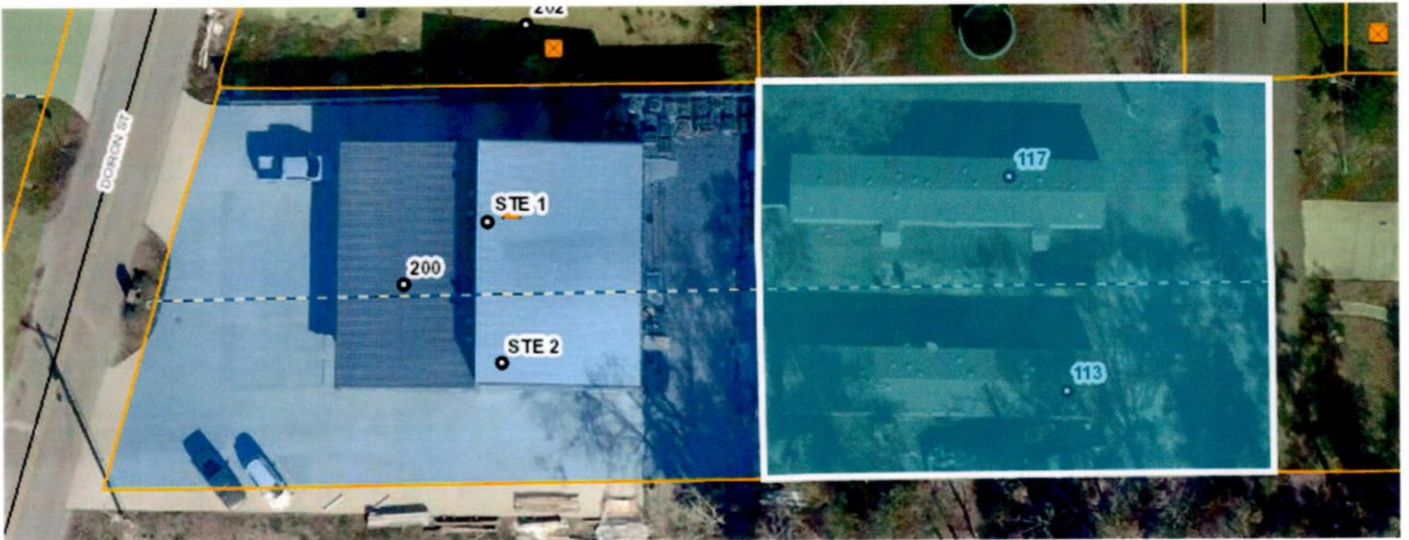
1. The Application appears substantially complete.
2. The considered area is bordered by **developed or undeveloped land**.
3. The considered area is bordered by land zoned **Business and Mixed Residential**
4. The applicant has been requested to provide statements from adjacent property owners relative to their lack of objection.
5. The nearest, contiguously zoned **Business** land use area is on the west bordering the referenced lot.

**Recommendations:**

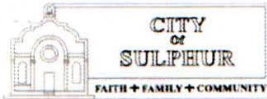
Absent evidence of the intended use meeting the grandfathering exceptions or meeting the Neighborhood Commercial use requirements a rezoning of this parcel is required. A recommendation for rezoning is given with the following stipulations:



- 
- a. To mitigate the impact on the neighborhood and local street, ingress/egress shall be limited to Doiron Street.
- 







CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

4-1-25

\$50.00 Fee (Non-Refundable)

pd.  
(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

Tanner Miller

DATE

4/1/25

PROPERTY OWNER INFORMATION

Name of Property Owner Tanner Miller

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

Mailing Address: 200 Dorion St. Ste 2 City: Sulphur State: LA Email: designteam@swlaconstructors.com

Physical Address: 200 Dorion St. Ste2 City: Sulphur State: LA

Phone Number (H) N/A (W) (337)-476-5112 (C) N/A

PROPERTY INFORMATION

Location Address: 113 Canal St. Sulphur, LA 70663

Present Zoned Classification: Mixed Residential

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

Parcel Number : 340910-000-130-0009-04 & 340910-000-130-0009-06

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 TM

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION

Zoning Change: From Mixed Residential To Zoned Business

Purpose of Request:

Building Slab Shop for construction -building located directly behind office building

Hold countertop slabs in bldg.

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: 4/1/25

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





Assessment Number

01121197

Parcel Owner(s)

K A B INVESTMENTS LLC

2 PINS associated with this Assessment

340910-0000-130-0009-04

340910-0000-130-0009-06

Details







**MH IS GONE. SHOP WILL  
BE BUILT BEHIND THEIR  
OFFICE ON DOIRON  
STREET (OFF CANAL  
STREET)**