



City of Lake Charles
Meeting Agenda
Planning and Zoning Commission

326 Pujo Street
P.O. Box 1178
Lake Charles, LA 70602

Monday, June 8, 2026

5:00 PM

Council Chambers at City Hall

Open Meeting

Roll Call

Minutes of Previous Meeting

Special Announcements

Commission Business

MCU 26-08

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: REGINA BURTON

Subject: Applicant is requesting a Minor Conditional Use Permit in order to establish a short term rental, within a Neighborhood Zoning District. Location of the request is **2814 N. Locke Point Drive.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Neighborhood Zoning District. It is the intent of the City, through ordinance 19433, to allow the short-term rental of dwellings within the corporate limits of the City of Lake Charles and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. These standards provide additional protection for the substantial investment, both of private and public, being made while promoting a mix of lodging options that support the City's tourism base and local economy, and upholding the health, safety and welfare of the public. Ordinance 20431 requires the issuance of a Minor Conditional Use approval in order to establish a Short Term Rental within Residential and Neighborhood Zoning Districts. At the time of the MCU staff found no evidence of an existing short term rental within 1000' of the proposed property. While the application met the standards set forth by these ordinances, the MCU was appealed to the Planning Commission.

MCU 26-09

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: LAMAR ADVERTISING

Subject: Applicant is requesting a Minor Conditional Use Permit in order to construct a new off-premise sign, within a Mixed Use Zoning District. Location of the request is **2000 Lake Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a new 10'9" x 23' off-premise sign, within a Mixed Use Zoning District. Staff's review revealed the applicant will be replacing the sign previously located at the northwest corner of E McNeese Street and Gerstner Memorial Drive per moratorium requirements. The MCU was appealed and the applicant has submitted a new site plan moving the original billboard location from Sallier Street to Lake Street.

MCU 26-11

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: ASHLEY HEWITT

Subject: Applicant is requesting a Minor Conditional Use Permit in order to establish a short term rental, within a Residential Zoning District. Location of the request is **1609 S. Whispering Woods Drive.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Neighborhood Zoning District. It is the intent of the City, through ordinance 19433, to allow the short-term rental of dwellings within the corporate limits of the City of Lake Charles and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. These standards provide additional protection for the substantial investment, both of private and public, being made while promoting a mix of lodging options that support the City's tourism base and local economy, and upholding the health, safety and welfare of the public. Ordinance 20431 requires the issuance of a Minor Conditional Use approval in order to establish a Short Term Rental within Residential and Neighborhood Zoning Districts. At the time of the MCU staff found no evidence of an existing short term rental within 1000' of the proposed property. While the application met the standards set forth by these ordinances, the MCU was appealed to the Planning Commission.

MCU 26-16

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: KAY PROPERTY MANAGEMENT

Subject: Applicant is requesting a Minor Conditional Use Permit in order to establish a short term rental, within a Residential Zoning District. Location of the request is 2717 Park Drive.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Neighborhood Zoning District. It is the intent of the City, through ordinance 19433, to allow the short-term rental of dwellings within the corporate limits of the City of Lake Charles and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. These standards provide additional protection for the substantial investment, both of private and public, being made while promoting a mix of lodging options that support the City's tourism base and local economy, and upholding the health, safety and welfare of the public. Ordinance 20431 requires the issuance of a Minor Conditional Use approval in order to establish a Short Term Rental within Residential and Neighborhood Zoning Districts. At the time of the MCU staff found no evidence of an existing short term rental within 1000' of the proposed property. While the application met the standards set forth by these ordinances, the MCU was appealed to the Planning Commission.

PREFNL 26-07

LAKE CHARLES SUBDIVISION REGULATIONS

Applicant: POWER D PROPERTY MGMT. (POWER D PROPERTY SUBDIVISION)

Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .33-acre tract of land M/L into two (2) residential lots, within a Neighborhood Zoning District. Location of the request is 1518 N. Prater Street.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to re-subdivide a .33-acre tract of land M/L into two (2) residential lots, within a Neighborhood Zoning District. Staff's review reveals the lots created will meet the minimum lot size for development. Therefore, staff recommends approval.

PREFNL 26-08

LAKE CHARLES SUBDIVISION REGULATIONS

Applicant: JACKSON RENTALS, LLC (CARL W. JACKSON SUBDIVISION)

Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .490-acre tract of land M/L into two (2) lots, within a Residential Zoning District. Location of the request is **3740 Kirkman Street/801 Tulane Street.**

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to re-subdivide a .490-acre tract of land M/L into two (2) lots, within a Residential Zoning District. Staff's review reveals the lots created will meet the minimum lot size for development. Therefore, staff recommends approval.

PREFNL 26-09 LAKE CHARLES SUBDIVISION REGULATIONS
Applicant: ST. GABRIEL FD, LLC (TRACTS I-1, I-2, & I-3 CONTRABAND POINTE SUB)
Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 5.31-acre tract of land M/L into three (3) commercial tracts, within a Business Zoning District. Location of the request is the **Northwest section W. Prien Lake Road @ Contraband Pkwy.**

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to re-subdivide a 5.31-acre tract of land M/L into three (3) commercial tracts, within a Business Zoning District. Staff's review reveals the lots created will meet the minimum lot size for development. Therefore, staff recommends approval.

MAJ 26-08 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
Applicant: REVEREND DONNA M. MACKEY
Subject: Applicant is requesting a Major Conditional Use Permit (Sec 24-5-304(3)(b)(iii) in order to establish a transitional living facility and emergency shelter, within a Business Zoning District. Location of the request is **2700 Broad Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting a Major Conditional Use Permit in order to establish a transitional living facility and emergency shelter, within a Business Zoning District. Staff's review revealed the proposal is bordered on the West and South by vacant property, on the North by commercial property, and on the East by commercial and residential properties.

SPC 26-06 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
Applicant: KEY FLIPPERS/KODI SMITH
Subject: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required forty (40) parking spaces to thirty-four (34) for additional proposed apartments, within a Neighborhood Zoning District. Location of the request is **1806 Knapp Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting a Special Exception in order to reduce total required forty (40) parking spaces to thirty-four (34) for additional proposed apartments, within a Neighborhood Zoning District. This request is a 15% reduction in required parking.

VAR 26-42 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
Applicant: BRENNNA HEBERT
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new 1,925sq.ft. accessory structure thereby exceeding the maximum allowable 40% of floor area of principal structure, within a Residential Zoning District. Location of the request is **612 W. Claude Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a new 1,925sq.ft. accessory structure thereby exceeding the maximum allowable 40% of floor area of principal structure, within a Residential Zoning District. Staff's review revealed the accessory structure being requested is 1925 sf, the primary residence is 2640 sf with an existing 575 sf detached garage. The allowable total square footage for the size of the primary structure is 1056 sf. The lot size is 27,520 sf.

VAR 26-43 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
Applicant: ROBIN BASONE
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a short term rental unit within 1,000ft. of existing licensed short term rental, within a Mixed Use Zoning District. Location of the request is **3121-3123 June Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Residential Zoning District. It is the intent of the City, through ordinance 19433, to allow the short-term rental of dwellings within the corporate limits of the City of Lake Charles and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. Ordinance 20499 established that no Short Term Rentals will be permitted within 1,000 feet of an existing lawfully permitted short term rental. Staff's review found evidence of an existing short term rental within 1000' of the proposed property, therefore staff cannot forward a position of support.

- VAR 26-44** **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: BRIDGET EVANS
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to install a monument sign 5' from front property line vs. required 10' along an arterial/collector road, within a Mixed Use Zoning District. Location of the request is **4855 Ihles Road**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to install a monument sign 5' from front property line vs. required 10' along an arterial/collector road, within a Mixed Use Zoning District.
- VAR 26-45** **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: DOROTHY M. ILES
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an accessory parking lot with crushed aggregate (recycled asphalt) on abutting property for overflow parking, within a Mixed Use Zoning District. Location of the request is **2305 E. Prien Lake Road**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory parking lot with crushed aggregate (recycled asphalt) on abutting property for overflow parking, within a Mixed Use Zoning District. The submitted drawing lacks the detail necessary for staff to confirm all development standards are being met, therefore additional drawings will be required at the time of permitting to ensure all development standards regarding setbacks, access, and landscaping are met.
- VAR 26-46** **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: JEFF KUDLA, AIA
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new commercial office with rear setback/bufferyard of 2'1" vs. required 15' bufferyard for proposed covered parking area, within a Business Zoning District. Location of the request is **1405 Ryan Street**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to construct a new commercial office with rear setback/bufferyard of 2'1" vs. required 15' bufferyard for proposed covered parking area in order to mirror the previously approved covered parking on the adjacent lot. The property abuts a multifamily residential use on the East side. Staff could find no evidence of hardship therefore cannot forward a position of support.
- VAR 26-47** **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: JANA BURDETTE
Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain existing accessory structures prior to re-construction of principal structure, within a Residential Zoning District. Location of the request is **1029 Alamo Street**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to maintain existing accessory structures prior to re-construction of principal structure, within a Residential Zoning District. Staff finds the request reasonable if applicant can demonstrate an acceptable timeline for re-construction of primary residence.

Other Business

Adjourn

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, or national origin. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI and/or Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491 1440, the Mayor's Action Line at (337) 491 1346, or contact the appropriate Department Head.

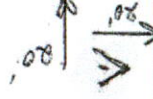


This map does not represent a legal survey or document. *See Disclaimer

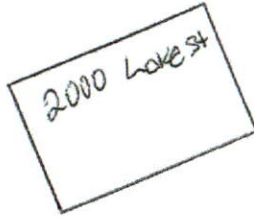
Scalebar accurate at map center

W. Seallier

Property Line



Orange Ditch

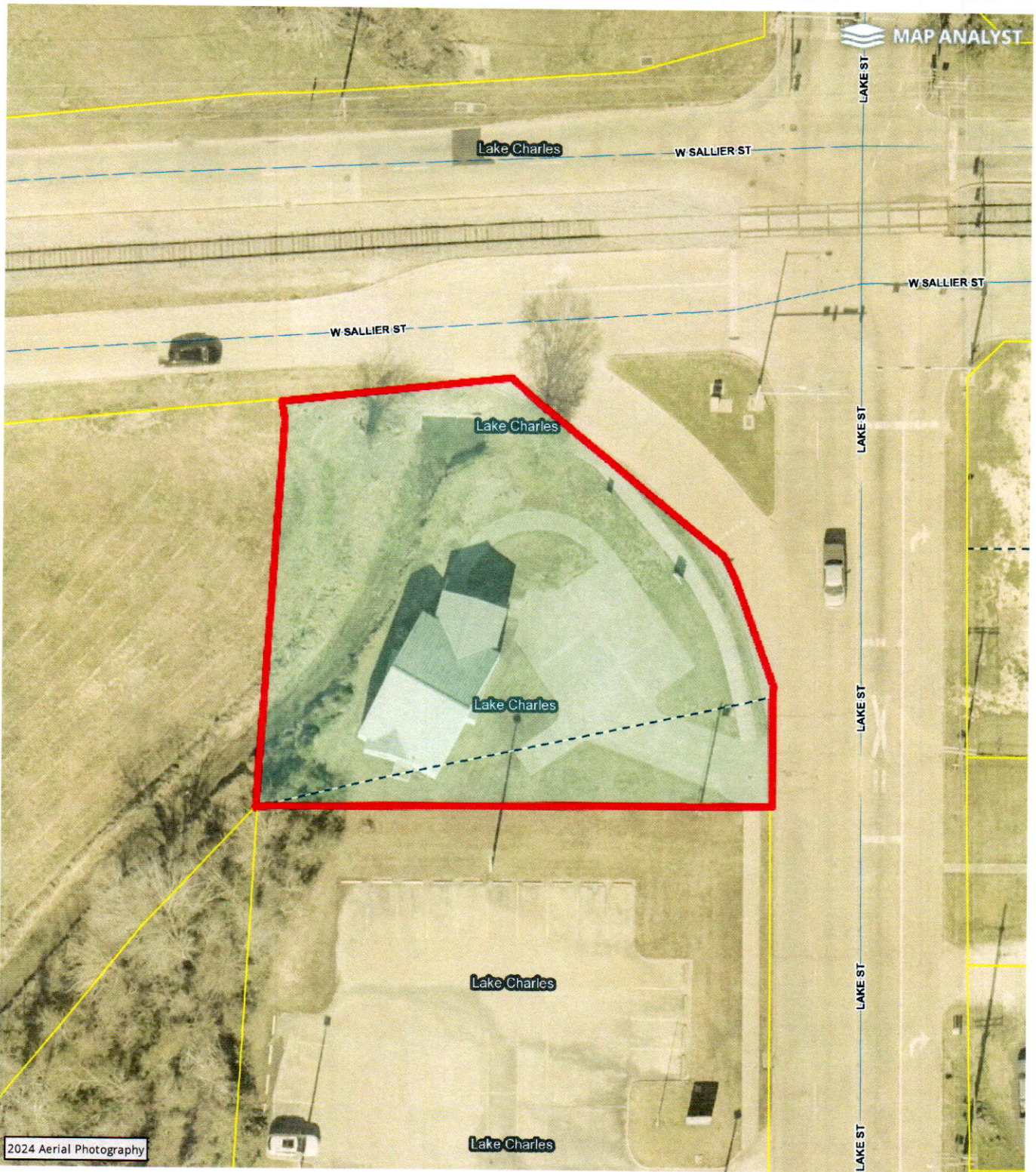


Lake St.



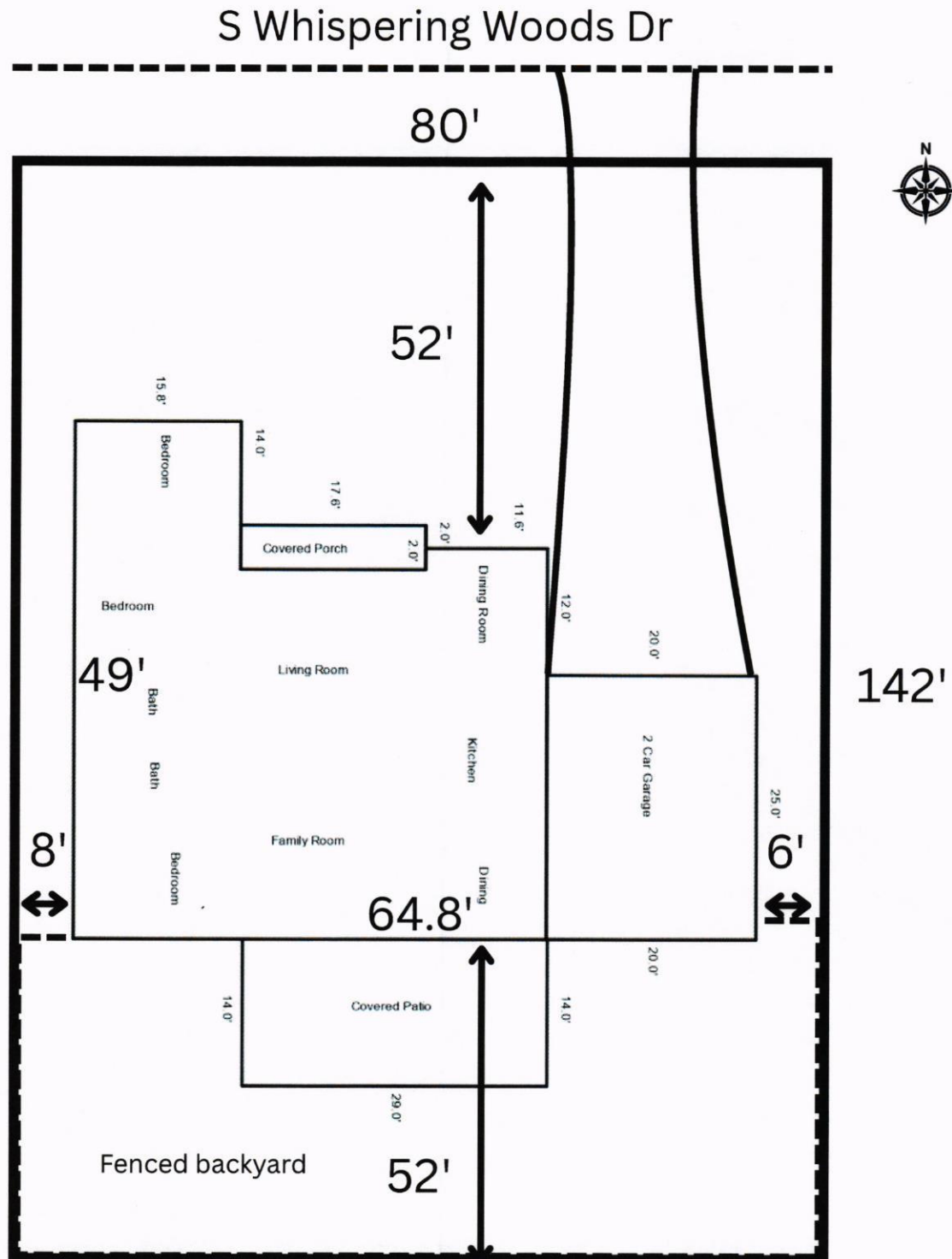
Imagery ©2025, Map data ©2025 20 ft

Proposed
Billboard
Location



1609 S Whispering Woods Dr.

H E 80 Ft Lot 38 Whispering Woods No 2 Ref1- Charles Doyle Miller Sr And Frances B 1629 P 466-81
Subdiv Whispering Woods 2, Block , Lot 0038, Unit 02, Strt 13-10-09-02



PARK DR



2717 Park Dr



VICINITY SKETCH

SCALE: N. T. S.

DESCRIPTIONS:

TRACT A

THE NORTH 54.00 FEET OF THE NORTH 108.00 FEET OF LOTS 5 AND 6 OF BLOCK 36 OF KATRINA MOELING SUBDIVISION OF THE CITY OF LAKE CHARLES, LOUISIANA, AS PER PLAT RECORDED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA.

TRACT B

THE SOUTH 54.00 FEET OF THE NORTH 108.00 FEET OF LOTS 5 AND 6 OF BLOCK 36 OF KATRINA MOELING SUBDIVISION OF THE CITY OF LAKE CHARLES, LOUISIANA, AS PER PLAT RECORDED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83 (2011) LOUISIANA SOUTH ZONE STATE PLANE COORDINATES AS PER O.P.U.S. SOLUTION AT MSI NETWORK BASE STATION.
2. TITLE RESEARCH INFORMATION WAS NOT REQUIRED, FURNISHED TO OR CONDUCTED BY SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY OR FOR PREPARATION OF THIS PLAT.
3. ONLY THOSE UTILITIES EVIDENT FROM A CAREFUL VISUAL INSPECTION ARE SHOWN HEREON, AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
4. O - REPRESENTS SET 3/4" ROD WITH PINK CAP "MATTE 5329" UNLESS NOTED OTHERWISE.
5. THIS SURVEY IS A PARTITION OF THE SAME PROPERTY ACQUIRED BY STEVENSON PROPERTIES & INVESTMENTS, LLC FROM LEON ERIC GUIDROZ BY THAT CERTAIN CASH SALE DATED FEBRUARY 25, 2019 WHICH IS RECORDED IN THE PUBLIC RECORDS OF CALCASIEU PARISH, LOUISIANA, UNDER FILE ENTRY NUMBER 3345485.
6. PARENT TRACT ADDRESS: 1510 N. PRATER STREET LAKE CHARLES, LOUISIANA

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN "THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PUBLISHED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



DAVID O. MATTE, PLS
LA. REG. NO. 5329

DESIGNED BY:	DESIGNER
DRAWN BY:	BDW
CHECKED BY:	DOM
APPROVED BY:	DOM
P.L. No.:	FIELD_BOOK_No

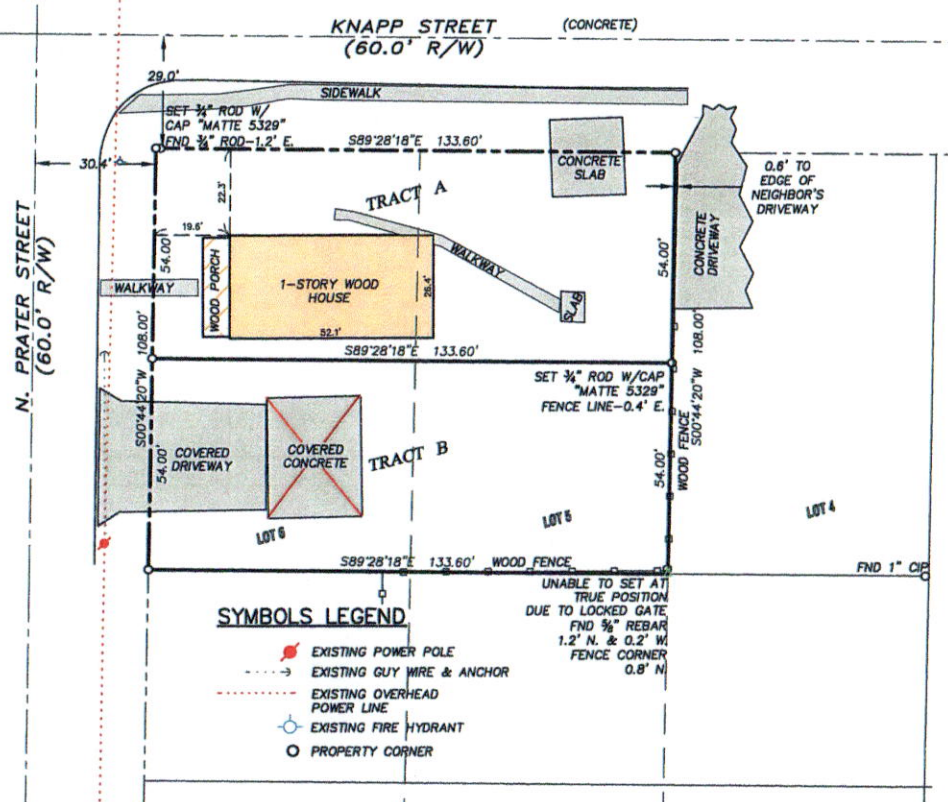


PREPARED BY
MORRISON SURVEYING, INC.
O.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION,
INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS
P.O. BOX 71, SULPHUR, LA 70684-0071
480 N. CITIES SERVICE HWY., SULPHUR, LA 70665
PHONE: (337) 685-1050
E-MAIL: dom@morrisonla.com



BOUNDARY PARTITION
IN BLOCK 36 OF KATRINA MOELING SUBDIVISION
FOR
DON DOTSON
LAKE CHARLES, LOUISIANA
CALCASIEU PARISH, LOUISIANA

SITUATED IN:
SECTION 21, TOWNSHIP 9 SOUTH, RANGE 8 WEST
SOUTHWESTERN LAND DISTRICT
LOUISIANA MERIDIAN
CALCASIEU PARISH, LOUISIANA



SYMBOLS LEGEND

- EXISTING POWER POLE
- EXISTING GUY WIRE & ANCHOR
- EXISTING OVERHEAD POWER LINE
- EXISTING FIRE HYDRANT
- PROPERTY CORNER

UNABLE TO SET AT TRUE POSITION DUE TO LOCKED GATE
FND 3/4" REBAR
1.2' N. & 0.2' W.
FENCE CORNER
0.8' N

PROJECT NO.:	051103	DATE:	DECEMBER 5, 2025
SCALE:	1" = 30'	SHEET:	1 OF 1

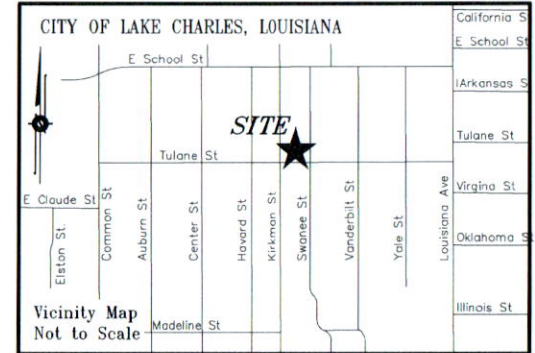
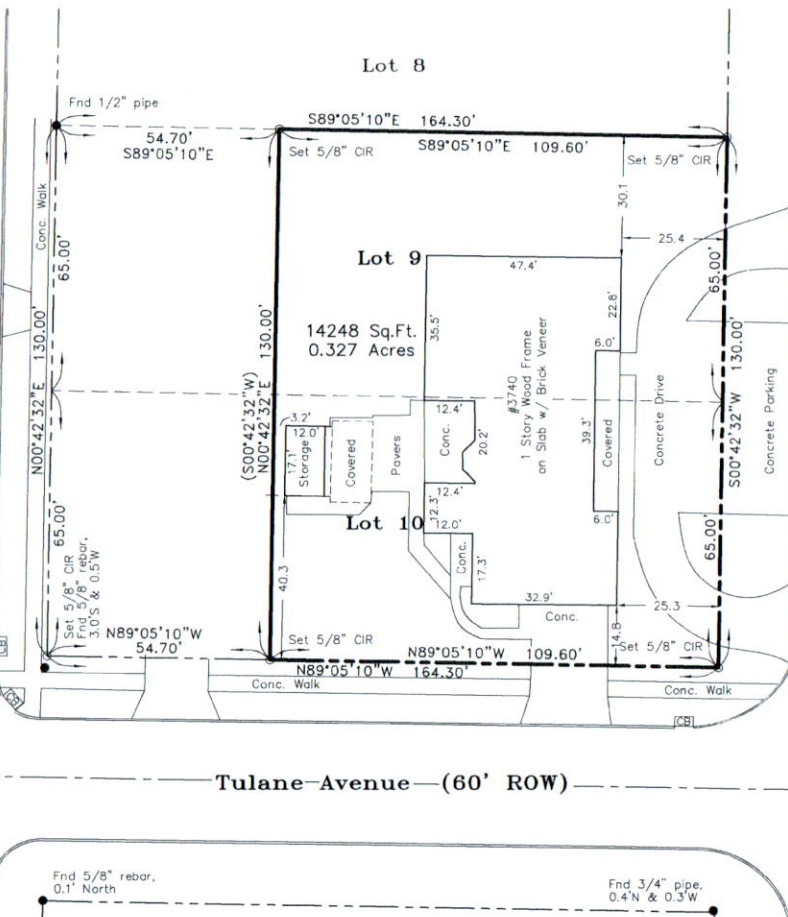
BOUNDARY SURVEY

BASIS OF BEARINGS:
Bearings shown hereon are Grid Bearings, based on the Louisiana State Plane Coordinate System, NAD83, South Zone

Harvard-Drive-(60' ROW)

Kirkman-Street-(70' ROW)

Tulane-Avenue-(60' ROW)



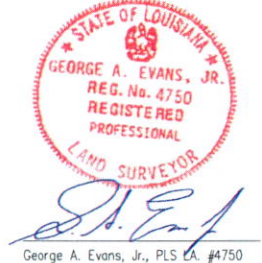
SURVEYOR'S NOTES:

- 1) Bearings shown hereon are Grid Bearings, based on the Louisiana State Plane Coordinate System, NAD83, South Zone 1702, Coordinates are derived from Louisiana C4G Portal on the day of the survey.
- 2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without warranty, express or implied, Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

LEGEND

- Irons found in place
- 5/8" rods w/cap set in place
- Easement or right of way lines.
- Dead or record lines.
- - - Interior and adjacent lot lines.
- P Power poles.
- E Overhead electric lines.
- X Fences.
- ⊕ Centerline
- ROW Right of Way
- (M) Measured
- (R) Record
- CIR Capped Iron Rebar

DATE OF FIELD SURVEY: 04/07/2026



COLLINS & ASSOCIATES LAND SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax



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

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X"
FEMA MAP PANEL NO.: 22019C-0480-F
REVISED: 02/18/2011
ZONE X - AREAS OUTSIDE THE 500 YR FLOOD PLAIN.

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 IN COMPILING THE DATA FOR THIS SURVEY.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" BOUNDARY SURVEYS.

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

JACKSON RENTALS, LLC

SURVEY OF:
The East 109.60 feet of Lots Nine (9) and Ten (10) of Block "G" of HENRY HEIGHTS No. 1, a subdivision of the Northwest Quarter of the Southwest Quarter (NW/4 of SW/4) of Section 17, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, as per plat recorded in Plat Book 4, at Page 85, records of Calcasieu Parish, Louisiana.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT NO.:
04/08/2026	1"=30'	GAE	GAE	226053	226053-A

LEGEND:

- FD FOUND
- IR IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- ☒ D.O.T.D. RIGHT-OF-WAY MONUMENT (ROD WITH CAP)

MINOR SUBDIVISION

CONTRABAND POINTE - TRACTS I-1, I-2, AND I-3
A MINOR SUBDIVISION OF CONTRABAND POINTE OF A
PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C. IN
SECTION 38, TOWNSHIP 10 SOUTH - RANGE 9 WEST,
CITY OF LAKE CHARLES, CALCASIEU PARISH, LA.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL,
EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER
TREATMENT SYSTEM, THE METHOD OF SEWAGE TREATMENT
AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF
CALCASIEU PARISH

PROPERTY OWNERS:

BLOCK 18 OF BARBE PROPERTIES, LLC
6965 JEFFERSON HIGHWAY
BATON ROUGE, LA 70806

BY: BRENDA S. CATALANATTO, MANAGER
BLOCK 18 OF BARBE PROPERTIES, L.L.C.

OWNER:

ST. GABRIEL FD, L.L.C.
419 ALAMO ST.
LAKE CHARLES, LA 70601

BY: MICHAEL HANKINS, MANAGER
ST. GABRIEL FD, L.L.C.

OWNER:

LEGAL DESCRIPTIONS:

TRACT I-1:
A TRACT OR PARCEL OF LAND CONTAINING 1.04 ACRES OF LAND, BEING TRACT I-1 OF A MINOR SUBDIVISION OF CONTRABAND
POINTE LOCATED WITHIN A PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C., SITUATED IN SECTION 38, TOWNSHIP 10 SOUTH,
RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
CALCASIEU PARISH, LOUISIANA, THENCE NORTH 79°56'16" WEST, A DISTANCE OF 318.86 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY
MONUMENT ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD, THENCE CONTINUING ALONG SAID
RIGHT-OF-WAY LINE, NORTH 89°20'39" WEST, A DISTANCE OF 212.40 FEET TO A FIVE-EIGHT-INCH IRON ROD SET ALONG SAID
RIGHT-OF-WAY FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89°20'39" WEST FOR A DISTANCE OF 153.36
FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00°01'05" EAST FOR A DISTANCE OF 230.17 FEET TO FOUND FIVE-EIGHT-INCH IRON
ROD AT THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 16°18'52", HAVING A RADIUS OF 149.94 FEET, AND WHOSE LONG CHORD BEARS
NORTH 08°09'15" WEST FOR A DISTANCE OF 42.53 FEET TO AN X IN CONCRETE AT THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06°49'06", HAVING A RADIUS OF 146.29 FEET, AND WHOSE LONG
CHORD BEARS NORTH 12°59'02" WEST FOR A DISTANCE OF 17.40 FEET TO A FIVE-EIGHT-INCH IRON ROD FOUND AT A POINT OF
INTERSECTION WITH A NON-TANGENTIAL LINE AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 89°59'26" EAST FOR A DISTANCE OF 9.81 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD;
THENCE SOUTH 89°59'26" EAST FOR A DISTANCE OF 153.59 FEET TO A SET FIVE-EIGHT-INCH IRON ROD FOR THE NORTHEAST
CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 00°04'34" WEST FOR A DISTANCE OF 293.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.04 ACRES OF LAND.
ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT I-2:
A TRACT OR PARCEL OF LAND CONTAINING 1.93 ACRES OF LAND, BEING TRACT I-2 OF A MINOR SUBDIVISION OF CONTRABAND
POINTE LOCATED WITHIN A PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C., SITUATED IN SECTION 38, TOWNSHIP 10 SOUTH,
RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
CALCASIEU PARISH, LOUISIANA, THENCE NORTH 79°56'16" WEST, A DISTANCE OF 318.86 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY
MONUMENT ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD FOR THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 88°20'59" WEST FOR A DISTANCE OF 212.40
FEET TO A SET FIVE-EIGHT-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00°04'34" EAST FOR A DISTANCE OF 293.51 FEET TO A SET FIVE-EIGHT-INCH IRON
ROD;
THENCE NORTH 00°04'34" EAST FOR A DISTANCE OF 76.00 FEET TO A SET FIVE-EIGHT-INCH IRON ROD FOR THE NORTHWEST
CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 89°59'26" EAST FOR A DISTANCE OF 225.41 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD FOR THE NORTHEAST
CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°04'34" WEST FOR A DISTANCE OF 76.00 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD;
THENCE SOUTH 00°04'34" WEST FOR A DISTANCE OF 296.75 FEET TO A SET FIVE-EIGHT-INCH IRON ROD ON THE NORTHERN
REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 78°51'51" WEST FOR A DISTANCE OF 13.35 FEET TO THE POINT OF
BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.93 ACRES OF LAND.
ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT I-3:
A TRACT OR PARCEL OF LAND CONTAINING 2.27 ACRES OF LAND, BEING TRACT I-3 OF A MINOR SUBDIVISION OF CONTRABAND
POINTE LOCATED WITHIN A PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C., SITUATED IN SECTION 38, TOWNSHIP 10 SOUTH,
RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
CALCASIEU PARISH, LOUISIANA, THENCE NORTH 79°56'16" WEST, A DISTANCE OF 318.86 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY
MONUMENT ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD, THENCE CONTINUING ALONG SAID
RIGHT-OF-WAY LINE, NORTH 78°51'51" EAST, A DISTANCE OF 13.35 FEET TO A POINT ALONG SAID RIGHT-OF-WAY FOR THE POINT OF
BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, NORTH 00°04'34" EAST FOR A DISTANCE OF 296.75 FEET TO A SET
FIVE EIGHT INCH IRON ROD;

THENCE NORTH 00°04'34" EAST, A DISTANCE OF 76.00 FEET TO A SET FIVE EIGHT INCH IRON ROD, FOR THE NORTHWEST CORNER OF
THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 89°59'26" EAST, A DISTANCE OF 210.25 FEET TO A SET FIVE EIGHT INCH IRON ROD AT THE WEST RIGHT OF WAY OF
W. PRIEN LAKE ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, A NON-TANGENT POINT OF A CURVE TO
THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 46.57 FEET, HAVING A RADIUS OF 1669.72 FEET, A DELTA 01°35'53", A
CHORD BEARING SOUTH 28°42'22" EAST, A CHORD DISTANCE OF 46.57 FEET, FOR A POINT OF TANGENCY OF THE HEREIN
DESCRIBED TRACT;

THENCE SOUTH 29°29'02" EAST, A DISTANCE OF 241.02 FEET TO A D.O.T.D. MONUMENT FOUND, FOR THE SOUTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT;

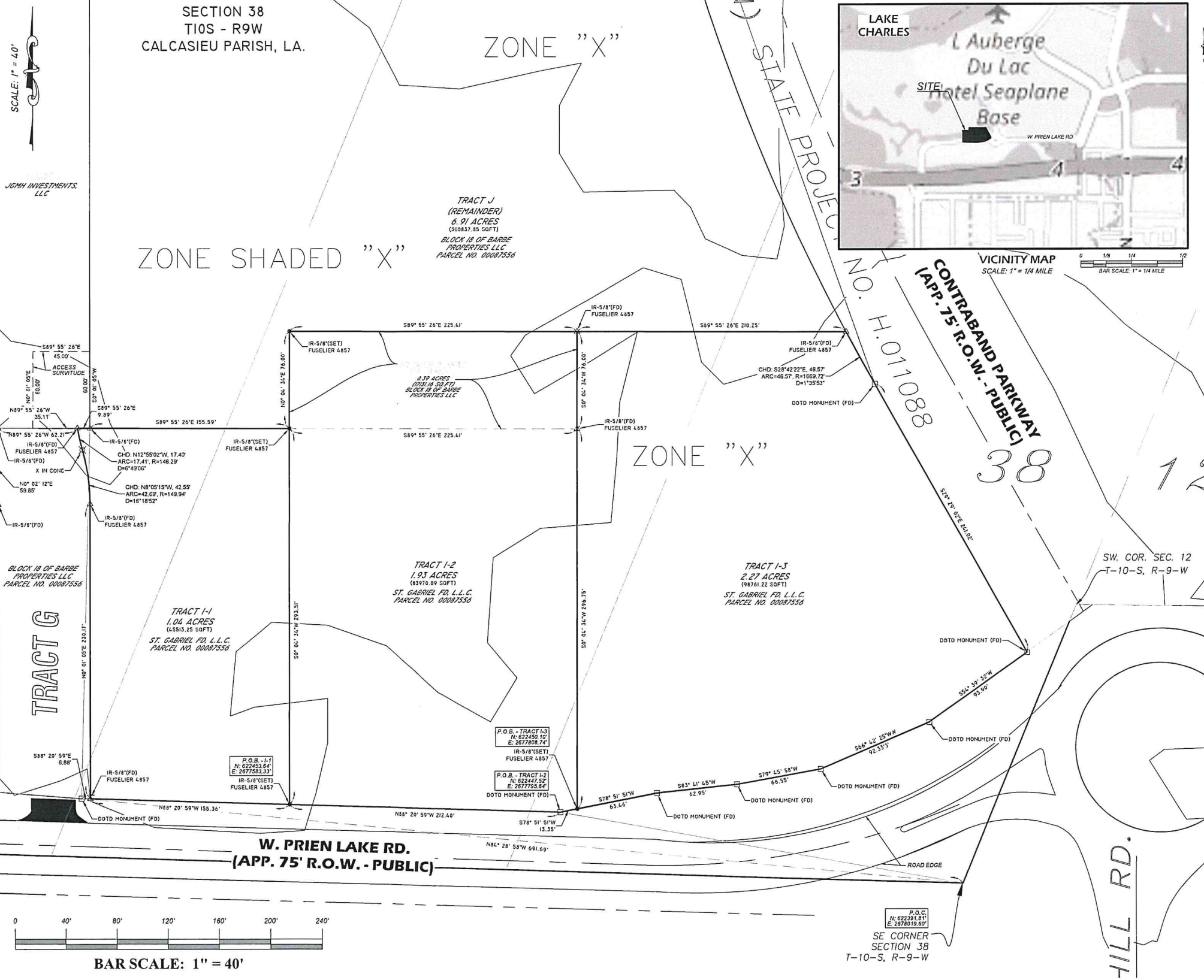
THENCE, ALONG THE NORTH RIGHT OF WAY OF W. PRIEN LAKE ROAD, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 54°39'32" WEST, A DISTANCE OF 93.90 FEET TO A D.O.T.D. MONUMENT FOUND;
- SOUTH 66°42'35" WEST, A DISTANCE OF 92.33 FEET TO A D.O.T.D. MONUMENT FOUND;
- SOUTH 79°45'38" WEST, A DISTANCE OF 66.55 FEET TO A D.O.T.D. MONUMENT FOUND;
- SOUTH 83°41'45" WEST, A DISTANCE OF 62.95 FEET TO A D.O.T.D. MONUMENT FOUND;
- SOUTH 78°51'51" WEST, A DISTANCE OF 63.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 2.27 ACRES OF LAND.
ALL BEARINGS ARE BASED ON GRID NORTH.

CHECKLIST CERTIFICATION:

I, _____, CERTIFY THIS SUBMITTAL INCLUDES ALL REQUIRED INFORMATION PER THIS
CHECKLIST. I UNDERSTAND THAT INCOMPLETE OR INCORRECT SUBMITTALS MAY BE REJECTED. I UNDERSTAND THIS
SUBMITTAL IS THE MINIMUM NECESSARY FOR REVIEW AND ADDITIONAL DOCUMENTATION MAY BE REQUESTED BY
POLICE JURY STAFF. AFTER THE CALCASIEU PARISH CODE OF ORDINANCES, THE DIRECTOR'S RECOMMENDATION
WILL BE ISSUED WITHIN TWENTY (20) WORKING DAYS OF EACH SUBMITTAL, EXCLUDING LEGAL HOLIDAYS, AFTER
DETERMINATION OF SUBMITTAL COMPLETENESS



PROPERTY ADDRESS:

TBD W. PRIEN LAKE ROAD, LAKE CHARLES, LA 70601

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE "X" AND "X (SHADED)" AS PER F.I.R.M.
WITH THE COMMUNITY PANEL NO. 22019C4080F, DATED FEBRUARY 18, 2011.

BEARING BASIS:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE
COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US
SURVEY FEET. ELEVATIONS AS PER NAVD83 (GEOID 18).

NOTES:

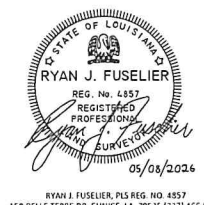
1. FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITH IN SAID EASEMENT. A PUBLIC ENTITY ACCESSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS WITH IN SAID EASEMENT.
2. LOT OWNER SHALL PROVIDE THE PROPER GRADING OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN.
3. ALL NEW RESIDENTIAL, NON-RESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AO, VE, AND X (SHADED) AREAS SHALL MEET CURRENT CPP1 LOWEST FLOOR ELEVATION.
4. THE DITCHES ON ALL LOTS ARE DESIGNED AS PERMANENT OPEN DITCH AND MAY NOT BE PIPED IN.

SURVEYOR'S CERTIFICATION:

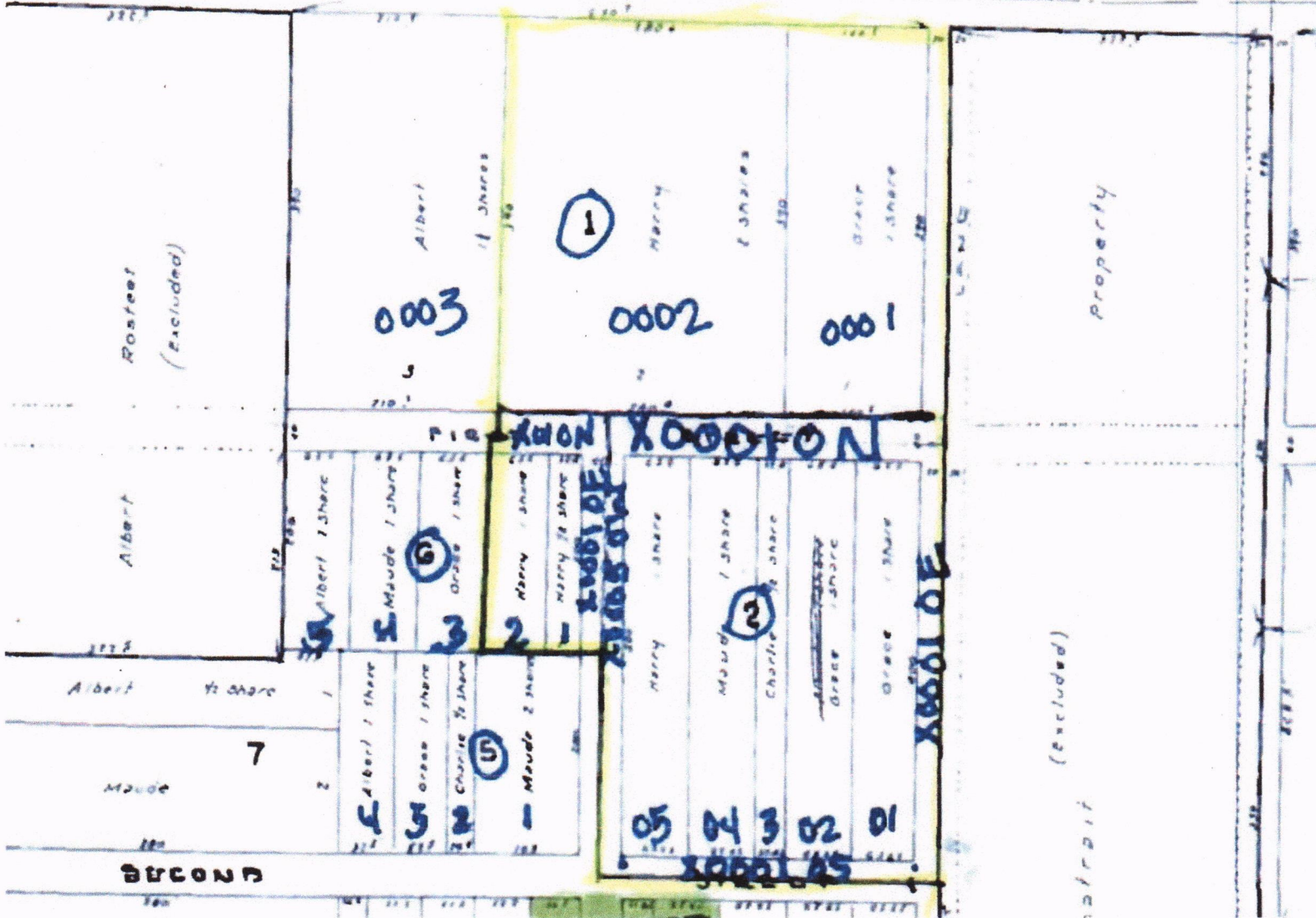
I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29¹ BASED ON THE CURRENT SURVEY CLASSIFICATION "B" - COMMERCIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS, AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

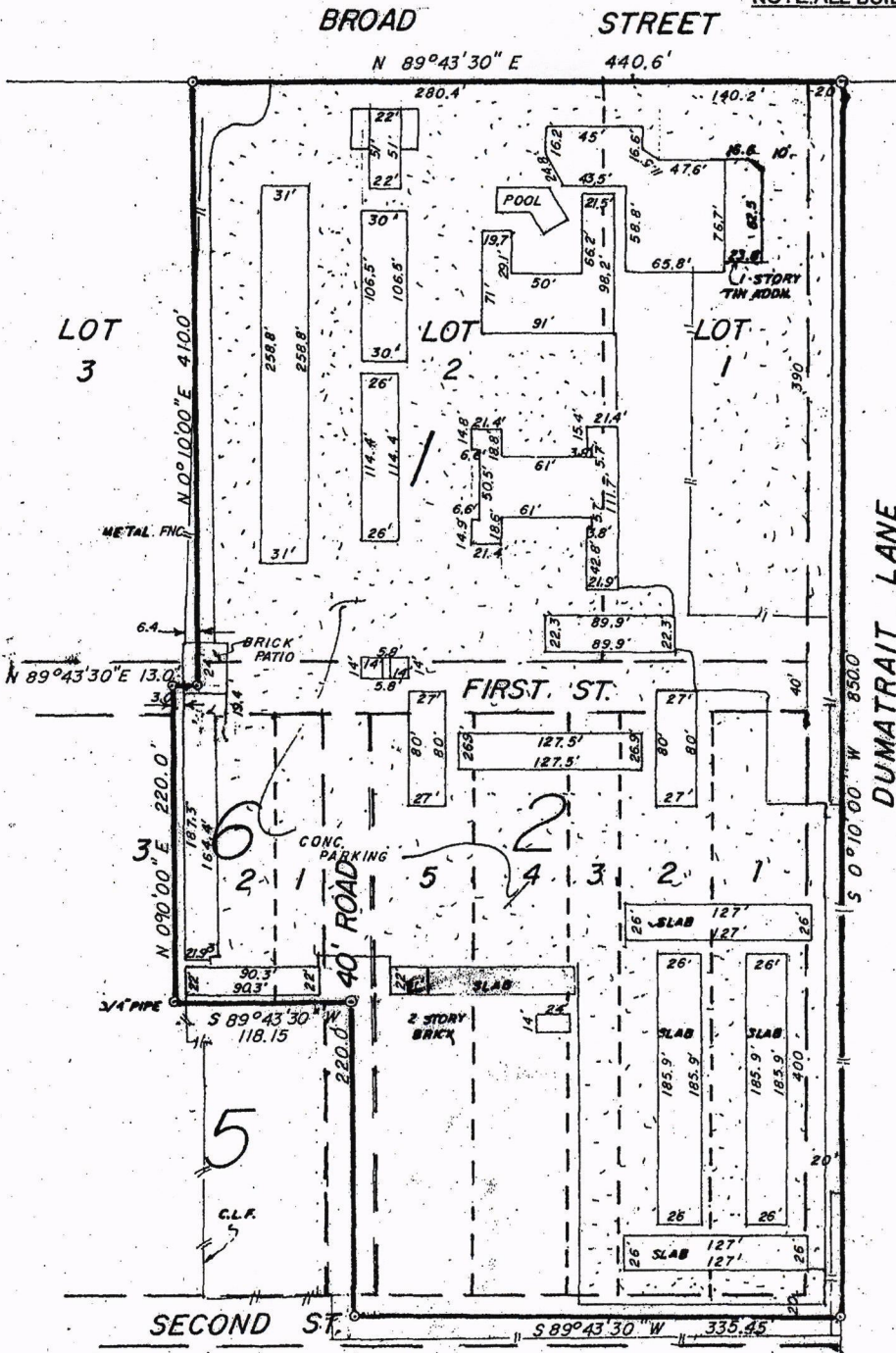
SURVEYOR:

RYAN J. FUSELIER, P.L.S.
150 BELLE TERRE DR.
EUNICE, LA 70535
337-466-0684



SHEET NUMBER 01	
BOUNDARY AND PARTITION SURVEY	
BY	DATE
REVISION DESCRIPTION	
WRL	DAR
REVIEWED	DRAFTED
SURVEY DATE	05/08/2024
SHEET	1 OF 1
MINOR SUBDIVISION TRACTS I-1, I-2, & I-3 - CONTRABAND POINTE LAKE CHARLES, LA SECTION 38, T10S - R9W CALCASIEU PARISH, LA.	
Ryan J. Fuselier, P.L.S. 150 Belle Terre Dr. Eunice, La 70535 rjf@fuselier.com 337-466-0684	
FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. # LA LVF 7901, TX 10181363	





70 Rooms
+ Dining Area
AND CLASS ROOM
TRAINING

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:XXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS PER MAGNETIC UNLESS OTHERWISE NOTED.
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE AE OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019 C 0485 F DATED FEBRUARY 18, 2011.
 MUNICIPAL ADDRESS: 2700 BROAD STREET, LAKE CHARLES, LA. 70601
 ○ - REPRESENTS 1/2" IRON ROD FND. UNLESS OTHERWISE NOTED.

DESCRIPTION:

Lots One (1) and Two (2) of Block 1, Lots One (1), Two (2), Three (3), Four (4), and Five (5) of Block 2, and Lots One (1) and Two (2) of Block 6 of MRS. GRACE ROSTEET SUBDIVISION in the Northwest Quarter of the Northwest Quarter of Section 3, Township 10 South, Range 8 West, as per plat recorded in Plat Book 6 at page 192 of the records of Calcasieu Parish, together with all abandoned adjacent street or road rights of way and together with all buildings and improvements thereon situated.



A Structured, Controlled Model Designed to Reduce Homelessness -Not Expand It

Holy Ground Homeless Outreach GIM proposes the adaptive reuse of an existing 100-room hotel into a **structured Transitional Living Facility with a small, controlled emergency shelter component integrated into the overall program model.**

This project provides safe housing, daily meals, and coordinated services to help individuals and families transition to employment and permanent housing.

What This Facility IS:

- *Structured transitional housing for employed individuals and families
- *A **small, controlled emergency shelter component** serving as an entry point into the program
- *On-site case management and workforce development (Mind 2 Thrive)
- *Centralized meal service through a cafeteria
- *Clear policies, supervision, and accountability

What This Facility IS NOT:

- *Not an open or unsupervised shelter
- *Not a walk-in facility
- *Not permanent housing
- *Not an unregulated environment

Key Operational Assurances

- ***Controlled Entry:** No walk-ins; all individuals admitted through intake
- ***24-Hour Supervision:** Continuous staff presence and oversight
- ***Structured Programming:** Residents participate in required services
- ***Behavioral Accountability:** Enforced policies and expectations
- ***Continuum of Care:** No one is turned away-services provided at all levels of readiness
- ***Good Neighborhood Commitment:** Designed to minimize disruption and support surrounding properties
- ***Community Impact:** This project reduces homelessness in a structured and accountable manner

Common Questions

Is this a shelter?

No. This is a structured transitional living facility with a **small, controlled shelter component**.

Will people be coming and going freely?

No. All individuals go through intake and participate in a supervised program.

How is safety managed?

Through 24-hour supervision, clear policies and structured programming.

What happens if someone does not qualify?

They are not turned away. They are served through shelter, meals, and support services while working toward program readiness.

Is this permanent housing?

No. This is transitional housing designed to move individuals into permanent housing.

Commitment to Compliance

Holy Ground Homeless Outreach GIM is committed to operating in full compliance with all zoning, safety, and regulatory requirements while maintaining a structured, well-managed environment.

1806 Knapp St

236

Bldg 2

Bldg 1

parking

Parking

285

KNAPP STREET

Goss

N. Goss Blvd

21

18

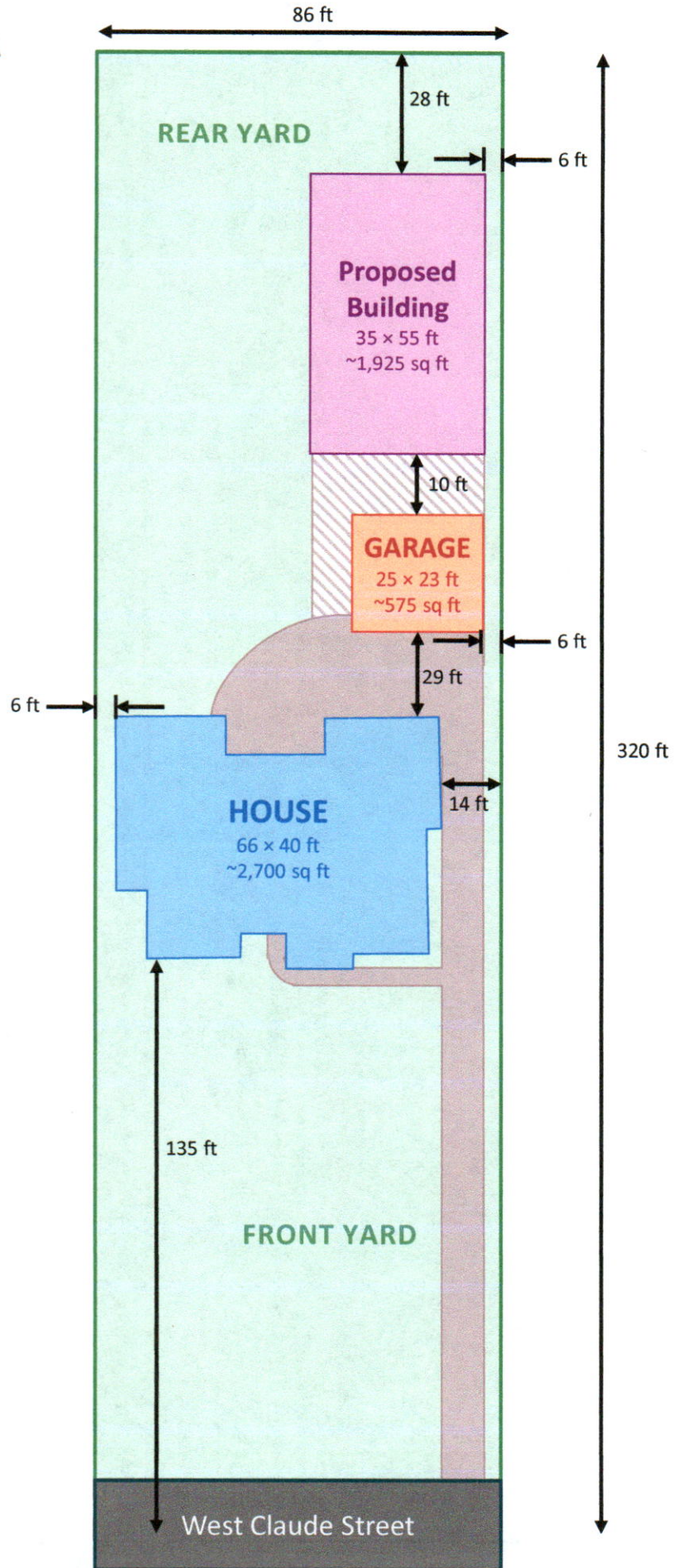
74

106

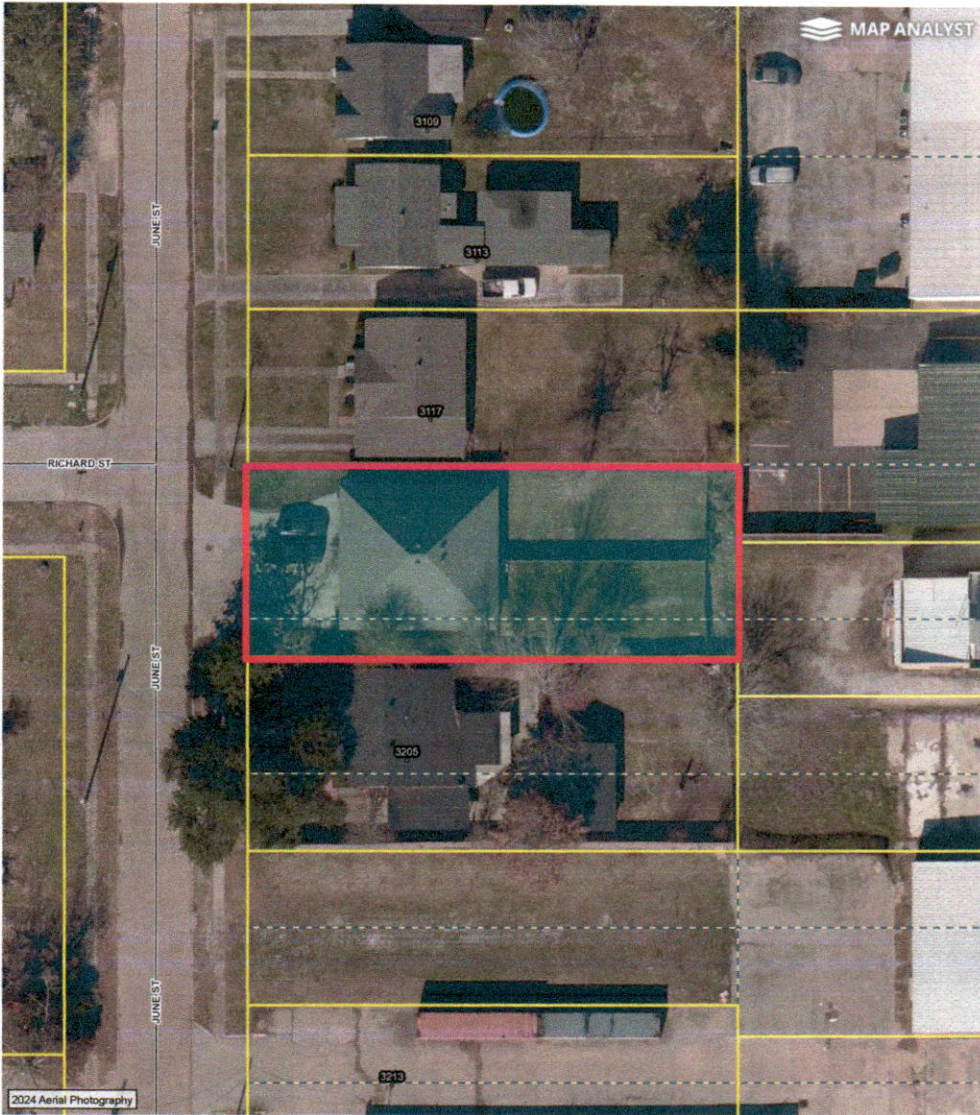
209

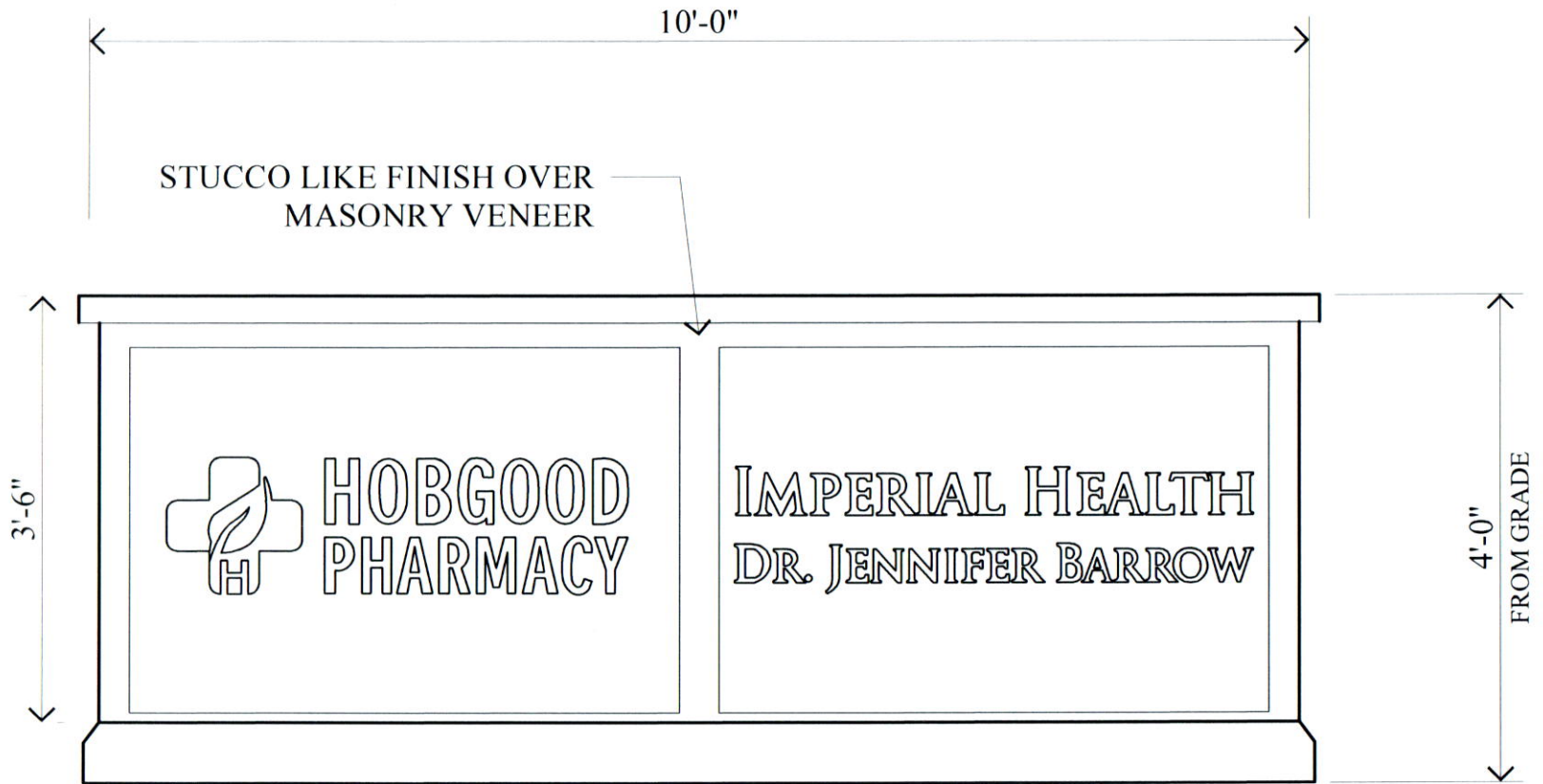
612 West Claude, Lake Charles LA

Owner = Brenna Leigh Hebert
 Assessor's Parcel = 01032836
 Lot 14 A.W. Sale Subdivision
 SE NW SW 18.10.8



- Lot Boundary (86x320 ft) - 27,520 ft²
- House (66x40 ft) - 2,640 ft²
- Garage (25x23 ft) - 575 ft²
- Proposed Building (35x55 ft) - 1,925 ft²
- Existing Driveway/Concrete
- Future Driveway/Concrete

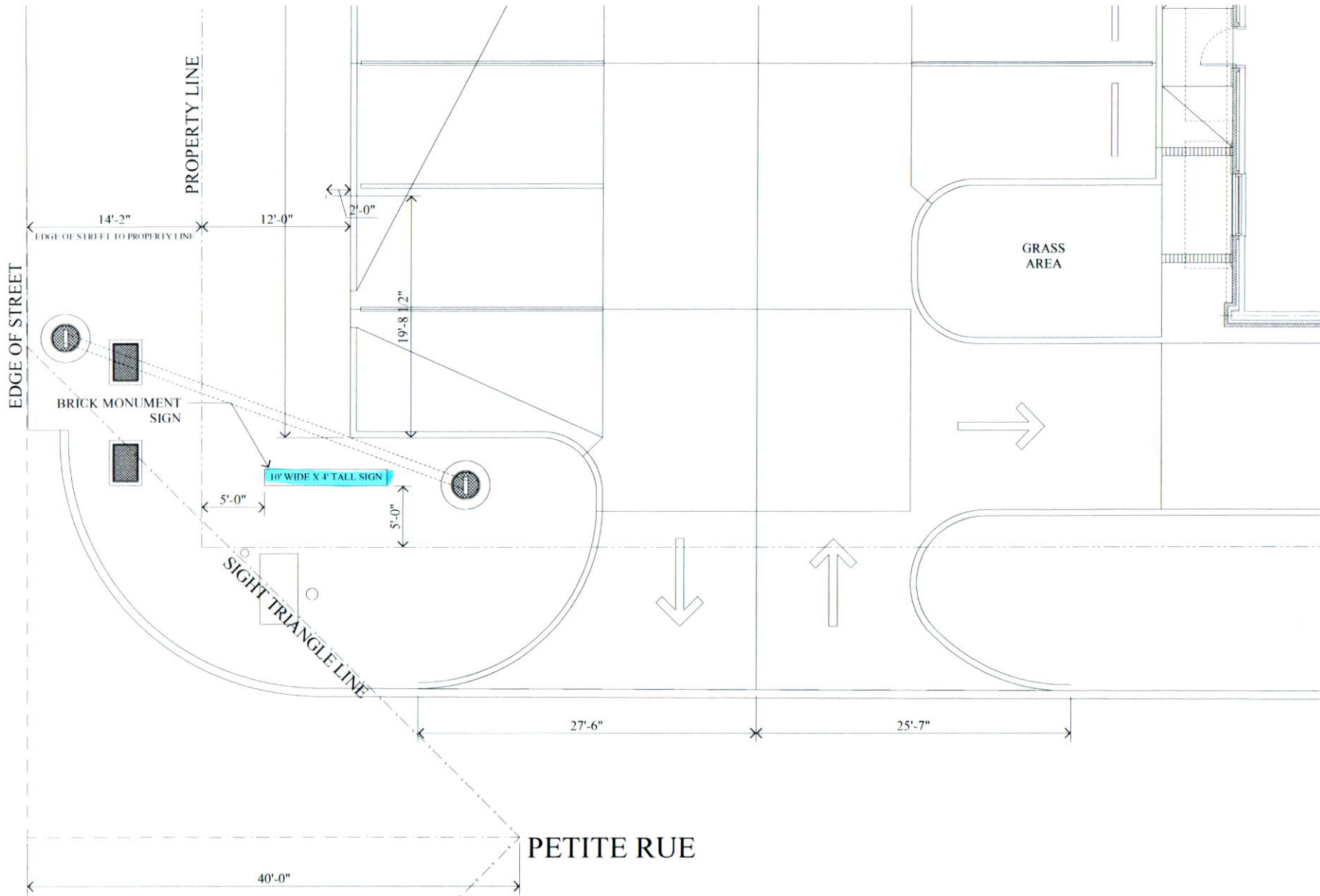




BUILDING SIGN @ ROAD

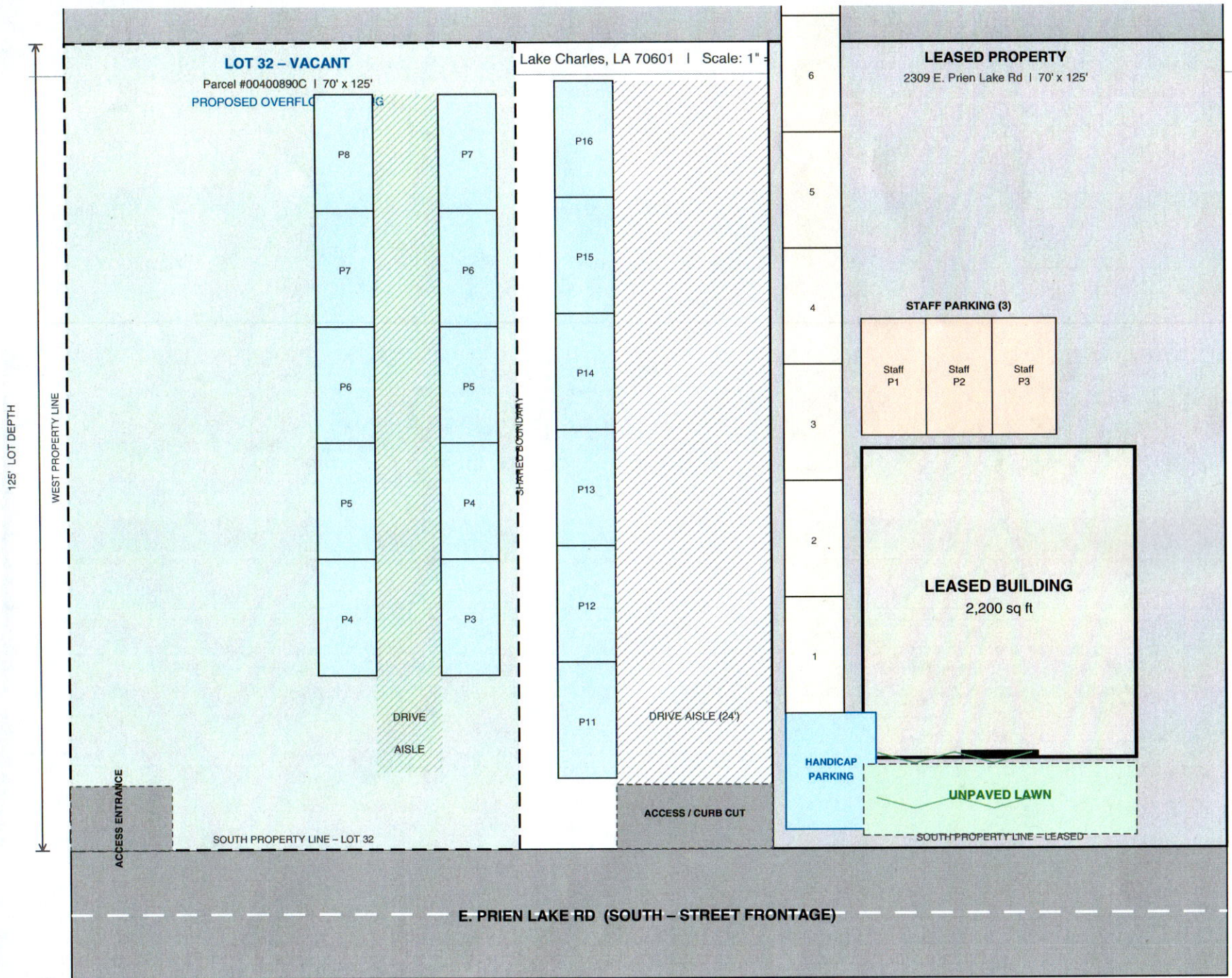


IHLES ROAD



↑
North

Enlarged Site Plan



LEGEND

-
-
-
-
-
-
-
-

SCALE: 1" = 20'

NOTE: Building footprint estimated at +/- 2,200 sq ft. Parking per sketch provided by applicant. Applicant: Dorothy Iles, Iles Medical Testing, LLC - Vestiges Based June 1, 2026 - June 1, 2029. Parcel #00400890C leased for overflow parking. Drawing prepared for Planning Commission /

0' 10' 20'



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

ALAMO ST
ALAMO ST

MAP ANALYST
POWERED BY
esri