



City of Lake Charles

326 Pujo Street
P.O. Box 900
Lake Charles, LA
70602-0900

Meeting Agenda

Planning and Zoning Commission

Monday, December 8, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 25-06

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MATT REDD/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 2.21-acres M/L, and generally described as the **Eastside 1200 Blk. Hwy 397 (vacant lot South of 1295 Hwy 397)**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

ANXZON 25-06

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MATT REDD/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Industrial Zoning District of 2.21-acres M/L, and generally described as the **Eastside 1200 Blk. Hwy 397 (vacant lot South of 1295 Hwy 397)**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Industrial Zoning District is consistent with the current zoning classification of the Parish of Calcasieu (I-1). Therefore, staff finds the request reasonable and acceptable for passage.

ANX 25-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road (including lot on Northside)**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

ANXZON 25-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Residential Zoning District of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road**

(including lot on Northside).

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

**PREFNL
25-22**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: OUR TIME PROPERTIES (OUR TIME SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 3.0485-acre M/L tract of land into four (4) residential tracts, within a Residential Zoning District. Location of the request is the **North and South sides 500 Blk. River Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 3.0485-acre M/L tract of land into four (4) residential tracts, within a Residential Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

**PREFNL-MAJ
-VAR 25-23**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MY PLACE BP PROPERTIES LLC (MY PLACE BP PROPERTIES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Location of the request is **4607 W. Prien Lake Road (including lot on Northside).**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

**PREFNL
25-24**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: BLOCK 18 OF BARBE PROPERTIES LLC (TRACT K OF CONTRABAND POINTE)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to parcel a 1.2-acre tract of land M/L into one (1) development tract, within a Business Zoning District. Location of the request is the **Northside 1500 Blk. W. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to parcel a 1.2-acre tract of land M/L into one (1) development tract, within a Business Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

MCU 25-28

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CONNOR GLENNON

SUBJECT: Applicant is requesting a Minor Conditional Use Permit in order to construct a new RV/boat storage facility with metal façade material, within a Business Zoning District. Location of the request is **5224 Nelson Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a new RV/Boat Storage Facility utilizing metal materials. Staff's review revealed that proposed metal material is an exposed fastener wall panel system. Staff finds this proposal does not meet the definition of architectural metal.

**MAJ-VAR
25-13**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CONNOR GLENNON

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to establish a storage facility with Variances to 1) allow a front setback reduction to 20' vs. required 25' and 2) reduction of landscape buffer along rear property line to 10' vs. required 15', within a Business Zoning District. Location of the request is **5224 Nelson Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a Major Conditional Use Permit to establish a storage facility with variances to 1) allow a front setback reduction to 20' vs. required 25' and 2) reduction of landscape buffer along rear property line to 10' vs. required 15', within a Business Zoning District. Staff's review revealed the proposal is bordered to the North by a multifamily complex and to the West and South by vacant property.

VAR 25-61

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: FRANCIS MILLER., JR.

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted carport addition 12.5' from front property line vs. required 30' front setback, within a Residential Zoning District. Location of the request is **2733 Lorraine Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an unpermitted carport addition 12.5' from front property line vs. required 30' front setback, within a Residential Zoning District. Staff can find no evidence of hardship, therefore cannot forward position of support.

VAR 25-62

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: HERMAN STEVENS

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) construct a gravel parking lot behind existing commercial building and 2) reduce rear bufferyard to 5' vs. required 15' and reduce south side bufferyard to 8' vs. required 15', within a Mixed Use Zoning District. Location of the request is **2100 Enterprise Blvd**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to 1) construct a gravel parking lot behind existing commercial building and 2) reduce rear bufferyard to 5' vs. required 15' and reduce south side bufferyard to 8' vs. required 15', within a Mixed Use Zoning District. Staff's review revealed the site is bordered on the West by a vacant lot.

VAR 25-63

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JEFF KUDLA, ARCHITECT

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to construct a new commercial building (United Way) with 1) side setback of 32' vs. .24' from street side property line; 2) construction of single story building vs. required two story; 3) allow channel letters and a 6' logo in lieu of flat sign; and 4) allow parking areas with second layer of lot, within a T-5 Urban Center Transect Zoning District. Location of the request is **815 Ryan Street/314 Broad Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a new commercial office facility (United Way) with 1) side setback of 32' vs. 24'

from street side property line; 2) construction of single story building vs. required two story; 3) allow channel letters and a 6' logo in lieu of flat sign; and 4) allow parking areas with second layer of lot, within a T-5 Urban Center Transect Zoning District. This redevelopment project will include the demolition of 314 Broad Street. Although some of the code deviations could be approved through a warrant, the Downtown Development Authority felt the entirety of the application should be reviewed by the Planning Commission.

VAR 25-64**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** AAA SIGNS/RYAN WILKINS**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) construct a multi-tenant pylon sign vs. required monument style sign; 2) allow height of 25 ¼' vs. required maximum 10' height; and 3) allow business logo on base on proposed sign, within a Mixed Use-X Zoning District. Location of the request is **1920 E. McNeese Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to 1) construct a multi-tenant pylon sign vs. required monument style sign; 2) allow height of 25 ¼' vs. required maximum 10' height; and 3) allow business logo on base on proposed sign, within a Mixed Use-X Zoning District. Staff can find no evidence of hardship, therefore cannot forward position of support.**VAR 25-65****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** AAA SIGNS/KYLE STELLY**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) construct a ground sign vs. required monument style sign; and 2) allow height of 17'8" vs. required maximum 10' height, within a Business Zoning District. Location of the request is **3403 Broad Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to 1) construct a ground sign vs. required monument style sign; and 2) allow height of 17'8" vs. required maximum 10' height, within a Business Zoning District. Staff can find no evidence of hardship, therefore cannot forward position of support.**VAR 25-66****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** CITY OF LAKE CHARLES RECREATION DEPT./MIKE CASTILLE**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to remove and replace an existing ground sign vs. required monument style sign, within a Business Zoning District. Location of the request is **3801 Nelson Road**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to remove and replace an existing ground sign vs. required monument style sign, within a Business Zoning District. Staff's review revealed this sign replacement is part of a citywide park signage replacement plan.**VAR 25-67****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** CITY OF LAKE CHARLES RECREATION DEPT./MIKE CASTILLE**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an accessory parking lot on a separate lot in order to support a city park, within a Mixed Use Zoning District. Location of the request is the **Southwest corner of Cessford Street @ N. Shattuck Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory parking lot on a separate lot in order to support a city park, within a Mixed Use Zoning District. Staff's review revealed the proposed parking area is across from the community center to support Goosport Park. The parking lot will meet all

development standards, therefore staff recommends approval.

VAR 25-68**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: SHANNON SMITH CONSTRUCTION

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) construct two (2) additional curb cuts 100ft. M/L from intersecting streets (Kirkman Street and Swanee Street); and 2) allow 40ft. wide throat vs. maximum 30ft., within a Mixed Use Zoning District. Location of the request is **3735 Kirkman Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to 1) construct two (2) additional curb cuts 100ft. M/L from intersecting streets (Kirkman Street and Swanee Street); and 2) allow 40ft. wide throat vs. maximum 30ft., within a Mixed Use Zoning District. Although there are other existing non-conforming curb cuts in the area, staff cannot forward a position of support.

VAR 25-69**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: CALCAM PARKING, LLC

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to allow a guard shack and chain-link fencing for a period of time which would exceed the permittable temporary allowance of 6 months, within a T-5 Urban Center Transect Zoning District. Location of the request is the **Southside 100 and 200 Blks. of W. Pryce Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain an existing unpermitted guard shack and chainlink fencing on a temporary basis exceeding the maximum allowable six month period. The anticipated timeline for this project is up to three years. Although this project is to support LNG projects and the I10 bridge project, staff cannot forward a position of support.

OTHER BUSINESS**ADJOURN**



MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES

326 Pujo St. 7th Floor
Lake Charles, LA 70601
(337) 491-1542 – FAX (337) 491-9187

PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO. ANX-ANXZON 25-06

APPLICANT: Matt Redd

LOCATION OF REQUEST: E/side 1200 Bk Hwy 397

[REDACTED]

From: [REDACTED]
Sent: Tuesday, September 30, 2025 3:38 PM
To: [REDACTED]
Subject: FW: annex
Attachments: Legal for Highway 397.pdf

Can we send this annexation thru the department review process via memo

| DOUG BURGUIERES | DIRECTOR | PLANNING & DEVELOPMENT | 337-491-1542 |

From: [REDACTED]
Sent: Friday, September 12, 2025 9:34 AM
To: [REDACTED]
Subject: annex

Doug

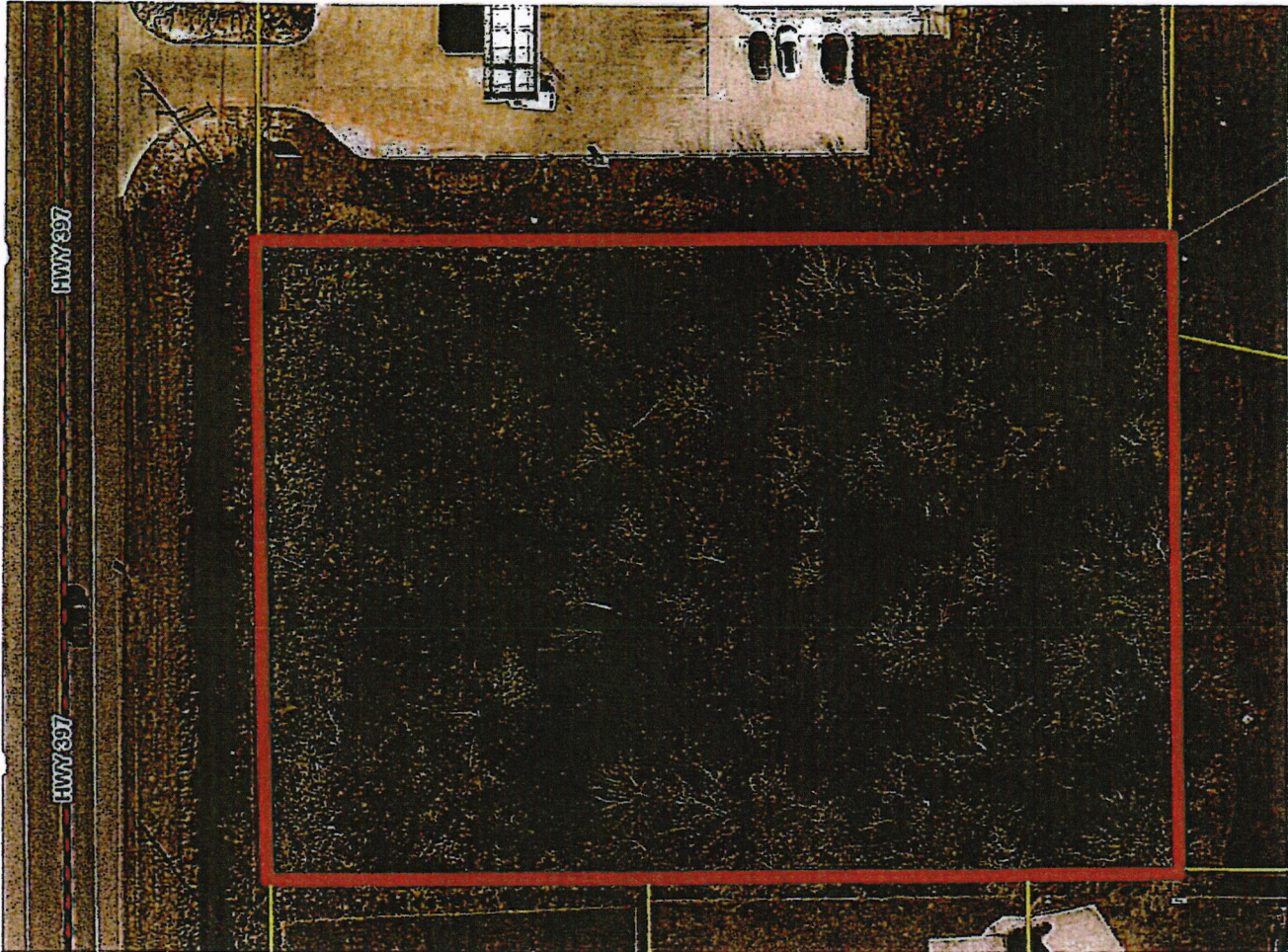
Id like to start the process to get this tract annexed by the City of LC.

Matt Redd,
CCIM, SIOR, CRE
Commercial Real Estate Advisor & Project Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

LEGAL DESCRIPTION

@310907-0000-3400002 0000 LOT 4 BLK 5 OF PROPOSED CAL-PAP INDUSTRIAL PARK IN DESC AS: BEG SW COR W 1/2 31.9.7 TH N 1762.21 FT ALG C/L PUB RD TH E 70 FT TO E R/W LINE OF SAID PUB RD & POC TH E 315.30 FT N 211.31 FT TH W 315.30 FT TO A PT ON E R/W LINE OF SAID PUB RD S 211.31 FT ALG E/L SAID PUB RD TO POC REF1- JOHNNIE J CALDARERA AND FRANK V PAPANIA B 1703 P 87-82





MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES
326 Pujoe St. 7th Floor
Lake Charles, LA 70601
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PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO. ANX-ANXZON 25-07

APPLICANT: My Place BP Properties

LOCATION OF REQUEST: 4607 W. Prien Lake Rd

October 15, 2025

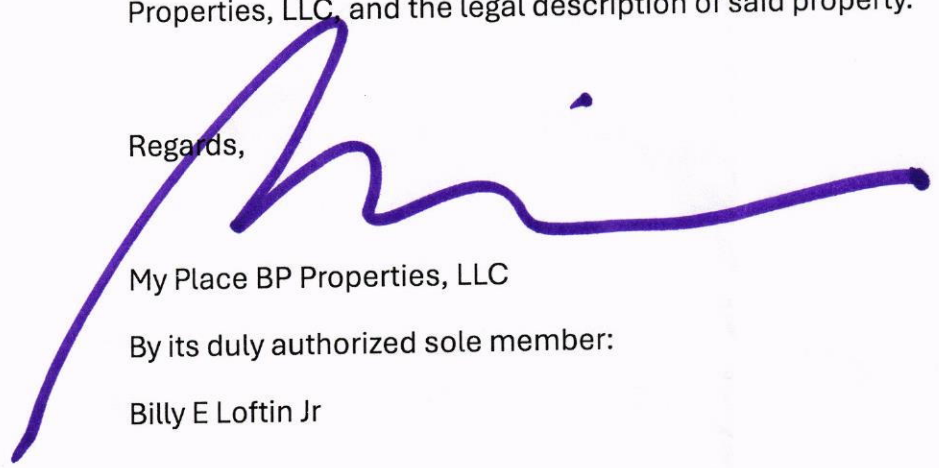
City of Lake Charles

Re: 4607 W Prien Lake Road, Lake Charles, LA 70605

Please accept this letter as a request to annex the referenced property into the City of Lake Charles.

Attached is a filed copy of the Cash Warranty Deed reflecting ownership by My Place BP Properties, LLC, and the legal description of said property.

Regards,



My Place BP Properties, LLC

By its duly authorized sole member:

Billy E Loftin Jr





MAP ANALYST



2024 Aerial Photography



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujol Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL 25-22

Applicant: Our Time Properties

Address: North and Southside 500 Blk of River Road



LOCAL SKETCH

LEGAL DESCRIPTION:

AS DESCRIBED IN THE CASH SALE RECORDED UNDER FILE NUMBER 3351463 IN THE OFFICE OF THE CLERK OF COURTS IN CALCASIEU PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 3, SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST, COMMENCING AT A POINT 1320 FEET EAST OF THE RANGE LINE BETWEEN RANGES 8 AND 9, THENCE NORTH PARALLEL WITH THE SAID RANGE LINE TO CALCASIEU RIVER, THENCE EAST AND UP THE RIVER BANK FOLLOWING ITS MEANDERS 330 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AS THE WILLIAM E. TROTTER PROPERTY, THENCE SOUTH ALONG WEST LINE OF THE WILLIAM E. TROTTER PROPERTY TO THE NORTH RIGHT OF WAY LINE OF KANSAS CITY SOUTHERN RAILROAD, THENCE WEST ALONG SAID RAILROAD RIGHT OF WAY 330 FEET TO POINT OF COMMENCEMENT.

SURVEYOR'S DESCRIPTION:

A 3.0485 ACRE TRACT BEING THE SAME PROPERTY ACQUIRED BY OUR TIME PROPERTIES LLC PER CASH DEED RECORDED UNDER FILE NUMBER 3351463 IN THE OFFICE OF THE CLERK OF COURTS IN CALCASIEU PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 3, SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST, COMMENCING AT A POINT 1320 FEET EAST OF THE RANGE LINE BETWEEN RANGES 8 AND 9, THENCE NORTH PARALLEL WITH THE SAID RANGE LINE TO CALCASIEU RIVER, THENCE EAST AND UP THE RIVER BANK FOLLOWING ITS MEANDERS 330 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AS THE WILLIAM E. TROTTER PROPERTY, THENCE SOUTH ALONG WEST LINE OF THE WILLIAM E. TROTTER PROPERTY TO THE NORTH RIGHT OF WAY LINE OF KANSAS CITY SOUTHERN RAILROAD, THENCE WEST ALONG SAID RAILROAD RIGHT OF WAY 330 FEET TO POINT OF COMMENCEMENT.

BEGINNING AT A 1-1/4" ROD SET BY D.W. JESSEN, P.L.S. FOR MAYBOY INC. AS SHOWN ON THAT PLAT OF SURVEY RECORDED MARCH 14, 1983, ALSO BEING THE SOUTHEAST CORNER OF HORTMAN'S FERRY LANDING SUBDIVISION, THIS POINT BEING CALLED BY JESSEN TO BE 1320 FEET EAST OF THE RANGE LINE BETWEEN RANGES 8 AND 9 AND BEING LOCATED AT NORTH 83°17'58.41" E 66.84' FEET RELATIVE TO HAD 83 (2011) LOUISIANA STATE PLANE COORDINATE SYSTEM, BEARINGS CITED HEREIN RELATIVE TO THE SAME;

THENCE NORTH 00°24'18" E PASSING A 3/4" ROD AT 350.01', A 3/4" ROD AT 314.82' FEET AND A SET 3/4" ROD WITH CAP "MATTIE 5329", A DISTANCE OF 330.55 FEET, FOR A TOTAL DISTANCE OF 345.25 FEET, MORE OR LESS TO THE ORDINARY LOW STAGE OF THE LEFT DESCENDING BANK OF THE CALCASIEU RIVER;

THENCE EASTWARD, MEANDERING ALONG THE ORDINARY LOW STAGE OF THE LEFT DESCENDING BANK OF THE CALCASIEU RIVER, A DISTANCE OF 344.53 FEET (CHORD BEARING & DISTANCE = NORTH 78°31'40" E 344.53 FEET) TO THE COMMON BOUNDARY WITH THE FORMER WILLIAM E. TROTTER PROPERTY AS SHOWN ON THE BOUNDARY ADJUSTMENT SURVEY FILED UNDER FILE NUMBER 170389 IN THE RECORDS OF CALCASIEU PARISH BEING CURRENTLY THE WEST LINE OF RONNIE GENE TUCKER PROPERTY AS DESCRIBED IN THE CASH WARRANTY DEED FILED UNDER NUMBER 3154070;

THENCE SOUTH 01°00'07" WEST, ALONG THE COMMON BOUNDARY WITH TROTTER AND TUCKER, PASSING A SET 3/4" ROD WITH CAP "MATTIE 5329", A DISTANCE OF 10.00 FEET, A 3/4" ROD AT 57.30 FEET, A 3/4" ROD AT 83.05 FEET, FOR A TOTAL DISTANCE OF 41.81 FEET TO A 3/4" ROD ON THE NORTH LINE OF THE ABANDONED KANSAS CITY SOUTHERN RAILROAD RIGHT OF WAY AS MONUMENTED;

THENCE NORTH 89°30'38" WEST, ALONG THE NORTH LINE OF THE ABANDONED KANSAS CITY SOUTHERN RAILROAD, FOR A DISTANCE OF 348.18 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ROAD AND UTILITIES SERVITUDE ON THE NORTH SIDE THEREOF.

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREIN ARE GRID BEARINGS AND DISTANCES REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM OF HAD 83 SOUTH ZONE PER C.L.S. SOLUTION AT 408 NETWORK.
- TITLE RESEARCH INFORMATION WAS NOT REQUIRED, FURNISHED TO OR CONDUCTED BY SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY OR FOR PREPARATION OF THIS PLAT.
- ONLY THOSE UTILITIES EVIDENT FROM A VISUAL INSPECTION OF THE SITE ARE SHOWN AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
- HEREIN DESCRIBED TRACT IS LOCATED IN FLOOD ZONE "AE" (SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS, MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS & FLOODPLAIN MANAGEMENT STANDARDS APPLY) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22018C0480, EFFECTIVE DATE, FEBRUARY 16, 2011. VERIFICATION OF FLOOD ZONE SHOULD BE PERFORMED BY THE LOCAL AGENCY IN CHARGE.
- ADJACENT OWNERSHIP WAS OBTAINED FROM CALCASIEU PARISH POLICE JURY WEB SITE (www.cajpy.com).
- REFERENCE PLATS UTILIZED IN THE PERFORMANCE OF THIS SURVEY:
 - SURVEY IN 1/2 OF NW 1/4 OF SECTION 31, T8S-R8W IN NECT PARTITION-WES. INCHONA FUGUA TROTTER AND ROBERT B. STONE, DATED MAY 14, 1983, PERFORMED BY T.H. MARSHALL.
 - SURVEY FOR WILLIAM E. TROTTER, DATED MARCH 1983, PERFORMED BY PHILIP L. HINTAKER.
 - SURVEY FOR MAYBOY, INC. DATED JUNE 15, 1983, PERFORMED BY D.W. JESSEN & ASSOCIATES.
 - SURVEY OF HORTMAN'S FERRY LANDING SUBDIVISION, DATED MAY 21, 2021, PERFORMED BY D.W. JESSEN & ASSOCIATES.
 - SURVEY FOR JAMES HORTMAN AND LEAH CLURETON, DATED JULY 1, 2024, PERFORMED BY DAVID O. MATTE.
 - SURVEY FOR LEAH CLURETON, DATED OCTOBER 1, 2024, PERFORMED BY DAVID O. MATTE.
 - INDICATES SET 3/4" ROD WITH PLASTIC CAP "MATTIE 5329" UNLESS OTHERWISE NOTED.
 - INDICATES POINT OF INTERSECTION BETWEEN LINES. (CHANGE IN BEARING)
- PERMIT TO INSTALL AND BACKFILL A BULKHEAD APPROVED BY U.S. ARMY CORPS OF ENGINEERS LETTER NO. MWH-2025-00034-188 DATED MARCH 11, 2025, PROVIDED TO THE SURVEYOR BY STANLEY CALDERERA.

C.P.P.A. PLANNING DEPARTMENT NOTES:

- 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 WITHIN SAID EASEMENT. A PUBLIC ENTITY ACROSSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS WITHIN SAID EASEMENT.
- LOT OWNERS SHALL PROVIDE THE PROPER GRADINGS OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN.
- FILL REQUIRED FOR BUILDING PADS IN THE FLOOD ZONE ARE RESTRICTED WHERE THE TRANSITION BACK TO NATURAL GRADE IS MADE AT SLOPES NO FLATTER THAN 8:1.
- ALL NEW RESIDENTIAL, NONRESIDENTIAL, AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AQ, VE AND X (SHADED) AREAS SHALL MEET CPV LATEST FLOOR ELEVATION REQUIREMENTS.
- THE DITCHES ON ALL LOTS ARE DESIGNED AS PERMANENT OPEN DITCH AND MAY NOT BE PIPED IN.

DEDICATION:

THE RIGHT-OF-WAY OF STREETS SHOWN HEREIN, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE AS UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHALLOUT PLANTED WITHIN THE LIMITS OF ANY EASEMENT SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

SEWER DISPOSAL:

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

DESIGNED:
DRAWN: BOM
CHECKED: DOM
APPROVED: DOM
F.B. No.:



PREPARED BY
MORRISON SURVEYING, INC.
G.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION,
INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS
P.O. BOX 71 SULPHUR, LA 70664-0071
4800 N. CITIES SERVICE HWY., SULPHUR, LA 70663
PHONE: (337) 625-1050
E-MAIL: dom@morrisoni.com

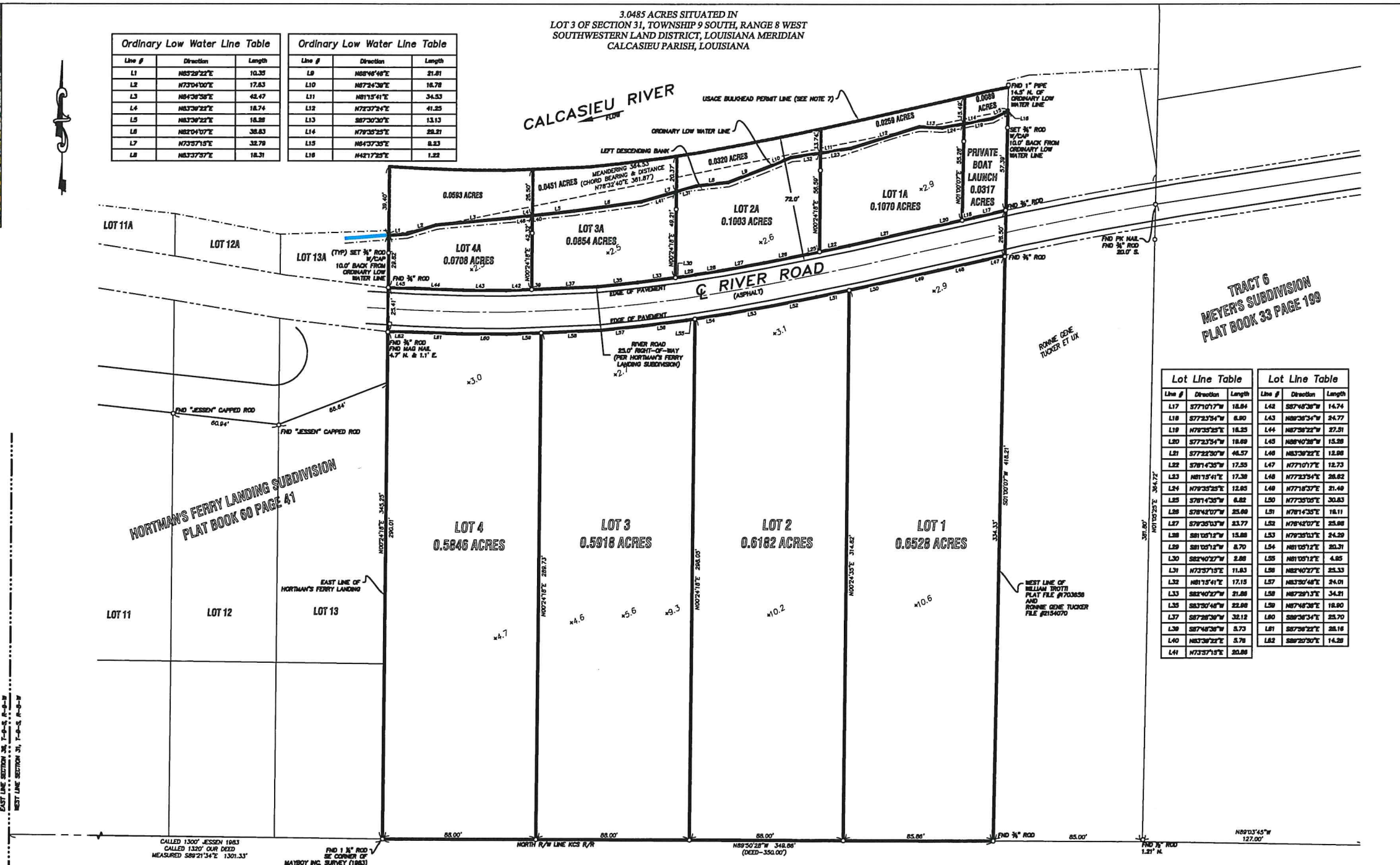


OUR TIME RIVER FRONT SUBDIVISION
RIVER ROAD
LAKE CHARLES, LOUISIANA
CALCASIEU PARISH, LOUISIANA

BY	REVISIONS	DATE	250836

PROJECT NO.:	DATE:
250836	OCTOBER 21, 2025
1" = 60'	1 OF 1
SCALE:	SHEET:

3.0485 ACRES SITUATED IN
LOT 3 OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CALCASIEU PARISH, LOUISIANA



Lot Line Table			Lot Line Table		
Line #	Direction	Length	Line #	Direction	Length
L17	S77°10'17"	18.84	L42	S87°48'38"	14.74
L18	S77°33'54"	8.80	L43	S88°33'54"	24.77
L19	N76°33'52"	18.25	L44	N87°33'22"	17.51
L20	S77°33'54"	18.68	L45	N87°33'54"	23.28
L21	S77°32'30"	46.57	L46	N87°33'02"	12.86
L22	S76°43'55"	17.25	L47	N77°10'17"	18.73
L23	N81°15'41"	17.38	L48	N77°23'54"	26.82
L24	S77°33'52"	12.85	L49	N77°43'57"	21.62
L25	S76°14'35"	6.82	L50	N77°35'05"	30.63
L26	S76°43'07"	25.60	L51	N76°14'35"	15.11
L27	N76°43'07"	33.77	L52	N76°43'07"	28.86
L28	S81°05'13"	15.88	L53	N76°35'13"	24.31
L29	S81°05'13"	8.70	L54	N81°05'12"	30.29
L30	S82°40'20"	2.88	L55	N81°05'12"	4.85
L31	S77°15'13"	11.63	L56	N82°40'27"	25.33
L32	N81°15'41"	17.15	L57	N82°39'48"	24.01
L33	S82°40'20"	21.26	L58	N82°39'48"	24.01
L34	S83°50'49"	22.80	L59	N87°48'38"	18.80
L35	S77°26'39"	32.12	L60	S87°33'54"	23.70
L36	S87°48'38"	8.73	L61	S87°33'54"	25.16
L40	N83°33'22"	5.78	L62	S88°30'30"	14.26
L41	N73°35'13"	20.86			

TRACT 6
MEYERS SUBDIVISION
PLAT BOOK 33 PAGE 199

CERTIFICATION
I HEREBY CERTIFY THAT OUR TIME RIVER FRONT SUBDIVISION, AS PLATTED, IS IN ACCORDANCE WITH THE PROVISIONS OF LA. R.S. 33:501 AND WITH THE LAND AND ORDINANCES OF CALCASIEU PARISH, LOUISIANA, AND THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE APPLICABLE EDITIONS OF PRACTICE FOR CLASS "C" SURVEY AS SPECIFIED IN THE MICHIGAN STANDARD FOR PROPERTY BOUNDARY SURVEYS, PUBLISHED BY THE LOUISIANA BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

OUR TIME RIVER FRONT SUBDIVISION

BY: STANLEY CALDERERA

BY: TYSON ORENZEBACH



DRAWN BY: DOM

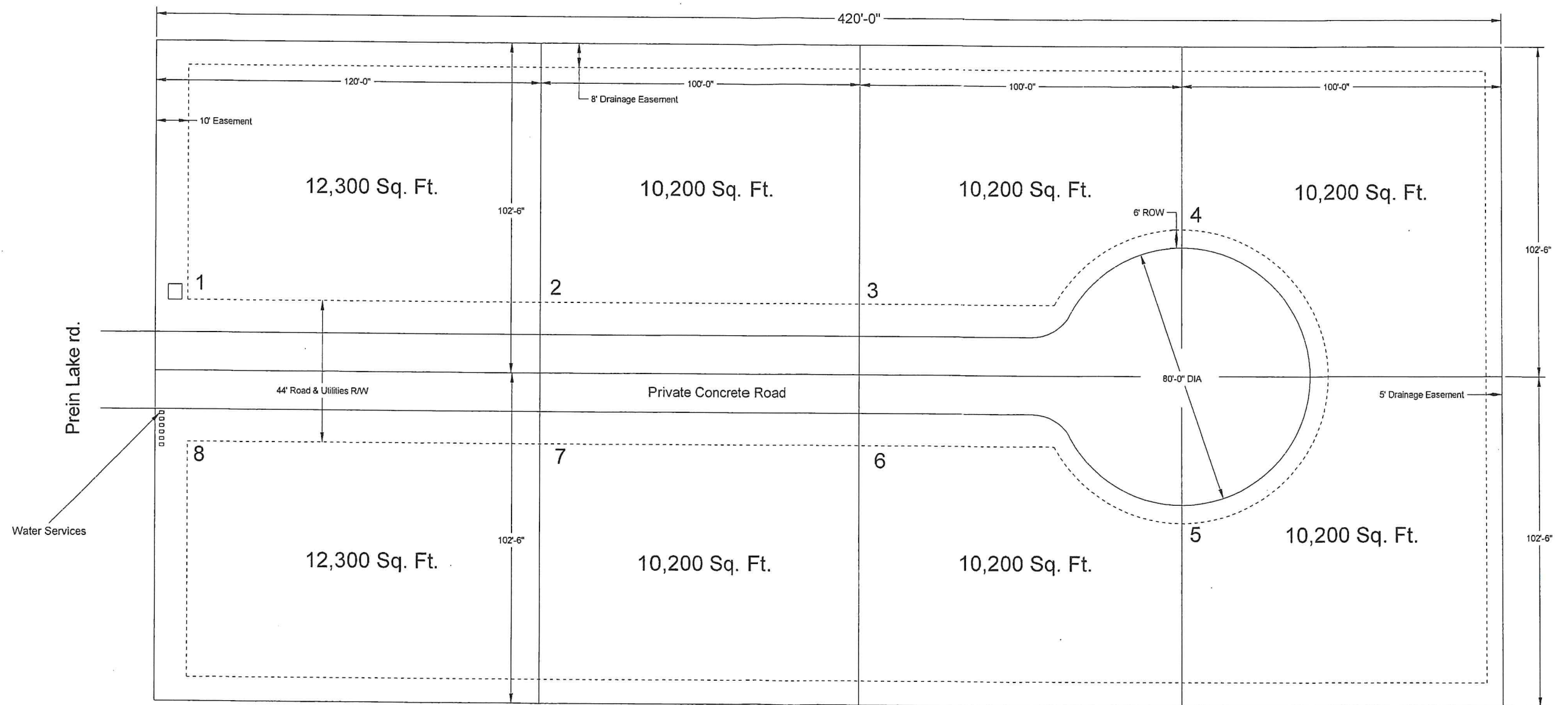


MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES
326 Pujoe St. 7th Floor
Lake Charles, LA 70601
(337) 491-1542 – FAX (337) 491-9187

PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO. PREFNL/MAS/VAR 25-23
APPLICANT: My Place BP Properties
LOCATION OF REQUEST: 4607 W. Prien Lake Rd



4607 Prien Lake Rd.
Purposed Subdivison
8 Lots
Private Road

Scale : 1/16" = 1'

BASIS OF BEARINGS.
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 09/12/2025.

● FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
 ○ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
 ◎ CALCULATED POINT, UNLESS OTHERWISE NOTED.
 ————— PROPERTY LINE
 ————— APPARENT RIGHT OF WAY
 ————— FENCE LINE
 ————— EASEMENT
 ————— CENTERLINE



BEGINNING NORTH 00°29'23" EAST A RECORDED DISTANCE OF 210.00 FEET FROM THE SOUTHWEST CORNER OF LOT THREE (3) OF A SUBDIVISION OF LOTS FOUR (4) AND SEVEN (7) OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, ON THE WEST LINE OF SAID LOT 3, THENCE MEASURED NORTH 00°29'23" EAST A DISTANCE OF 209.34 FEET (RECORDED 210.00 FEET), THENCE SOUTH 88°20'29" EAST A DISTANCE OF 420.00 FEET, THENCE SOUTH 00°29'23" WEST A DISTANCE OF 210.00 FEET, THENCE NORTH 88°15'05" WEST A DISTANCE OF 420.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 2.02 ACRES, MORE OR LESS.

• ABOVE DESCRIPTION AND RECORD DATA SOURCED FROM THAT CERTAIN PLAT OF SURVEY PERFORMED FOR PHYLLIS & BILLY LOFTIN, JR. DATED AUGUST 4, 2022 BY E. LEO REDDOCH, P.L.S. (LA. REG. NO. 4446).

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER THE LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LX, CHAPTER 23, AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/ IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.

1. THIS PLAT DOES NOT DEFECT ALL UTILITY LOCATIONS, IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
 2. NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS, EASEMENTS, OR RIGHTS-OF-WAY WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
 3. THE CURRENT ENVIRONMENTAL CONDITIONS PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BUREAUS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT, AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY, THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY, OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
 4. THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.
- THE AERIAL MAPS PROVIDED ARE FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

FLOOD ZONE NOTE: THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H. U. D. (F, I, A), DETERMINED BY GRAPHICAL METHODS ONLY. THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE FLOOD HAZARD BOUNDARY MAP NO. 22019C0470F, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011, NO FLOOD STUDY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 1607 W. PREN LAKE RD., LAKE CHARLES, LA 70605



REDDOCH LAND SURVEYING, INC.

Lake Charles, LA 70601

reddochlandsurveying@yahoo.com



<u>DRAWN BY:</u> ACR I AGT	<u>SURVEY PERFORMED FOR:</u> <u>MY PLACE BP PROPERTIES LLC</u>
<u>CHECKED BY:</u> ACR	
<u>APPROVED BY:</u> ELR	
<u>SCALE:</u> 1" = 60'	
	<u>PROPERTY LOCATED IN:</u> SECTION 22, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujio Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL 25-24

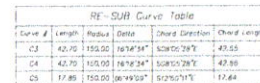
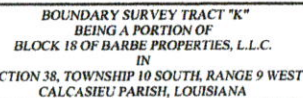
Applicant: Block 18 of Barbe Properties

Address: 1500 Blk W. Prien Lake Rd.



TRACT "K"

TRACT "K"





R ⁿ	N(V)CDS	SAT.		



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: MCU 25-28

Applicant: Connor Glennon

Address: 5224 Nelson Rd.

EXTERIOR DESIGN CONCEPTS



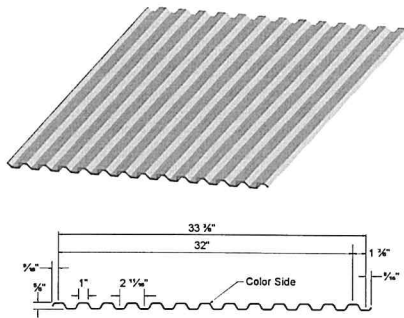
-  Horizontal A Panel
-  Vertical 7.2 Panel
-  Horizontal D Panel



EXPOSED
FASTENING
SYSTEM

PBD

The PBD panel is an exposed fastened panel system that can be used for roof and wall applications. When used in wall applications, panels can be installed vertically or horizontally. The ribs in the PBD panel are symmetrical from top to bottom, which makes this panel ideal as a roof liner.



PRODUCT SPECIFICATIONS

Applications: Roof and Wall

Coverage Widths: 32"

Rib Spacing: 2.67" on Center

Rib Height: 5/8"

Minimum Slope: 3:12

Panel Attachment: Exposed
Fastening System

Gauges: 26 (standard);
29, 24, 22 (optional)

Finishes: Smooth (standard);
Embossed (optional)

Coatings: Galvalume® Plus,
Signature® 200, Signature® 300

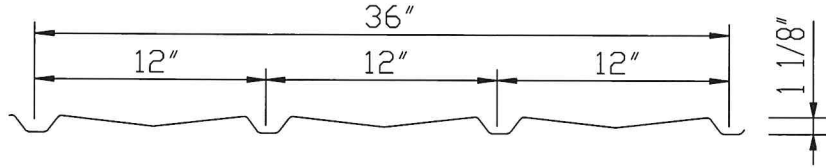
CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
STRUCTURAL	Negative Wind Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. To ensure you have the latest information available, please inquire or visit our website at mbci.com.

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844-327-1748 | mbci.com | shop.mbc.com

PBA Panel Properties



Section Properties								
			Top Flat In Compression			Bottom Flat In Compression		
Panel gauge	Fy (ksi)	Weight (psf)	Ix(in ⁴)	Sx (in ³ /ft.)	Ma (kip-in)	Ix(in ⁴)	Sx (in ³ /ft.)	Ma (kip-in)
29	60*	0.02	0.0147	0.0197	0.707	0.0187	0.0223	0.800
26	60*	0.84	0.0203	0.0282	1.012	0.0263	0.0321	1.153
24	50	1.06	0.0273	0.0383	1.147	0.0357	0.0440	1.317
22	50	1.34	0.0400	0.0514	1.537	0.0467	0.0572	1.713

*Fy is 80 ksi reduced to 60 ksi in accordance with the 2001 edition of the Cold-Formed Steel Design Manual

NOTES:

1. All calculations for the properties of the panel are calculated in accordance with the 2001 edition of the Cold-Formed Steel Design Manual, published by the American Iron and Steel Institute (AISI).
2. Ixe is for deflection determination.
3. Sxe is for Bending.
4. Maxo is allowable bending moment.
5. All values are for one foot of the panel width

The Engineering data contained herein is for the expressed use of customers and design professionals. Along with this data, it is recommended that the design professional have a copy of the most current version of the *North American Specification for the Design of Cold-Formed Steel Structural Members* published by the American Iron and Steel Institute to facilitate design. The Specification contains the design criteria for the cold-formed steel components. Along with the Specification, the designer should reference the most current building code applicable to the project jobsite in order to determine environmental loads. If the information or guidance regarding cold-formed design practice is desired, please contact the manufacturer.

PBA PANEL FASTENER LOCATIONS



NOTES:

1. The PBR panel has an unsymmetrical purlin bearing side lap leg. Panel side lap with extended foot to bear on frame. However, where possible, the panel should be lapped against prevailing wind.
2. The above are typical fastener spacings. However, they may not be appropriate for all applications. Consult a professional engineer for use on any specific application.
3. Minimum 1/2" x 3/32" tape sealer required at panel side laps when used as roof panel.
4. Side lap fasteners are required. Typical spacing is 20" O.C. However, the spacing may not be appropriate for all applications. Consult a professional engineer for use on any specific application.



PBA Panel Properties

ALLOWABLE USABLE LOADS IN POUNDS PER SQUARE FOOT

Span Type	Gauge	Load Type	1.00	2.00	3.00	4.00	5.00	6.00	7.00
Single	29	Negative Wind	533.1	133.3	59.2	33.3	21.3	14.8	10.9
		Pos. Wind/ Live Load/ (L/180)	471.3	117.8	47.5	20.0	10.3	5.9	3.7
		Pos. Wind/ Live Load/ (L/120)	471.3	117.8	52.4	29.5	18.9	11.3	7.1
	26	Negative Wind	768.7	192.2	85.4	48.0	30.7	21.4	15.7
		Pos. Wind/ Live Load/ (L/180)	674.7	222.2	65.8	27.8	14.2	8.2	5.2
		Pos. Wind/ Live Load/ (L/120)	674.7	299.9	107.9	53.9	27.6	16.0	10.1
	24	Negative Wind	877.8	219.4	97.5	54.9	35.1	24.4	17.9
		Pos. Wind/ Live Load/ (L/180)	764.4	191.1	84.9	37.3	19.1	11.1	7.0
		Pos. Wind/ Live Load/ (L/120)	764.4	191.1	84.9	47.8	30.6	21.2	13.6
	22	Negative Wind	1142.2	285.6	126.9	71.4	45.7	31.7	23.3
		Pos. Wind/ Live Load/ (L/180)	1024.4	256.1	113.8	54.6	28.0	16.2	10.2
		Pos. Wind/ Live Load/ (L/120)	1024.4	256.1	113.8	64.0	41.0	28.3	17.8
2-Span	29	Negative Wind	384.9	111.1	51.0	29.0	18.7	13.0	9.6
		Pos. Wind/ Live Load/ (L/180)	416.4	123.8	57.2	32.7	21.1	14.3	9.0
		Pos. Wind/ Live Load/ (L/120)	416.4	123.8	57.2	32.7	21.1	14.7	10.8
	26	Negative Wind	584.6	162.1	73.6	41.7	26.8	18.7	13.7
		Pos. Wind/ Live Load/ (L/180)	642.6	182.6	83.4	47.4	30.5	19.8	12.5
		Pos. Wind/ Live Load/ (L/120)	642.6	182.6	83.4	47.4	30.5	21.2	15.6
	24	Negative Wind	648.3	182.4	83.2	47.2	30.3	21.1	15.5
		Pos. Wind/ Live Load/ (L/180)	713.1	206.5	94.9	54.0	34.8	24.2	16.8
		Pos. Wind/ Live Load/ (L/120)	713.1	206.5	94.9	54.0	34.8	24.2	17.8
	22	Negative Wind	853.9	243.1	111.1	63.2	40.6	28.3	20.8
		Pos. Wind/ Live Load/ (L/180)	918.6	267.8	123.2	70.2	45.2	31.5	23.2
		Pos. Wind/ Live Load/ (L/120)	918.6	267.8	123.2	70.2	45.2	31.5	23.2
3-Span	29	Negative Wind	449.3	135.6	63.0	36.0	23.2	16.2	11.9
		Pos. Wind/ Live Load/ (L/180)	480.9	150.2	70.5	37.8	19.4	11.2	7.1
		Pos. Wind/ Live Load/ (L/120)	480.9	150.2	70.5	40.5	26.2	18.3	13.5
	26	Negative Wind	693.7	199.3	91.3	51.9	33.4	23.3	17.1
		Pos. Wind/ Live Load/ (L/180)	754.8	223.5	103.3	52.4	26.8	15.5	9.8
		Pos. Wind/ Live Load/ (L/120)	754.8	223.5	103.3	58.9	38.0	26.5	19.0
	24	Negative Wind	764.5	223.7	103.0	58.7	37.8	26.3	19.4
		Pos. Wind/ Live Load/ (L/180)	831.4	251.9	117.2	67.0	36.1	20.9	13.1
		Pos. Wind/ Live Load/ (L/120)	831.4	251.9	117.2	67.0	43.3	30.2	22.2
	22	Negative Wind	1002.2	297.5	137.5	78.5	50.6	35.3	26.0
		Pos. Wind/ Live Load/ (L/180)	1068.3	326.3	152.1	87.1	52.8	30.5	19.2
		Pos. Wind/ Live Load/ (L/120)	1068.3	326.3	152.1	87.1	56.2	39.2	28.9
4-Span	29	Negative Wind	429.3	127.7	59.1	33.7	21.7	15.1	11.2
		Pos. Wind/ Live Load/ (L/180)	461.1	141.7	66.2	37.9	20.5	11.9	7.5
		Pos. Wind/ Live Load/ (L/120)	461.1	141.7	66.2	37.9	24.5	16.8	10.6
	26	Negative Wind	659.3	187.1	85.5	48.6	31.2	21.7	16.0
		Pos. Wind/ Live Load/ (L/180)	719.8	210.2	96.7	55.1	28.5	16.5	10.4
		Pos. Wind/ Live Load/ (L/120)	719.8	210.2	96.7	55.1	35.5	23.3	14.7
	24	Negative Wind	728.0	210.2	96.5	54.9	35.3	24.6	18.1
		Pos. Wind/ Live Load/ (L/180)	794.8	237.2	109.9	62.7	38.3	22.2	14.0
		Pos. Wind/ Live Load/ (L/120)	794.8	237.2	109.9	62.7	40.4	28.2	19.7
	22	Negative Wind	955.9	279.8	128.9	73.4	47.3	33.0	24.3
		Pos. Wind/ Live Load/ (L/180)	1022.0	307.4	142.7	81.5	52.6	32.4	20.4
		Pos. Wind/ Live Load/ (L/120)	1022.0	307.4	142.7	81.5	52.6	36.7	27.0

NOTES:

1. Allowable loads are based on uniform span lengths.
2. Live Load or Positive Wind is limited by bending, shear, and/or combined shear & bending, which ever controls.
3. Negative Wind Load does not consider fastener pullout or pullover.
4. Panel weight has not been deducted from allowable loads.
5. Web crippling has not been checked and must be verified by the design professional for exterior and interior supports.
6. This material is subject to change without notice. Please contact SBS for most current data.

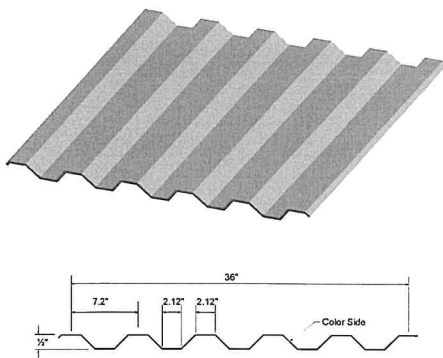
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EXPOSED FASTENING SYSTEM

7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as “reverse rolled” and can be installed either vertically or horizontally.



PRODUCT SPECIFICATIONS

Applications: Roof and Wall

Coverage Widths: 36"

Rib Spacing: 7.2" on center

Rib Height: 1½"

Minimum Slope: ½:12

Panel Attachment: Exposed Fastening System

Gauges: 24 (standard);
29, 26,
22 (optional)

Finishes: Smooth (standard);
Embossed (optional)

Coatings: Galvalume® Plus,
Signature® 200, Signature® 300,
Signature® 300 Metallic

7.2 PANEL - EXPOSED FASTENING SYSTEM

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.0000 cfm/ft ² at 6.24 psf static pressure 0.239 cfm/ft ² at 15.00 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 13.24 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials. Requires installation over a non-combustible substrate to qualify for Class A rating. Installation over a combustible substrate qualifies for Class C rating.	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance -Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 244
	Roof Performance -Florida Approval	UL 580 FM 4471 UL 790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code	See FL# 42382.11
	Roof Performance -Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-525

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CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: MAJ 25-13

Applicant: Connor Glennon

Address: 5224 Nelson Rd.

- NOTES:
1. PROPERTY IS CURRENTLY ZONED AS A BUSINESS ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS A PERMITTED USE IN BUSINESS ZONING DISTRICTS.
 2. THE SITE CURRENTLY LIES IN A ZONE X (SHULD AND UNIMPROVED) AS PER 2008 BCC ZONING MAP. THE ZONING MAP IS DATED FEBRUARY 18, 2011.
 3. BUILDING SET BACKS:
 - FRONT: 10'
 - REAR: 10'
 - SIDE: 5'
 4. 10' FRONT LANDSCAPE BUFFER REQUIRED.
 5. 10' FRONT LANDSCAPE BUFFER REQUIRED WITH COMMERCIAL USE.
 6. ADJ. RESIDENTIAL USE.

PARKING TABLE	
REQUIRED SPACES	1
STORAGE FACILITY: 1 SPACE/100 UNITS	1
PROPOSED SPACES	1
ADA SPACES	1

ASSESSMENT NUMBER: 01098659
RESIDENTIAL USE

ASSESSMENT NUMBER: 00769657
RESIDENTIAL USE

ASSESSMENT NUMBER: 13334198
MIXED USE

RHORER RD.
(ASPHALT)

GARLAND DRIVE
(SIDE)

ASSESSMENT NUMBER: 00990191
RESIDENTIAL USE

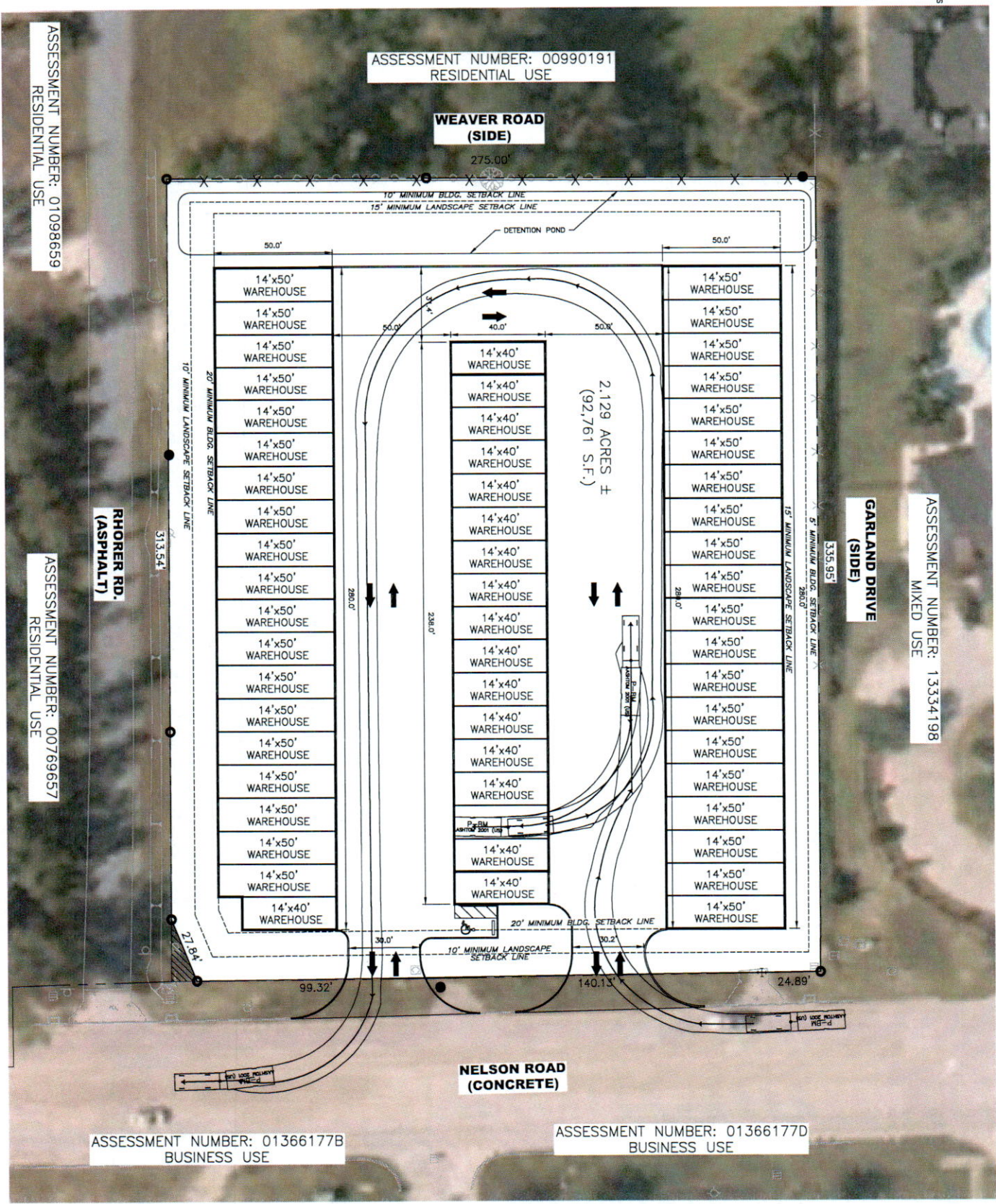
WEAVER ROAD
(SIDE)

NELSON ROAD
(CONCRETE)

ASSESSMENT NUMBER: 01366177B
BUSINESS USE

ASSESSMENT NUMBER: 01366177D
BUSINESS USE

24" X 36" SCALE: 1" = 20'





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-61

Applicant: Francis Miller Jr.

Address: 2733 Lorraine Lane

LORRAINE LANE

PROPERTY LINE

12 1/2'

30'

25'

10'

44'

2733 LORRAINE LANE

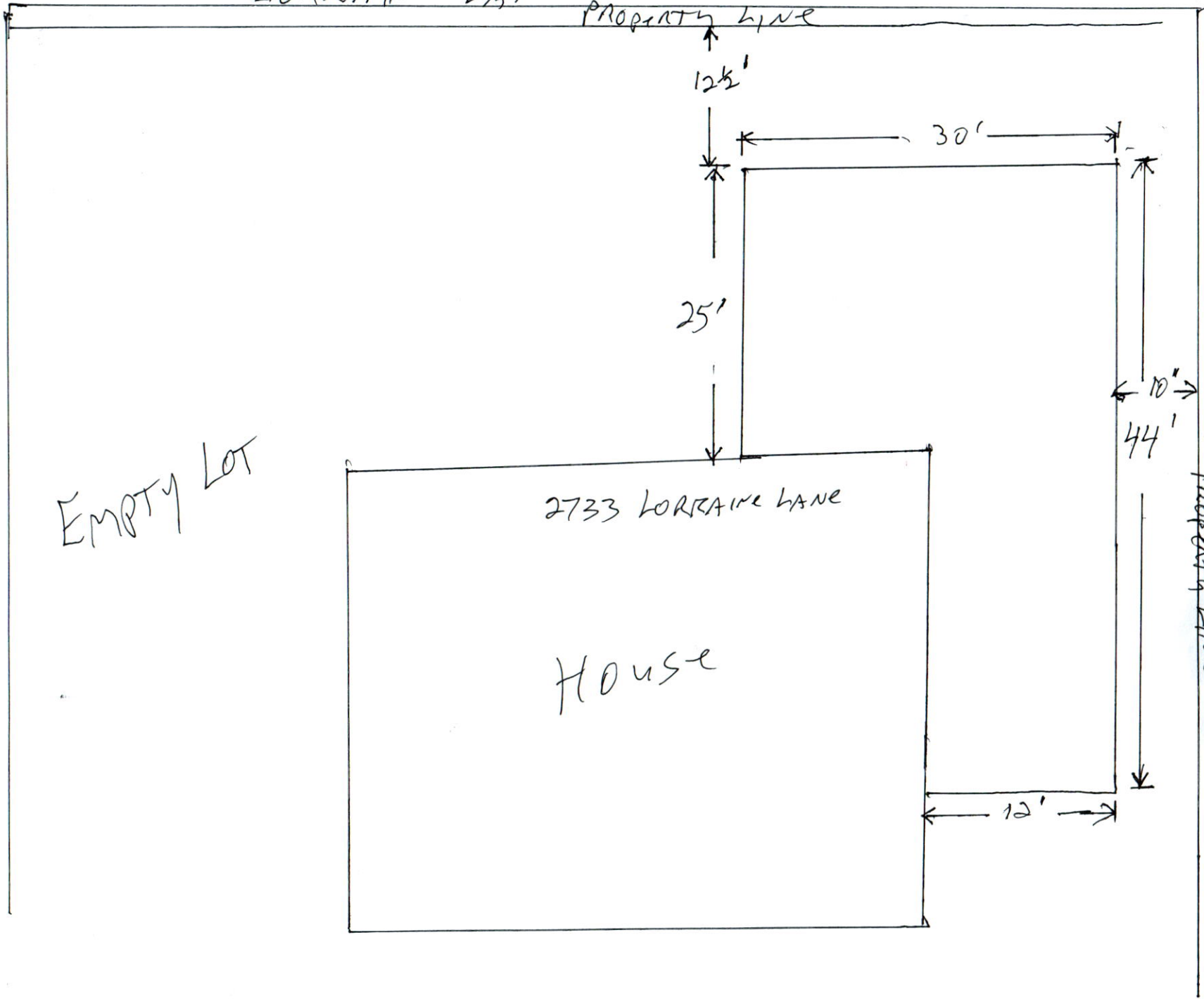
House

12'

527/1111

EMPTY LOT

PROPERTY LINE





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-62

Applicant: Herman Stevens

Address: 2100 Enterprise Blvd





MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES

326 Pujoe St. 7th Floor
Lake Charles, LA 70601
(337) 491-1542 – FAX (337) 491-9187

PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO. VAR 25-63

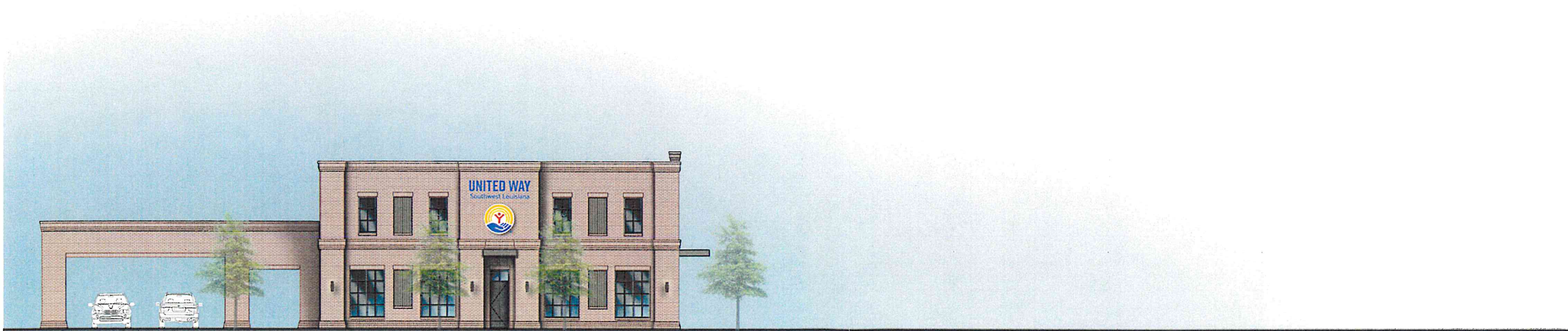
APPLICANT: Jeff Kudla

LOCATION OF REQUEST: 815 Ryan St / 314 Broad St

RYAN STREET



OVERALL SITE PLAN AND FLOOR PLAN



UNITED WAY
PROPOSED PARKING EXPANSION AND PROSPERITY CENTER
LAKE CHARLES, LOUISIANA

SCHEMATIC DESIGN
2447
10-21-2025



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujot Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-64

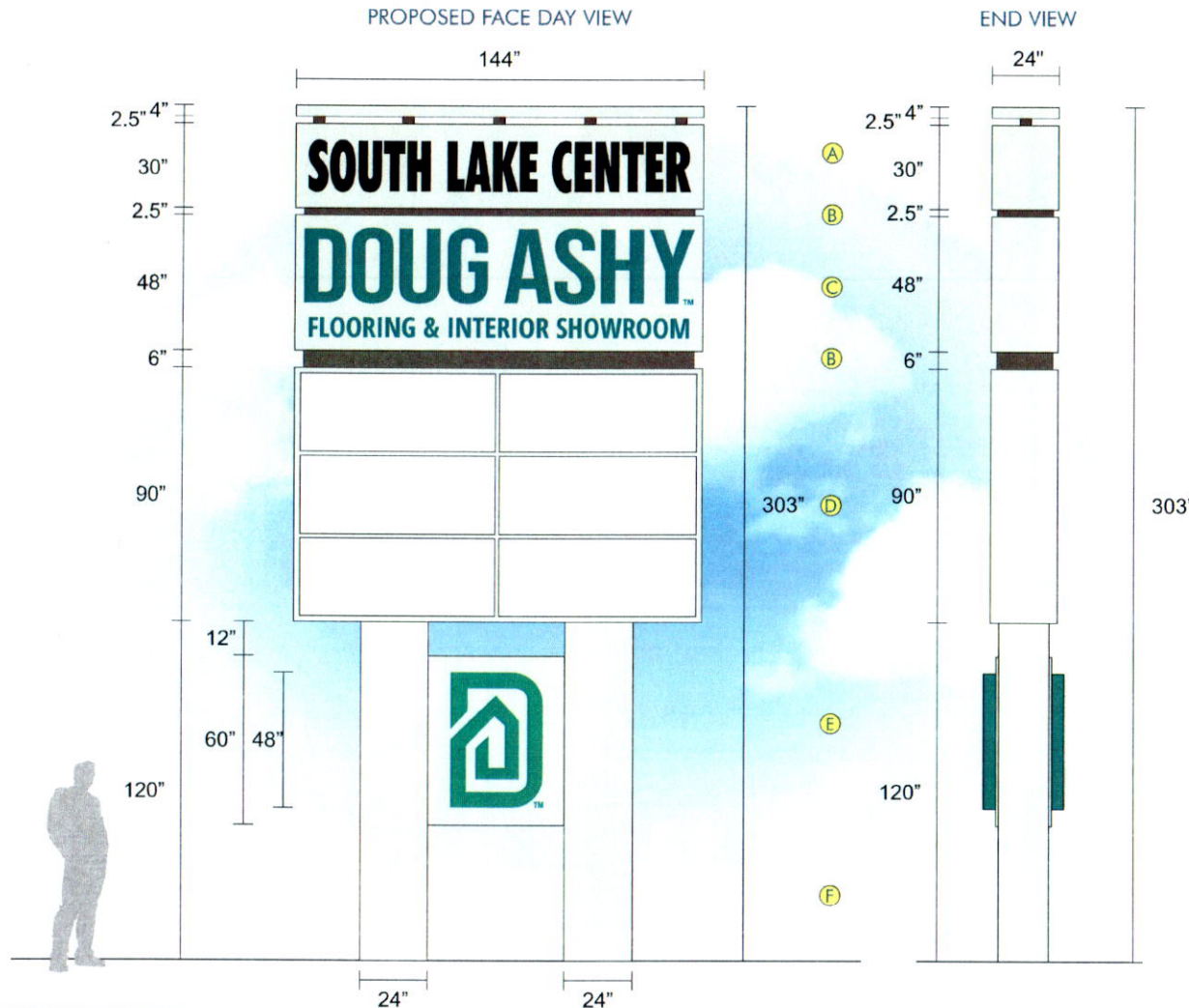
Applicant: AAA Signs

Address: 1920 E McNeese St.

NEW DOUBLE SIDED ILLUMINATED PYLON SIGN

282 SQ FT

- GREEN PMS 343C
- SW7035 AESTHETIC WHITE
- DARK BRONZE
- WHITE
- DAY NIGHT



SCOPE

MANUFACTURE AND INSTALL ONE DOUBLE SIDED ILLUMINATED PYLON SIGN

SIGN SPECS

- A ALUMINUM CABINET, INTERNALLY ILLUMINATED, ROUTED OUT COPY WITH DAY NIGHT FILM ON BACKER FACES WITH DECO ALUM TOPPER
- B REVEALS
- C ALUMINUM CABINET, INTERNALLY ILLUMINATED, ROUTED OUT COPY WITH GREEN TRANSLUCENT FILM ON BACKER FACES
- D LED INTERNALLY ILLUMINATED MULTI-TENANT CABINET WITH WHITE ACRYLIC FACES
- E REVERSE HALO ILLUMINATED CHANNEL LOGO ON BAKER ALUMINUM PANEL
- F ALUMINUM POLE COVER

AAA SIGNS

www.aaasigns.com
129 Burgess Drive - Bossier, LA 70618
PHONE: 800.880.5676 / 713.213.5199 / FAX: 337.261.2533

CLIENT

DOUG ASHY
BUILDING MATERIALS

Store Number

Location

Lake Charles

AAA SIGNS LLC IS UL LISTED
AND BUILDS ALL SIGNS-SHON
COMPONENTS TO MEET
UL 48 STANDARDS

UL
UNDERWRITERS
LABORATORIES
ELECTRIC SIGN

DECLARATION

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY AAA SIGNS, LLC. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH THE PROJECT BEING PLANNED FOR YOU
BY AAA SIGNS, LLC. IT IS NOT TO BE SHOWN
TO ANYONE OUTSIDE YOUR ORGANIZATION,
NOR USED, REPRODUCED, COPIED OR
EXHIBITED IN ANY FASHION WHATSOEVER. ALL
OR PART OF THIS DESIGN (EXCEPT FOR
REGISTERED TRADEMARKS) REMAIN THE
PROPERTY OF AAA SIGNS, LLC.

CLIENT REVIEW STATUS

AAA Signs, LLC. requires that an "Approved"
drawing be obtained from the client prior to any
production release or production release revision.

☐ Approved ☐ Approved as Noted
☐ Revise & Resubmit

Name:

Title:

Date:

PROJECT INFORMATION

Client: Doug Ashy

Scale: 1/2" = 1'

Date: 10-27-2025

Sales: Ryan Wilkins Ryan@aaasigns.com

Design: Steve Langford

JOB NUMBER

IMPORTANT NOTICE

UL COMPLIANT NEC AND MANUFACTURING
RECOMMENDATIONS. ALL ELECTRICAL
PRIMARY CIRCUITS MUST BE DEDICATED
ISOLATED CIRCUITS PROVIDED BY
CLIENT/OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE
TRANSFORMERS AND OR BALLASTS FOR
INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS AS
PER NEC 210.8(A)(1), 210.8(B), 210.8(C),
210.8(D), 210.8(E), 210.8(F), 210.8(G),
210.8(H), 210.8(I), 210.8(J), 210.8(K),
210.8(L), 210.8(M), 210.8(N), 210.8(O),
210.8(P), 210.8(Q), 210.8(R), 210.8(S),
210.8(T), 210.8(U), 210.8(V), 210.8(W),
210.8(X), 210.8(Y), 210.8(Z).



NEW DOUBLE SIDED ILLUMINATED PYLON SIGN - PLACEMENT

282 SQ FT

AAA SIGNS

www.aaasigns.com
130 Burgess Drive, Bossier, LA 70613
PHONE: 800-950-5596, 337-253-5096, FAX: 337-261-7531

CLIENT

DOUG ASHY
BUILDING MATERIALS

Store Number

Location

Lake Charles

AAA SIGNS LLC IS UL LISTED
AND BUILDS ALL SIGN/SIGN
COMPONENTS TO MEET
UL 48 STANDARDS

UNDERWRITERS
LABORATORIES
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☐ Revise & Resubmit

Name:

Title: Date:

PROJECT INFORMATION

Client: Doug Ashy

Scale: 1/2" = 1'

Date: 10-27-2025

Sales: Ryan Wilkins Ryan@aaasigns.com

Design: Steve Langford

JOB NUMBER

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PER NEC 2008 ART. 600 & FBC ELECTRIC
CODE AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF SIGN.

5/16/2025

E. MCNEESE STREET

Revised Site Plan

SEE ALSO DWG. 306A THROUGH C-1 & C-2 FOR COMPLETE SITE LAYOUT

NORTH

PARKING:

PARKING REQUIRED:
BUSINESS AREA 14,386 SF @ 1,250 = 58 SPACES

PARKING REQUIRED: 58 SPACES
PARKING PROVIDED: 66 SPACES
ACCESSIBLE SPACES PROVIDED: 4 OF 66



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

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Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-65

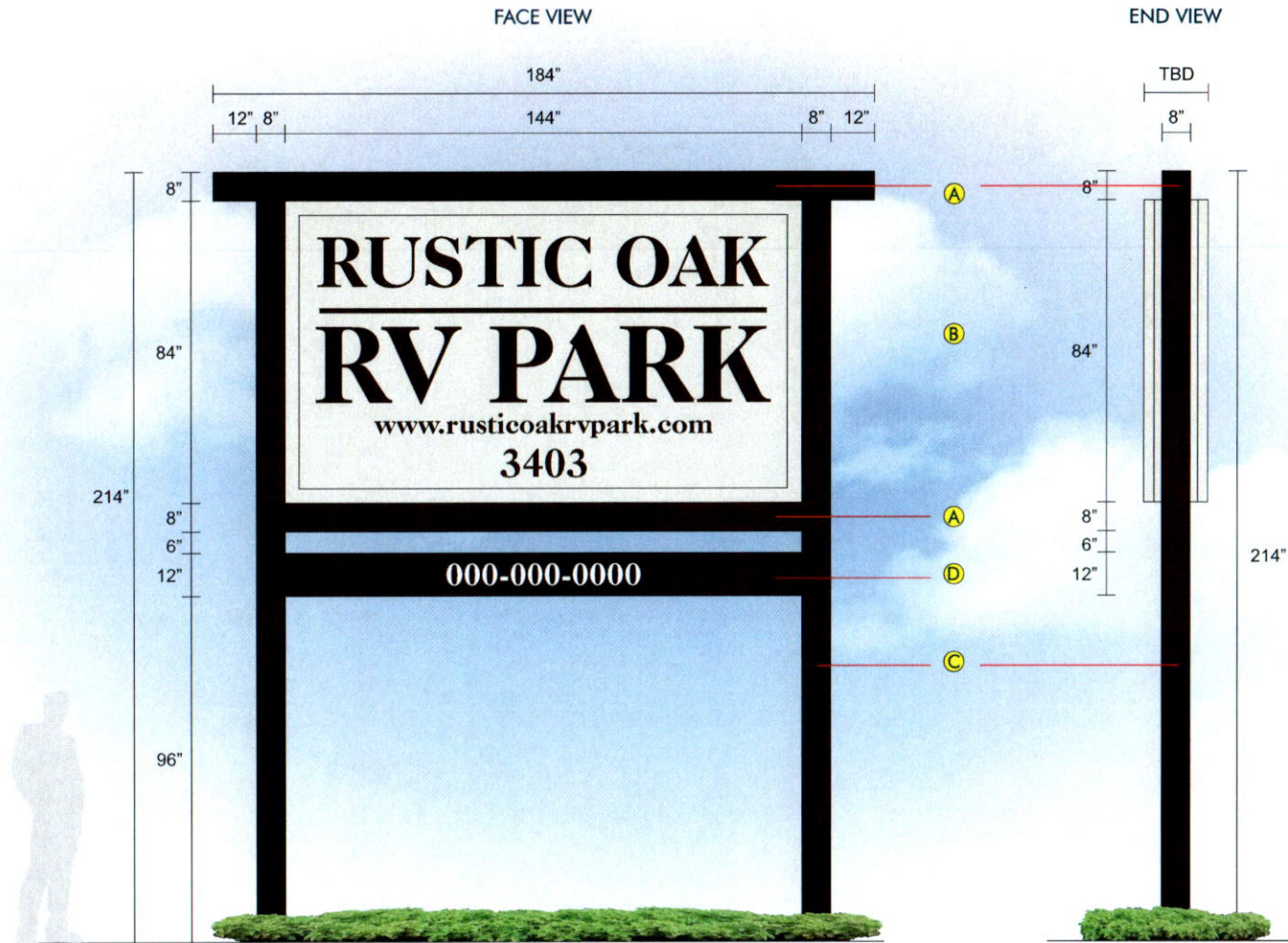
Applicant: AAA Signs

Address: 3403 Broad St.

MONUMENT SIGN

☐ OFF WHITE
☒ DARK BROWN

84 SQ FT



SCOPE

MANUFACTURE AND INSTALL ONE DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

SIGN SPECS

- A HORIZONTAL SQUARE 8" X 8" WOOD TIMBER BEAMS
- B DOUBLE SIDED INTERNALLY ILLUMINATED SIGN CABINET
- C VERTICAL SQUARE 8" X 8" WOOD TIMBER BEAMS
- D DOUBLE SIDED WOOD PANEL WITH 6" OFF WHITE PHONE NUMBERS (NON ILLUMINATED)

AAA SIGNS

www.aaasigns.com
 109 Burgess Drive Broussard, LA 70019
 PHONE 800.880.5686 337.233.5686 FAX 337.261.2533

CLIENT

**RUSTIC OAK
RV PARK**

Store Number

Location

AAA SIGNS LLC IS UL LISTED
 AND BUILDS ALL SIGN/SIGN
 COMPONENTS TO MEET
 UL 48 STANDARDS

UNDERWRITERS
 LABORATORIES
 LISTED
 ELECTRIC SIGN

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☐ Approved ☐ Approved as Noted
☐ Revise & Resubmit

Name:

Title: Date:

PROJECT INFORMATION

Client: Rustic Oak

Scale: 1/2" = 1'

Date: 10-03-2025

Sales: Kyle Stelly kyle@aaasigns.com

Design: Steve Langford

JOB NUMBER

IMPORTANT NOTICE

UL COMPLIANT NEC AND MANUFACTURING
 RECOMMENDATIONS, ALL ELECTRICAL
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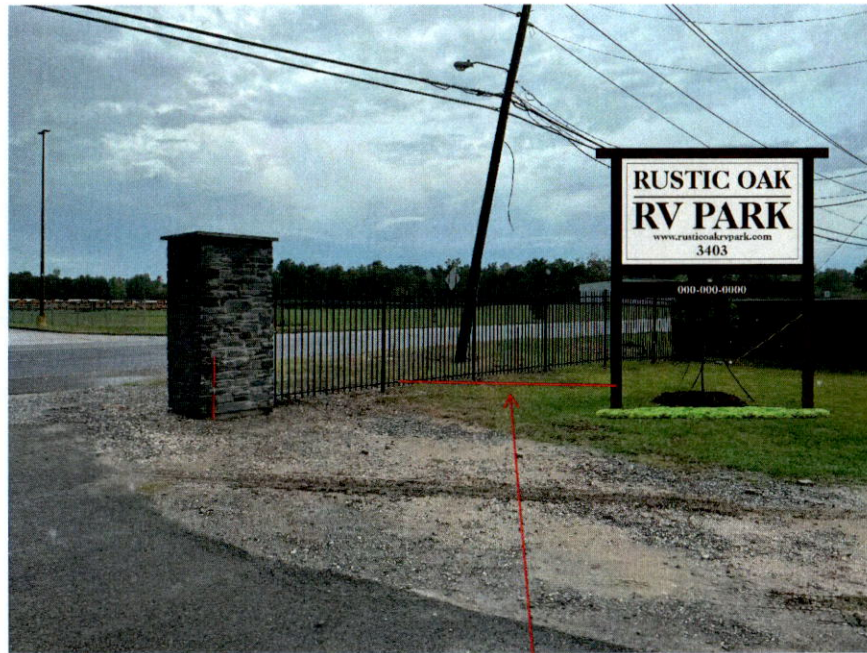
FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN
 ACCORDANCE WITH THE REQUIREMENTS AS
 PER NEC 2008 ART. 600 & FBC ELECTRIC
 CODE AND/OR OTHER APPLICABLE LOCAL
 CODES. THIS INCLUDES PROPER
 GROUNDING AND BONDING OF SIGN.



MONUMENT SIGN

84 SQ FT



SIGN TO BE INSTALLED 10' BACK FROM PROPERTY LINE
ASSUMING FENCE WAS INSTALLED DIRECTLY ON PROPERTY LINE.
WILL BE FIELD VERIFIED

AAA SIGNS

www.aasigns.com
109 Burgess Drive, Broussard, LA 70518
PHONE 800.680.5696 337.233.5696 FAX 337.261.2533

CLIENT

**RUSTIC OAK
RV PARK**

Store Number

Location LOCATION

AAA SIGNS LLC IS UL LISTED
AND BUILDS ALL SIGN/SIGN
COMPONENTS TO MEET
UL 48 STANDARDS

UL UNDERWRITERS
LABORATORIES
LISTED
ELECTRIC SIGN

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Name:

Title: Date:

PROJECT INFORMATION

Client: Rustic Oak

Scale: 1/2" = 1'

Date: 10-03-2025

Sales: Kyle Stelly kyle@aasigns.com

Design: Steve Langford

JOB NUMBER

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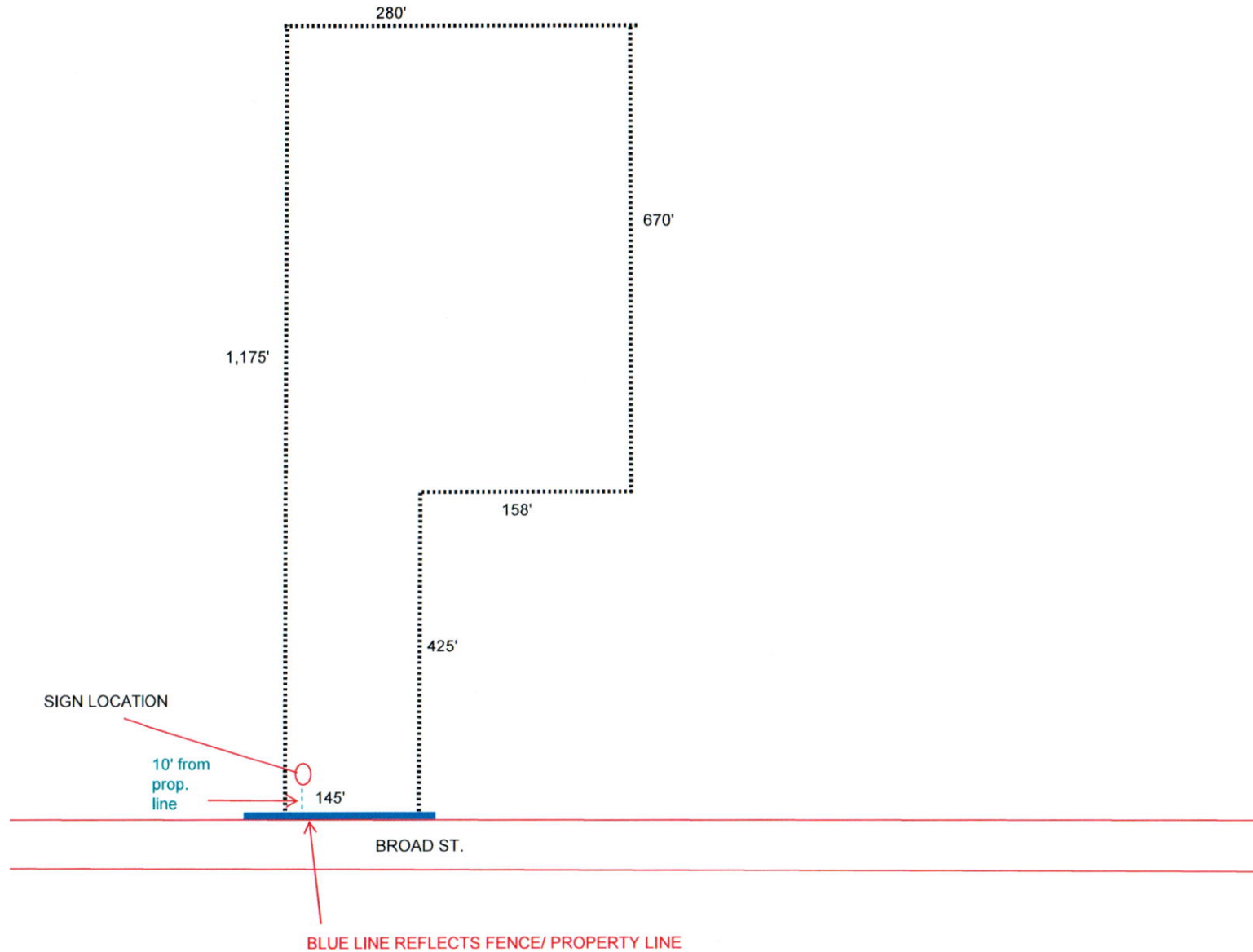
GC TO PROVIDE ACCESSIBILITY TO REMOTE
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FINAL ELECTRICAL HOOK UP BY OTHERS.

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SITE PLAN



AAA SIGNS

www.aaasigns.com
109 Burgin Drive Bossier, LA 70518
PHONE 800.880.5686 337.233.5686 FAX: 337.281.2533

CLIENT

**RUSTIC OAK
RV PARK**

Store Number

Location

LOCATION

AAA SIGNS LLC IS UL LISTED
AND BUILDS ALL SIGNS/SIGN
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UL 48 STANDARDS

UNDERWRITERS
LABORATORIES
LISTED
ELECTRIC SIGN

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☐ Approved ☐ Approved as Noted
☐ Revise & Resubmit

Name:

Title:

Date:

PROJECT INFORMATION

Client: Rustic Oak

Scale: 1/2" = 1'

Date: 10-03-2025

Sales: Kyle Stelly kyle@aaasigns.com

Design: Steve Langford

JOB NUMBER

IMPORTANT NOTICE

UL COMPLIANT NEC AND MANUFACTURING
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INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS AS
PER NEC 2008 ART. 600.4 FBC ELECTRIC
CODE AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF SIGN.





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujot Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-666

Applicant: City of Lake Charles

Address: 3801 Nelson Rd.

96.00 in

*The City of Lake Charles
Welcomes You to*



46.52 in

TUTTEN PARK

DEPARTMENT OF RECREATION AND PARKS

96.00 in



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

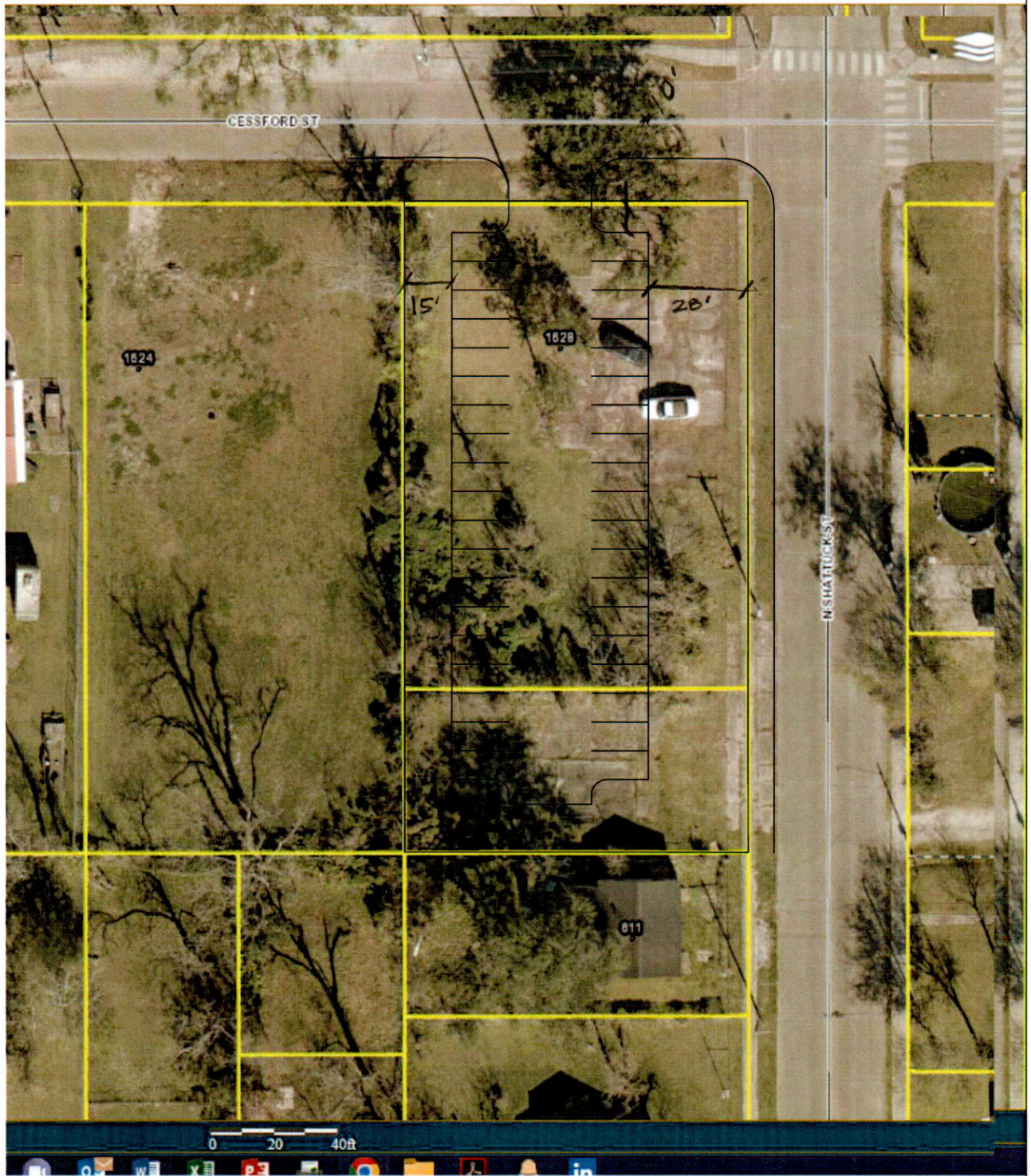
326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-67

Applicant: City of Lake Charles

Address: 1628 Cessford





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujo Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

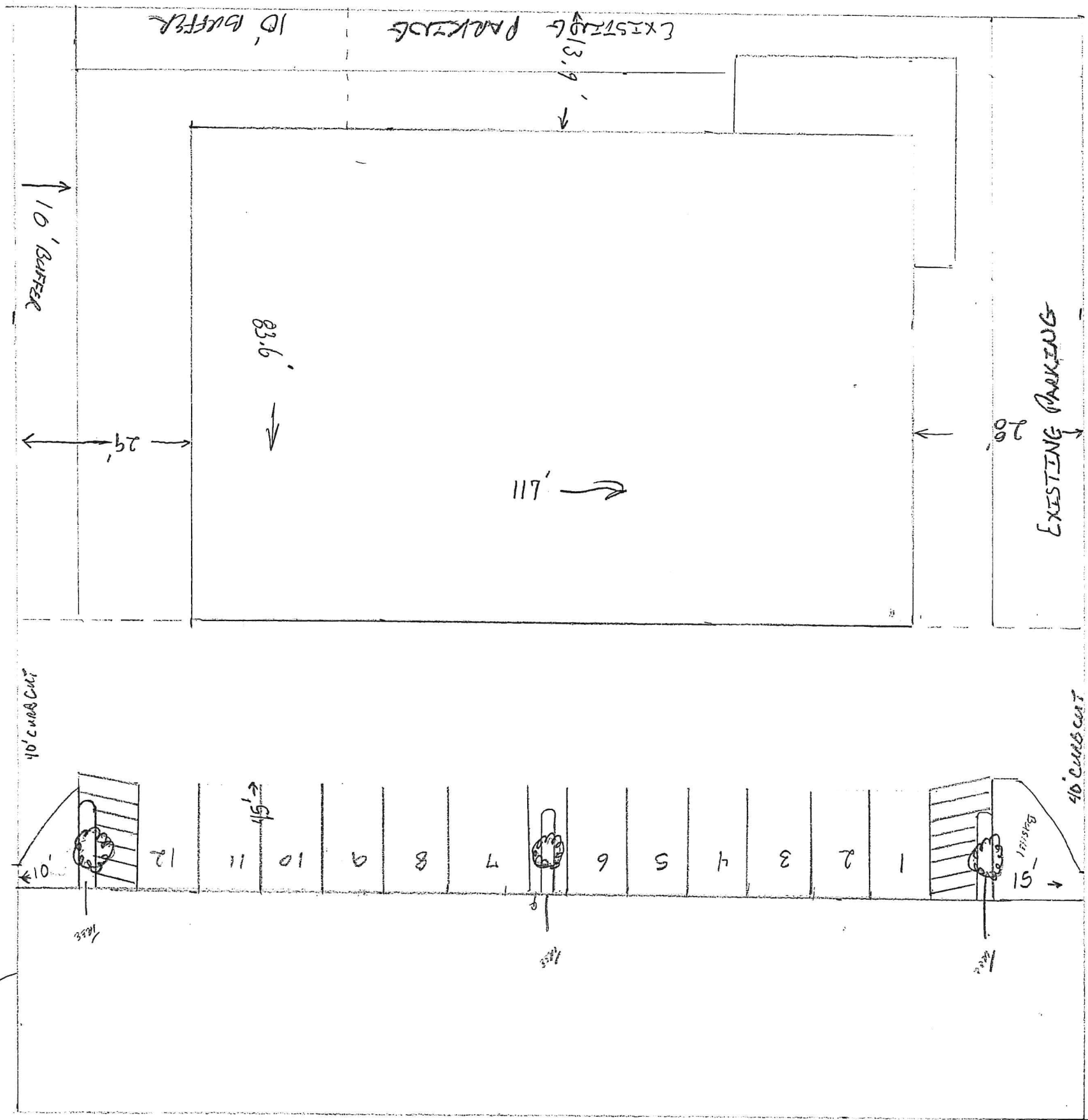
DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-108

Applicant: Shannon Smith Construction

Address: 3735 Kirkman

TULANE



SWANEE

KICKMAN

PARTIALLY-DEVELOPED



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-69

Applicant: CalCam Parking LLC

Address: Southside 100 & 200 Blocks of W. Pryce



CITY OF
LAKE CHARLES, LA

REPORT FOR PARCEL 00945986
2024 DATA

