



# City of Lake Charles

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, January 12, 2026

5:00 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

**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.

**ANX 26-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT: RBG NAVARRE HOLDINGS LLC (RYAN NAVARRE)/CITY OF LAKE CHARLES**

**SUBJECT:** The applicant is requesting annexation approval of 4.08-acres M/L, and generally described as **1600 Siebarth Drive**.

**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  
26-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT: RBG NAVARRE HOLDINGS LLC (RYAN NAVARRE)/CITY OF LAKE CHARLES**

**SUBJECT:** The applicant is requesting a zoning classification of Business Zoning District

of 4.08-acres M/L, and generally described as **1600 Siebarth Drive**.

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

**PREFNL-MAJ LAKE CHARLES SUBDIVISION REGULATIONS**

**-VAR 25-23 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.

**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 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**25-13 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.

**MAJ-VAR CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**26-01 APPLICANT: CHUCK STENBECK**

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec. 24-5-303(b)(v)) in order to establish a runway matting facility in an existing commercial structure including Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street; and 2) allow resin and paint application to matting product, within a Mixed Use Zoning District. Location of the request is **2925 Industrial Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to establish a runway matting facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street; and 2) allow resin and paint application to matting product. Staff's review revealed the property is bordered to the North by a railroad, to the West and East by commercial properties, and to the South by a Residential neighborhood.

**VAR 26-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JOHN FEAR/FEAR AGENCY REAL ESTATE, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted monument sign 5' from front property line vs. required 10' along an arterial/collector road, within a Business Zoning District. Location of the request is **1634 Ryan Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to maintain an unpermitted monument sign 5' from the front property line vs 10' along an arterial/collector road, within a Business Zoning District. Although there was a previous existing non-conforming sign, staff can find no evidence of hardship, therefore cannot forward a position of support.

**VAR 26-02**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** ACME SIGN COMPANY, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a 20' monument sign within the interstate corridor vs. required maximum height of 15', within a Business Zoning District. Location of the request is **1701 W. Prien Lake Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a 20' monument sign within the interstate corridor vs. required maximum height of 15', within a Business Zoning District. Although there are existing non-conforming signs within the immediate area of interstate corridor, staff cannot find any evidence of hardship, therefore cannot forward a position of support.

**VAR 26-03**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** DOUGLAS SELF

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct an open carport addition 19' from front property line vs. required minimum 30', within a Residential Zoning District. Location of the request is **332 W. School Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to re-construct an open carport addition 19' from front property line vs. required minimum 30', within a Residential Zoning District. The applicant received a variance for the carport setback encroachment prior to the hurricane, VAR 07-16.

**VAR 26-04**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** RODERICK & ELDRINA JUDWIN

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) maintain an unpermitted accessory storage cargo container on a vacant lot without a principal structure; and 2) maintain 0' street side setback vs. required 15' side setback, within a Neighborhood Zoning District. Location of the request is **the Northeast corner of Mill Street @ Kingsley Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is

requesting a variance in order to 1) maintain an unpermitted accessory storage cargo container on a vacant lot without a principal structure; and 2) maintain 0' street side setback vs. required 15' side setback, within a Neighborhood Zoning District. Staff's review revealed the applicant owns the property directly across the street. The storage container stored materials to remodel the home after the hurricane. It appears the storage container is encroaching the right of way. Staff can find no evidence of hardship therefore cannot forward a position of support. If approved, staff recommends the storage container be moved back so that it does not encroach the right of way.

**VAR 26-05****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** LAROCQUE HOMES & OUTDOOR LIVING, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new residence 5' from street side property line vs. a previously approved variance of 10' vs. 15', within a Residential Zoning District. Location of the request is **2002 St. Joseph Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new residence 5' from street side property line vs. a previously approved variance (VAR 16-23) of 10' vs. 15', within a Residential Zoning District. The side property is located adjacent to previous railroad right of way that has been relocated to northside of Sallier Street; therefore staff finds this request reasonable.

**VAR 26-06****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** HERNANDO MORAN

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) establish a permanent food truck use including up to eight (8) food truck sites and structure containing restrooms/storage/utilities/potential sales; 2) reduction of required bufferyard of 5' vs. required 15'; and 3) maintain existing curbcut along front property line, within a Business Zoning District. Location of the request is **3209 Enterprise Blvd**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting variances in order to 1) establish a permanent food truck use including up to eight (8) food truck sites and structure containing restrooms/storage/utilities/potential sales; 2) reduction of required bufferyard of 5' along North property line vs. required 15'; and 3) maintain existing curbcut along front property line, within a Business Zoning District. If approved, applicant must meet all landscaping requirements, as well as, all compliance regulations with DHH.

**VAR 26-07****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JAN POTTS BULLOCK

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an addition to residence with a 3' side setback vs. required 5' and 5' rear setback vs. required 10', within a Residential Zoning District. Location of the request is **1419 Louisiana Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct an addition to the residence with a 3' side setback vs. required 5' and 5' rear setback vs. required 10', within a Residential Zoning District.

**VAR 26-08****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JEFF KUDLA, ARCHITECT

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) install two additional wall signs thereby exceeding the maximum allowed one wall sign; 2) allow 256sq.ft. of wall signage vs. maximum allowed 41.6sq.ft.; and 3) allow aluminum composite



board vs. required matching materials of main structure façade, within the Nellie Lutcher Overlay District, within a Mixed Use Zoning District. Location of the request is **701 Enterprise Blvd.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to 1) install two additional wall signs thereby exceeding the maximum allowed one wall sign; 2) allow 256sq.ft. of wall signage vs. maximum allowed 41.6sq.ft.; and 3) allow aluminum composite board vs. required matching materials of main structure façade, within the Nellie Lutcher Overlay District, within a Mixed Use Zoning District. Due to the nature of the use as a museum/festival type venue, staff feels deviation from typical commercial sign requirements fall reasonable.

**VAR 26-09**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** MICHAEL HANKINS

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new restaurant with a 10' landscape buffer along both street frontages vs. required 15', within a Business Zoning District. Location of the request is the **Northwest corner W. Prien Lake Road @ Contraband Pkwy.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new restaurant with a 10' landscape buffer along both street frontages vs. required 15', within a Business Zoning District. Staff feels request is reasonable due to the abutting roadway corridors completion of significant roadway improvements within the last five years. Additionally, DOTD will be reviewing the proposed access points into development.

**VAR 26-10**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JOE JOE'S NON-STOP, LLC/RITA THOMAS

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to 1) establish a bar/lounge within 300ft. of a Residential Zoning District; and 2) maintain existing curbcut and parking configuration, within a Mixed Use Zoning District. Location of the request is **2001 Enterprise Blvd.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting variances in order to 1) establish establish a bar/lounge within 300ft. of a Residential Zoning District; and 2) maintain existing curbcut and parking configuration, within a Mixed Use Zoning District. Staff's review revealed the proposal is bordered to the North, South, and East by commercial properties.

**OTHER BUSINESS**

**ADJOURN**



MARSHALL J. SIMIEN, JR.  
MAYOR

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

PLANNING & DEVELOPMENT  
Office of Zoning and Land Use

CASE NO. ANX-ANXZON 25-07  
APPLICANT: My Place BP Properties  
LOCATION OF REQUEST: 4607 W. Prien Lake Rd

October 15, 2025

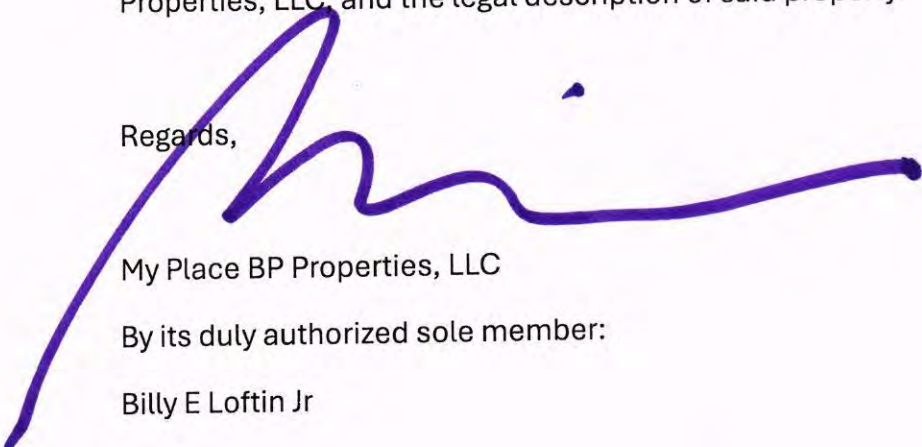
City of Lake Charles

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,

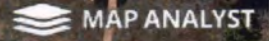


My Place BP Properties, LLC

By its duly authorized sole member:

Billy E Loftin Jr













## CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.  
MAYOR

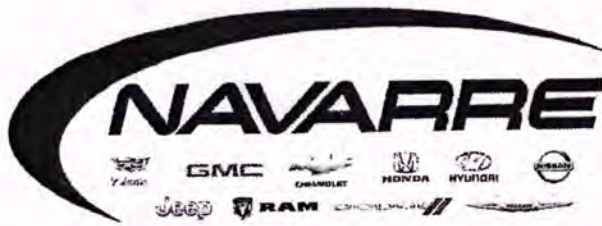
326 Pujoe Street • P.O. Box 900  
Lake Charles, LA 70602-0900  
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: ANX-ANXZON 26-01

Applicant: RBG Navarre Holdings LLC

Address: 1600 Siebarth Dr.



November 25, 2025

Mr. Doug Burguieres  
City of Lake Charles  
326 W Pujó St.  
Lake Charles, LA 70601

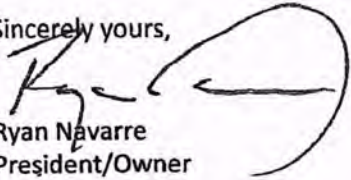
Reference: 1600 Siebarth Dr.  
Lake Charles, LA 70615



Mr. Burguieres,

I am requesting that 1600 Siebarth Dr. to be moved into the City limits. I am attaching a copy of the legal property description.

Please let me or my CFO, Vicki Saxby know if you need any other documents.

Sincerely yours,

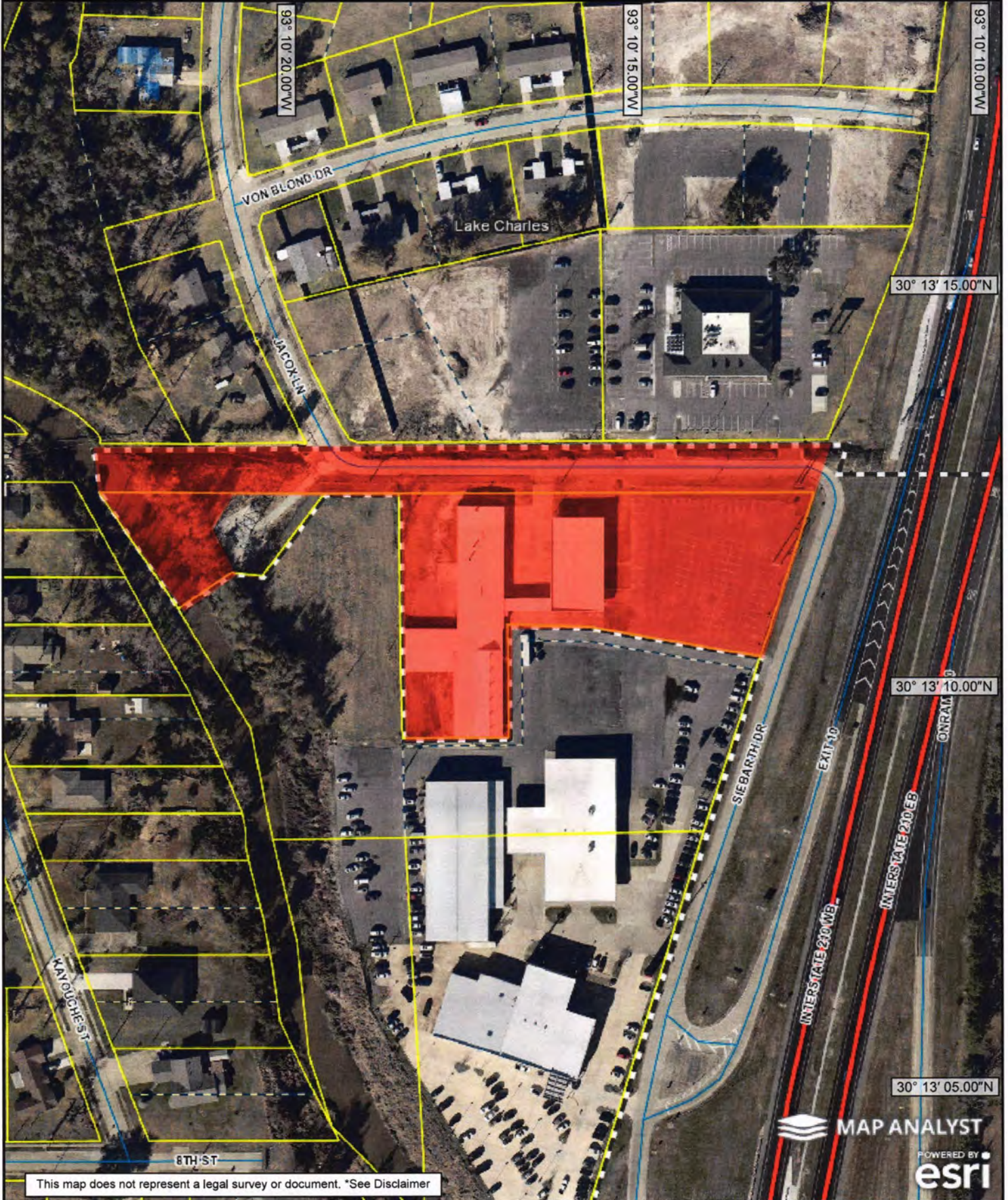
  
Ryan Navarre  
President/Owner

 Lake Charles, LA 70607  






# 1600 Siebarth



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



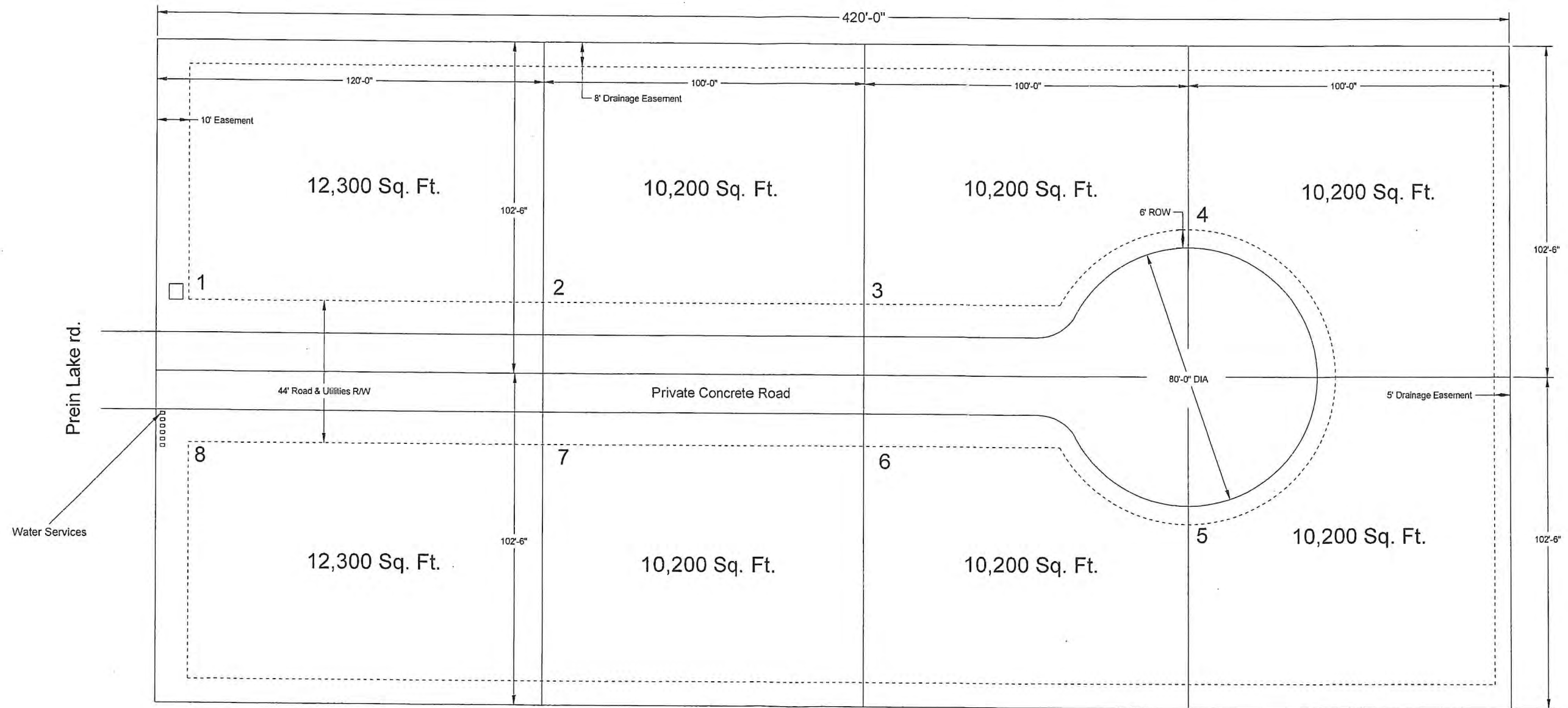


MARSHALL J. SIMIEN, JR.  
MAYOR

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PLANNING & DEVELOPMENT  
Office of Zoning and Land Use

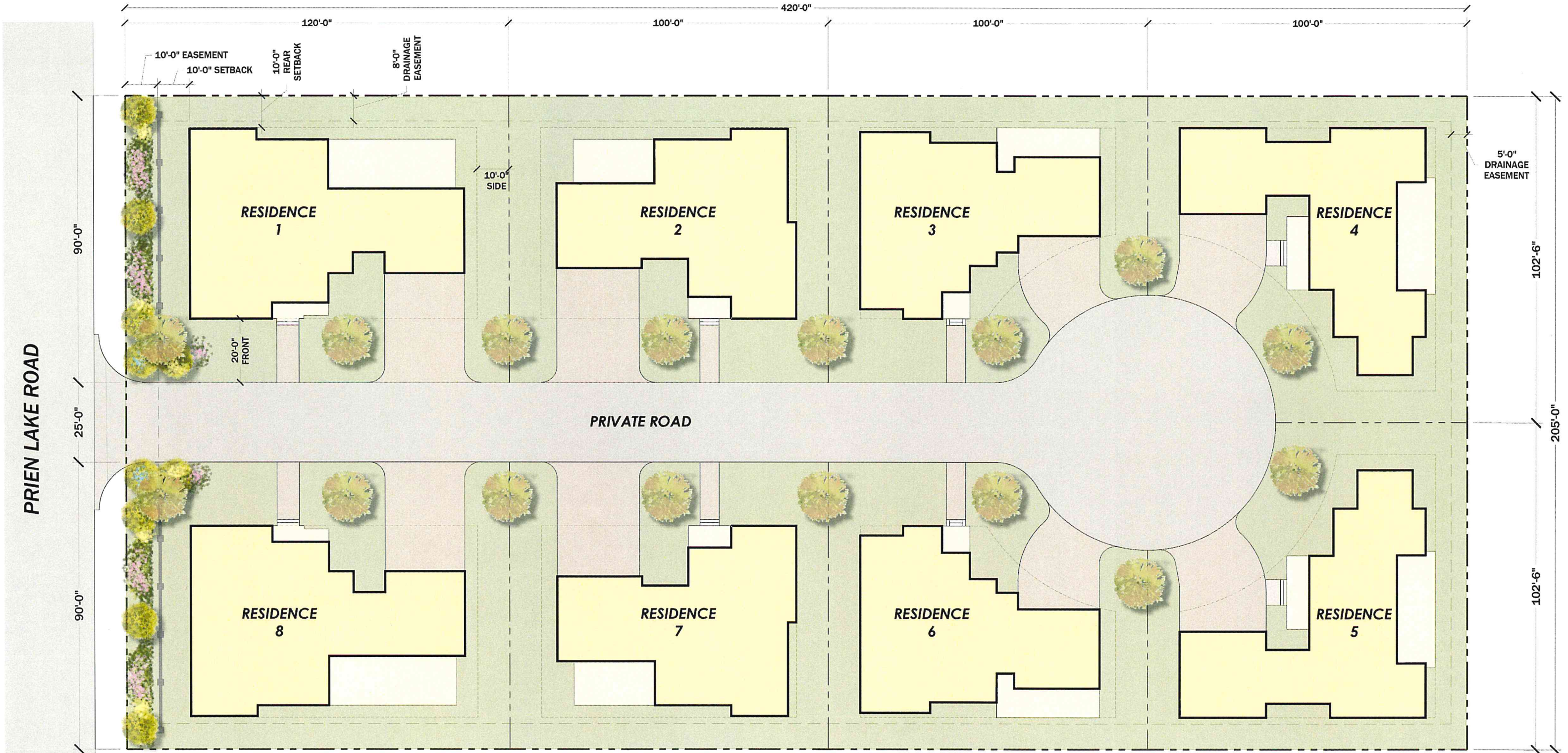
CASE NO. PREFNL/MAS/VAR 25-23  
APPLICANT: My Place BP Properties  
LOCATION OF REQUEST: 4607 W. Prien Lake Rd



4607 Prien Lake Rd.  
 Purposed Subdivison  
 8 Lots  
 Private Road

Scale : 1/16" = 1'





**PROPOSED PRIVATE SUBDIVISION FOR: 4607 PRIEN LAKE ROAD**



**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 09/24/2025.

- LEGEND**
- 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

# PLAT OF BOUNDARY SURVEY



**PROPERTY DESCRIPTION:**  
 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 89°20'29" EAST A DISTANCE OF 209.34 FEET (RECORDED 210.00 FEET); THENCE SOUTH 89°20'29" EAST A DISTANCE OF 209.34 FEET (RECORDED 210.00 FEET); THENCE SOUTH 89°20'29" EAST A DISTANCE OF 209.34 FEET (RECORDED 210.00 FEET); THENCE SOUTH 00°29'23" WEST A DISTANCE OF 210.00 FEET; THENCE NORTH 89°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 PHYLIS & 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 LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 29, AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

- GENERAL NOTES:**
- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
  - NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS/RIGHTS, OR RIGHTS-OF-WAY WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
  - NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS INDICATED BY THE CLIENT'S PROVIDED AERIAL PHOTOGRAPHY AT THE TIME OF THE PREPARATION OF THIS SURVEY. THIS NOTATION DOES NOT LAND IS NOT INTENDED TO ALTER, MODIFY, OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
  - 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:**  
 DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22018CA00R, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2014. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE IS BEING PREPARED. VERIFICATION OF THIS DETERMINATION OR APPEAL FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**MUNICIPAL ADDRESS:** 4607 W. PRIEN LAKE RD., LAKE CHARLES, LA 70605

**STATE OF LOUISIANA**

**PRELIMINARY**

FOR REVIEW ONLY

ELDER L. REDDOCH P.L.S.

LICENSE NUMBER: 4446

**E. LEO REDDOCH III, P.L.S.,**  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4446 STATE OF LOUISIANA

**REDDOCH LAND SURVEYING, INC.**

In the field since 1981.

528 Pajo Street,  
 Lake Charles, LA 70601  
 (337)491-9520  
 reddochlandsurveying@yahoo.com

## VICINITY MAP

SCALE: NTS



<b>DRAWN BY:</b> ACR I AGT	<b>SURVEY PERFORMED FOR:</b> <b>MY PLACE BP PROPERTIES LLC</b>
<b>CHECKED BY:</b> ACR	
<b>APPROVED BY:</b> ELR	<b>PROPERTY LOCATED IN:</b> SECTION 22, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA
<b>SCALE:</b> 1" = 60'	
<b>DATE OF PLAT:</b> 09/26/2025	<b>REV. DATE:</b>





## CITY OF LAKE CHARLES

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MAYOR

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(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

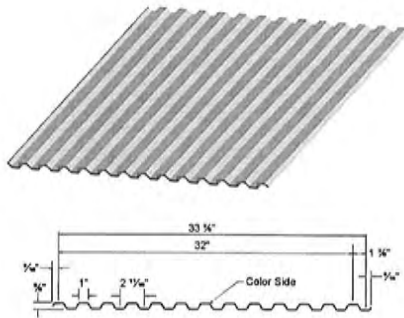




**EXPOSED  
FASTENING  
SYSTEM**

**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

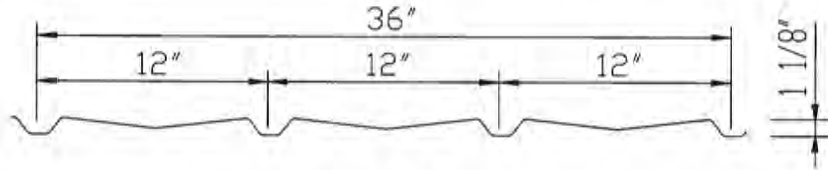
CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
STRUCTURAL	Negative Wind Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design 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](http://mbci.com).

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844-327-1748 | [mbci.com](http://mbci.com) | [shop.mbci.com](http://shop.mbci.com)

## PBA Panel Properties



Section Properties								
			Top Flat In Compression			Bottom Flat In Compression		
Panel gauge	Fy (ksi)	Weight (psf)	Ix(in <sup>4</sup> )	Sx (in <sup>3</sup> /ft.)	Ma (kip-in)	Ix(in <sup>4</sup> )	Sx (in <sup>3</sup> /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.

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.

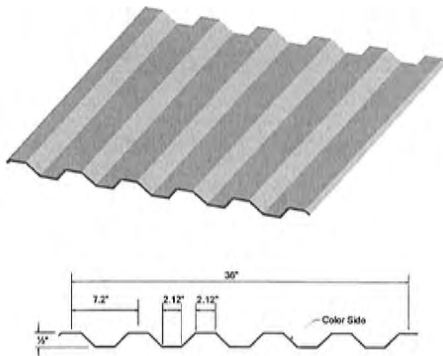




## EXPOSED FASTENING SYSTEM

# 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:** 1 1/2"

**Minimum Slope:** 1/2:12

**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 <sup>2</sup> at 6.24 psf static pressure 0.239 cfm/ft <sup>2</sup> 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

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](http://mbci.com).

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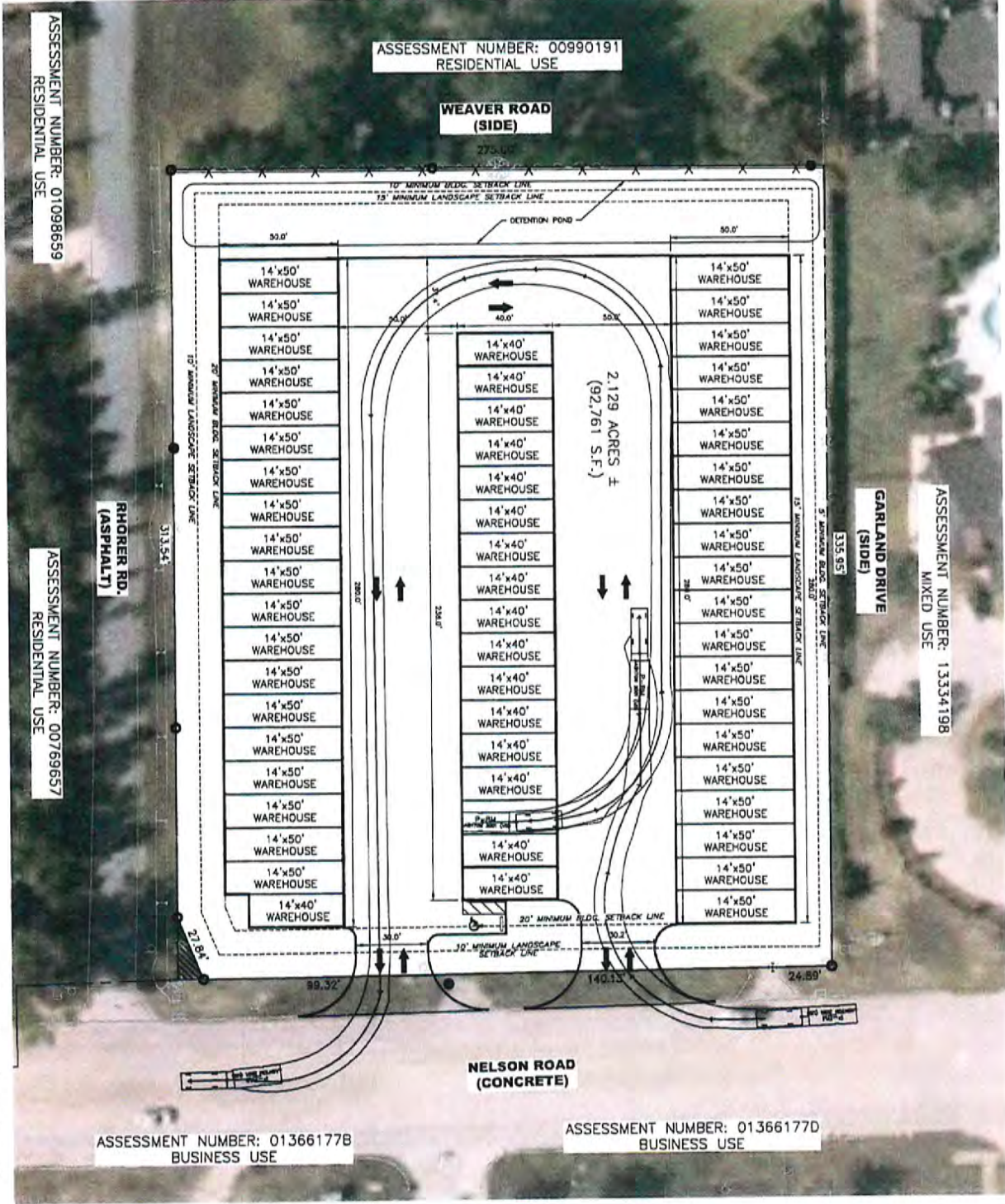




- NOTES:
1. PROPERTY IS CURRENTLY ZONED AS A BUSINESS ZONING.
  2. SET-BACKS AS A PERMITTED USE IN BUSINESS ZONING.
  3. THE SITE CURRENTLY LIES IN A ZONE X (SPURD AND UNDEVELOPED) AS PER THE 2000 ZONING ORDINANCE. THE ZONING ORDINANCE IS IN EFFECTIVE DATE OF FEBRUARY 18, 2011.
  4. FROM: 20' BLOCK.
  5. TO: 5'.
  6. 10' FRONT LANDSCAPE BUFFER REQUIRED.
  7. 10' LANDSCAPE BUFFER REQUIRED WITH COMMERCIAL USE.
  8. 15' MINIMUM LANDSCAPE SETBACK LINE.

PARKING TABLE

REQUIREMENT	PROVIDED	DEFICIENCY
MINIMUM PARKING SPACES	1	1
MINIMUM PARKING SPACES PER 1,000 S.F.	1	1
MINIMUM PARKING SPACES PER 1,000 S.F.	1	1



ASSESSMENT NUMBER: 00990191  
RESIDENTIAL USE

WEAVER ROAD  
(SIDE)

ASSESSMENT NUMBER: 01098659  
RESIDENTIAL USE

RHORER RD.  
(ASPHALT)

ASSESSMENT NUMBER: 00769657  
RESIDENTIAL USE

GARLAND DRIVE  
(SIDE)

ASSESSMENT NUMBER: 13334198  
MIXED USE

NELSON ROAD  
(CONCRETE)

ASSESSMENT NUMBER: 01366177B  
BUSINESS USE

ASSESSMENT NUMBER: 01366177D  
BUSINESS USE





## 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: MAJ 25-13

Applicant: Connor Glennon

Address: 5224 Nelson Rd.



November 5, 2025

Kelly R. Miseles  
Planner  
Planning & Development  
326 Pujo St. – 7<sup>th</sup> Floor  
Lake Charles, LA 70601

**RE: Letter of Intent/Verification of Ownership  
Storage Center  
5224 Nelson Road  
Major Conditional Use Renewal  
Our File # 22-070**

Mr. Burguieres,

A Storage Center Facility is being proposed to be built at 5224 Nelson Rd., Lake Charles, LA 70605. The site for the proposed storage building currently consist of three vacant lots. The PIN numbers for the three lots are 261009-0000-120-0005-01, 261009-0000-120-0005-02, and 261009-0000-120-0005-03. The proposed development will consist of three one-story metal self-storage buildings. The intent of this application is for a renewal of the previously approved major conditional use under Ordinance 19413.

Please feel free to contact us with any questions.

Applicant:

A handwritten signature in black ink, appearing to read 'Connor Glennon'.

Connor Glennon, PE  
Basin, LLC

Owner:

A handwritten signature in black ink, appearing to read 'Robert Piper'.

Robert Piper  
Windrush X-LC Nelson, LLC



NOTES:

1. PROPERTY IS CURRENTLY ZONED AS A BUSINESS ZONING DISTRICT.
2. DISTRICT IS A PERMITTED USE IN BUSINESS ZONING DISTRICTS.
3. THE SITE CURRENTLY LIES IN A ZONE X (SHADED AND UNSHADDED) AS PER 2008 ZONING ORDINANCE AND NUMBERS EFFECTIVE DATE OF FEBRUARY 18, 2011.
4. BUILDING SET BACKS:  
 SIDE: 5'  
 FRONT: 10'  
 REAR: 10'
5. 10' FRONT LANDSCAPE BUFFER REQUIRED.
6. ADJACENT RESIDENTIAL USE IS REQUIRED WITH COMMERCIAL USE.

PARKING TABLE	
REQUIRED SPACES	1 SPACE/100 SQ. FT.
STORAGE PAINT: 1 SPACE/100 SQ. FT.	1
PROPOSED SPACES	1
MAX SPACES	9
MAX SPACES	1

ASSESSMENT NUMBER: 01098659  
RESIDENTIAL USE

ASSESSMENT NUMBER: 00990191  
RESIDENTIAL USE

ASSESSMENT NUMBER: 13334198  
MIXED USE

GARLAND DRIVE  
(SIDE)

WEAVER ROAD  
(SIDE)

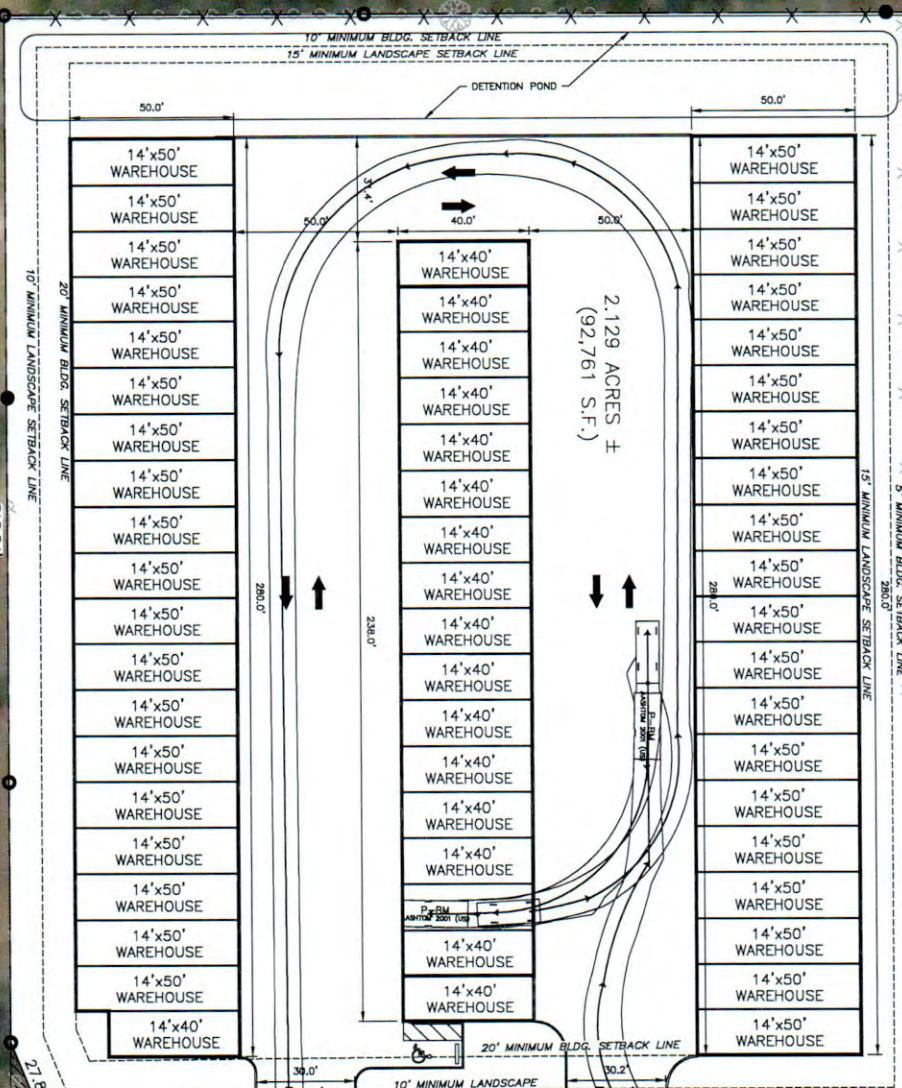
RHORER RD.  
(ASPHALT)

ASSESSMENT NUMBER: 00769657  
RESIDENTIAL USE

NELSON ROAD  
(CONCRETE)

ASSESSMENT NUMBER: 01366177B  
BUSINESS USE

ASSESSMENT NUMBER: 01366177D  
BUSINESS USE







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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/VAR 26-01  
Applicant: Chuck Stenbeck  
Address: 2925 Industrial Avenue





DATE 09/30/2025

## Letter of Intent

To whom it may concern-

This letter is to show intent of Chuck Stenbeck (Applicant) to submit a zoning request for a special exemption regarding 2925 Industrial Avenue Lake Charles, Louisiana 70615 (Property). Applicant request that the Property currently zoned as "Multi Use" receive special exemption to include Property to be designated for use of "Light Manufacturing".

**Applicant:**

[REDACTED]  
[REDACTED]  
[REDACTED]

**Property:**

48,320 sq ft office/warehouse on 2.96 acres  
2925 Industrial Avenue  
Lake Charles, Louisiana 70615

Signed by:

Applicant- Chuck Stenbeck





# PRIME OFFICE/WAREHOUSE PROPERTY IN LAKE CHARLES

2925 Industrial Ave  
Lake Charles, LA 70615



## INVESTMENT SUMMARY

This fully renovated in 48,320 sq. ft. office/warehouse distribution center in Lake Charles offers a great opportunity for investors or owner-users. The 2,112 sq. ft. office features a reception area, four offices, a meeting room, and restrooms. The 46,208 sq. ft. warehouse has 18' ceilings, HVAC, and includes (1) 12'x12' ramp access overhead door, (1) 12'x12' dock height door, and (4) 10'x12' dock height doors. The entire loading area is paved for efficient operations. The property has been totally renovated in 2025, including a new roof, ensuring long-term durability. The property is fully secured with a fence and gate, with a paved parking lot at the northeast corner. Additionally, an extra approximately 0.6 acres of land is included, ideal for a multitude of purposes such as storage or a laydown yard. It is just minutes from Interstate I-210, providing excellent accessibility.



## PROPERTY SUMMARY

Offering Price	\$4,799,000.00
Building SqFt	48,320 SqFt
Year Built	1966
Lot Size (SF)	121,928.00 SqFt
Parcel ID	00271993 & 00271993B
Zoning Type	Mixed Use
County	Calcasieu
Frontage	480.00 Ft
Coordinates	30.2265949, -93.2173758
Year Renovated	2025





## LOCATION HIGHLIGHTS

- Just minutes from Interstate I-210 & I-10, providing excellent connectivity to major highways and regional markets.
- Close to retail centers, restaurants, and business services, enhancing convenience for employees and visitors.
- Located in a highly desirable industrial and commercial area of Lake Charles, benefiting from local economic growth and development.
- Positioned near the Port of Lake Charles, offering great potential for logistics and shipping operations.
- Situated in a city with a strong and diversified economy, with opportunities in manufacturing, energy, and distribution.
- A well-established commercial area with growing demand for office and industrial space.







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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-01

Applicant: John Fear / Fear Agency Real Estate

Address: 11034 Bryan St.

**FEAR AGENCY**  
REAL ESTATE LLC


---

To Whom It May Concern,

My name is John Fear, owner of Fear Agency Real Estate, LLC, located at 1634 Ryan Street, Lake Charles, LA 70601. I hereby submit a formal request for a Special Exception to permit the continued placement of a reconstructed monumental sign at its current nonconforming location.

Thank you for your time and consideration.

Respectfully,



**John Fear**

**Fear Agency Real Estate, LLC**

**1634 Ryan Street**

**Lake Charles, LA 70601**

**[REDACTED]**

**[REDACTED]**

1634 Ryan St

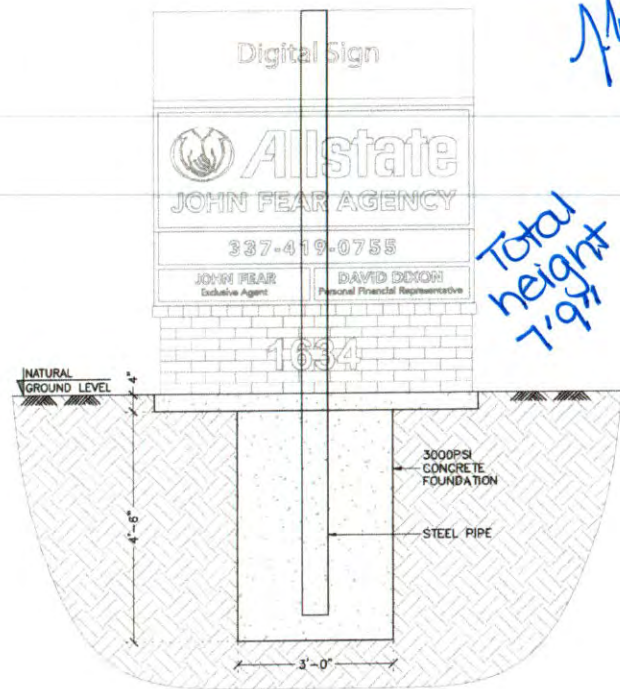
1115THIRTE  
1634 RYAN ST  
LAKE CHARLES 70601



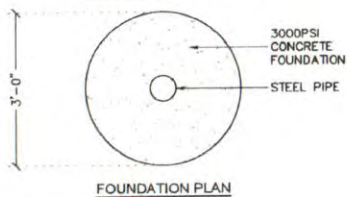
Map data ©2025, Map data ©2025 20 ft

5' det BRICK  
 USING  
 EXISTING  
 FOUNDATION  
 15' F/ROAD





FOUNDATION SECTION



FOUNDATION PLAN

**WIND DATA**

Building code	=	2022 CBC	Importance Factor I	=	1	Base Pressure, $y(qh/Kh)$	=	23.8	psf
Wind Load criteria	=	ASCE 7-16	Directionality Factor, $K_d$	=	0.85	Mean Roof Height, $h$	=	8	ft
Wind speed $V$	=	135 mph	Topography Factor, $K_z$	=	1	Exposure Coefficient, $K$	=	0.743	
Exposure condition	=	C	ASD Wind Load Factor, $\gamma$	=	0.6	Velocity Pressure, $q_h$	=	17.7	psf

**SIGN DATA**

Wind force	=	1000	Pound
Vertical Load	=	2000	Pound
Height to the load	=	4	ft
footing size	=	3	ft
All. Fnd pressure	=	1500	psf
Lateral bearing	=	300	psf/ft

**FOUNDATION**

Trial depth	=	4.00	ft
$s_1$	=	400	psf
A	=	1.95	
(d) Depth of footing	=	4.05	ft
Foundation pressure	=	283	psf



*Total height 1'-9 1/2"*

*-no digital*

**NOTES**  
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

• 2023 (LOS ANGELES CITY BUILDING CODE)  
• RISK CATEGORY II  
• 120 MPH WIND SPEED, EXP. C

DRAWN BY: NG	CHECKED BY: CP	DATE: 06/25/2025
DRAWING NO. DWG. - 1		DATE 06/25/2025

CLIENT  
IDM Signs & Graphics

PROJECT LOCATION  
1634 Ryan Street Lake Charles, LA 70601

DRAWING TITLE  
Allstate



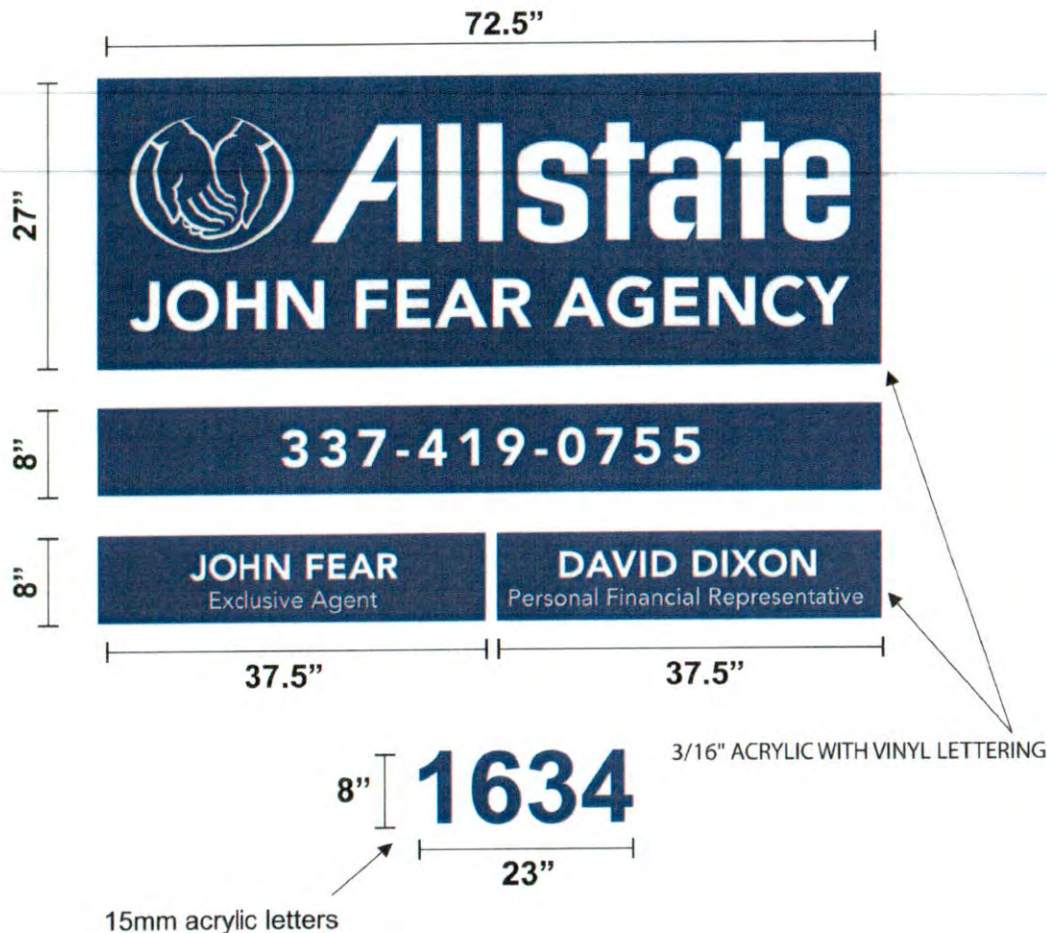
**Brunswick Engineering PLLC**  
Phone : 732 707 721  
614 U.S. 130, Suite 01, East Windsor, NJ 08520  
E mail : info@brunswickeng.com  
Website : www.brunswickeng.com

**CHINMAY PATEL, P.E.**

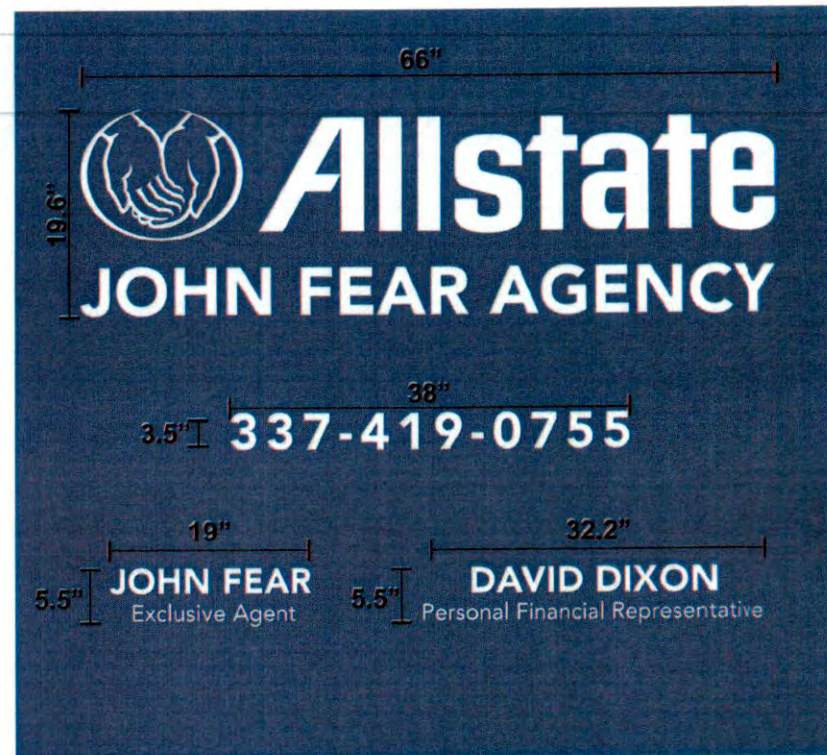


*Chinmay Patel*





Lettering Sizes



Work order:  
Date: \_\_\_\_\_  
Client: \_\_\_\_\_  
Address: \_\_\_\_\_  
Drawing: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Artist: \_\_\_\_\_

Scope of Work

Revise Date

Electrical info

Channel Letter Signs • Electrical Signs,  
Digital LED Signs • Pylon Signs • Monument  
Signs • Vehicle Wraps • ADA  
Signs AND MUCH MORE.

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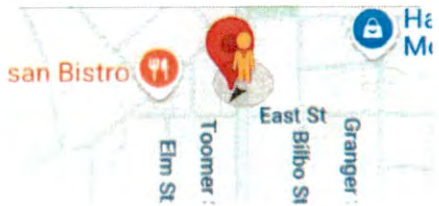
Please be advised that each job order includes three complimentary design revisions for our valued customers. Any subsequent revisions will incur an additional design charge of \$79.99 per iteration. Your understanding and cooperation in this matter are greatly appreciated.







Image capture: May 2024 © 2025 Google



Using 17th. Foundation





## CITY OF LAKE CHARLES

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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 26-02

Applicant: Acme Sign Co

Address: 1701 W Prien Lake Rd.

VARIANCE APPLICATION FORM

DATE: 11/19/2025

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1701 W. Drien Lake Rd Lake Charles LA 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Installation of lighted pylon sign on I-210 corridor

WITH PLANS ATTACHED HERETO:

APPLICANT: Acme Sign Company LLC PHONE: [REDACTED]

MAILING ADDRESS: 2709 Hodges St. Lake Charles LA ZIP: 70601

EMAIL ADDRESS: [REDACTED]

OWNER OF RECORD: Carey Baptist Association

ZONING DISTRICT: [ ] RESIDENTIAL [ ] MIXED USE [ ] INDUSTRIAL [ ] NEIGHBORHOOD [X] BUSINESS [ ] T-4 URBAN TRANSECT [ ] T-5 URBAN CENTER TRANSECT [ ] T-6 URBAN CORE TRANSECT [ ] OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: [X] "X" [ ] "A" [ ] "AE" [ ] "D" [ ] OTHER FLOODWAY: [ ] IN [ ] OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- (a) As the applicant, have you created this hardship? Yes No
(b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? Yes No
(c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? Yes No
(d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? Yes No
(e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? Yes No
(f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? Yes No

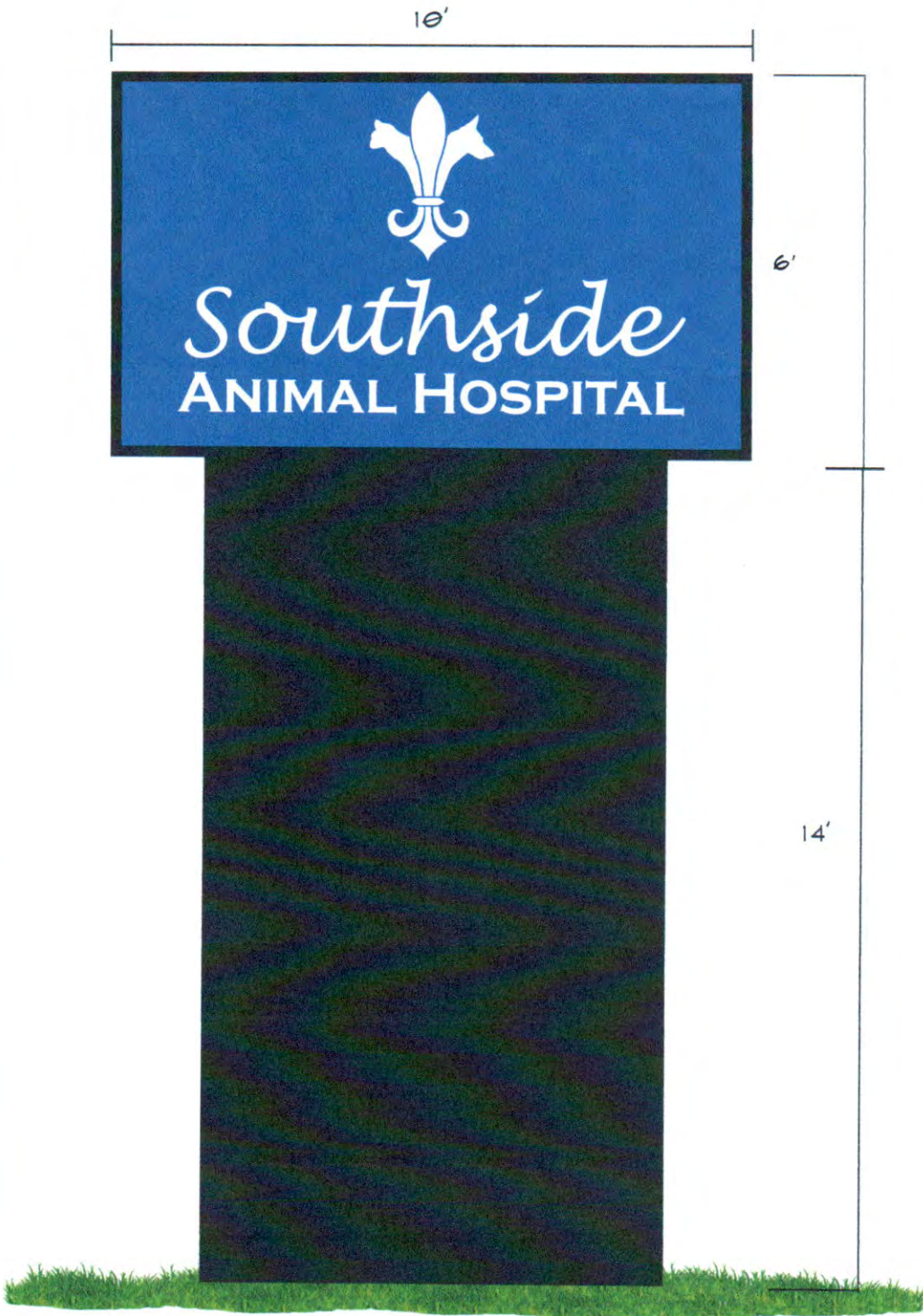
REMARKS OR SPECIAL CONDITIONS: Requesting sign 5' taller than allowed. Mechanical building on neighbors property blocking sign visibility (The building is 12' tall)

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR
DATE

APPLICANT: Paula McDaniel
DATE: 11/19/2025





20'  
OVERALL HEIGHT

-DOUBLE SIDED

-PYLON SIGN

-ALL STEEL CONSTRUCTION  
COVERED IN BLACK ALUMINUM

-INTERNALLY LIT WITH LED LIGHTING

-COOLEY BRITE FLEX FACES  
WITH DIGITALLY PRINTED GRAPHICS

POLE COVER IS 3' WIDE

# RENDERING OF SIGN PLACEMENT







## 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 26-03

Applicant: Douglas Self

Address: 322 W. School St.



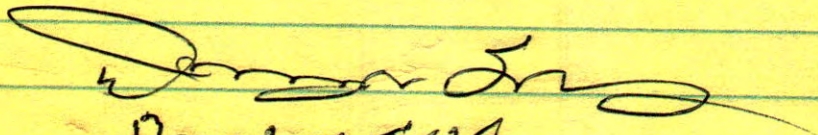
Douglas SELF

332 W. School St.

Wake Charles, WA. 70605

I, Douglas Self, would like to reconstruct a 27' x 24' open air carport to replace the one that was blown down in the last hurricane.

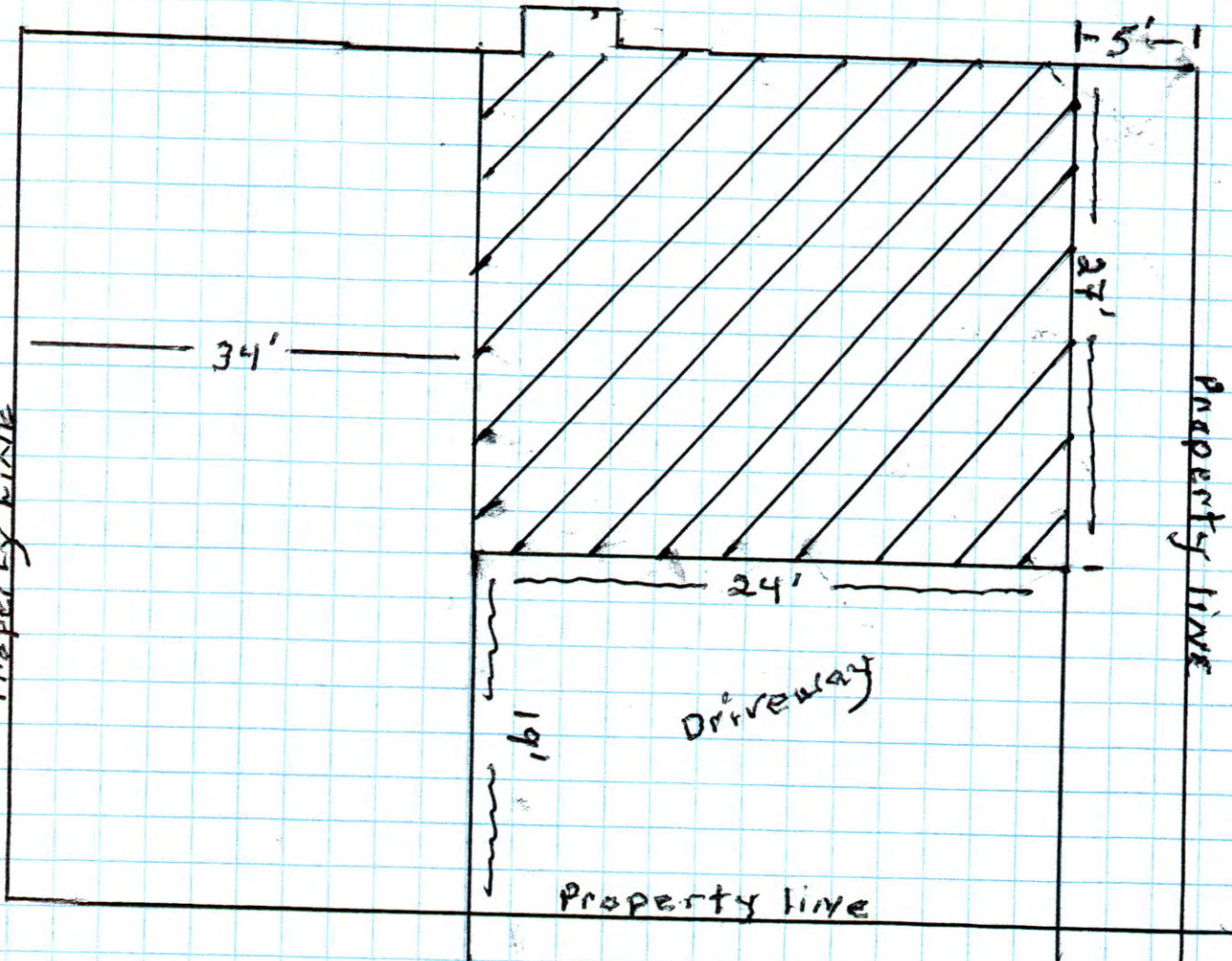
Location of the request is 332 W. School St. WC WA 70605.

  
Douglas SELF



N.

House



332 W. School St.

Douglas Self

S.



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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-04

Applicant: Roderick & Eldrina Judwin

Address: 2301 Mill St.



December 3, 2025

Letter of Intent

We, Roderick & Eldrina Judwin are requesting a variance to maintain an accessory storage container on a vacant lot. The vacant lot is across the street from our home located [REDACTED] [REDACTED]. The location of the vacant lot is 2301 Mill Street. The accessory storage container is used for materials that were used to remodel our home after the hurricanes.

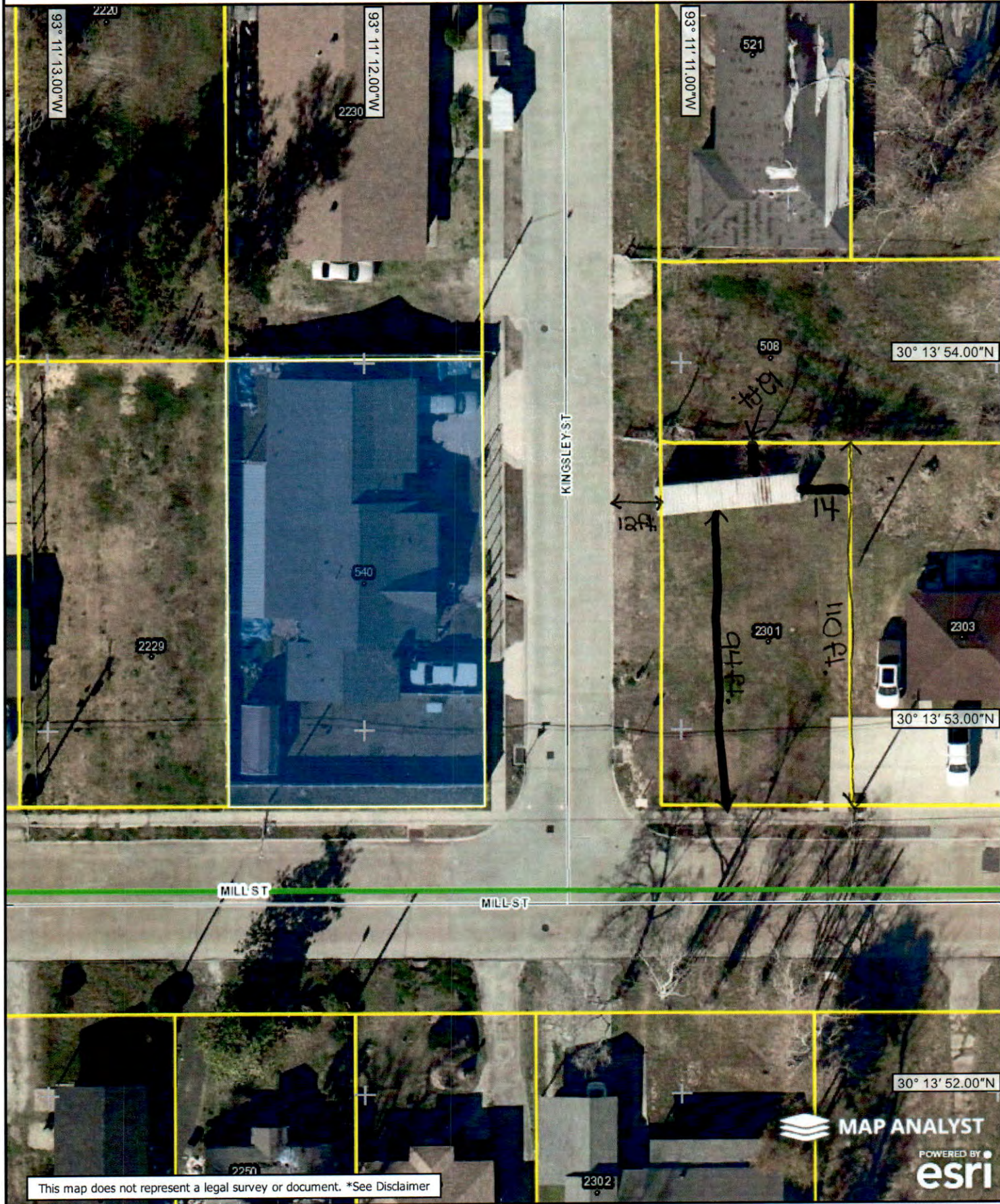
Thank you,

A handwritten signature in cursive script, reading "Roderick & Eldrina Judwin". The signature is written in black ink and is positioned below the "Thank you," text.



Site plan

Map







## CITY OF LAKE CHARLES

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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 210-05

Applicant: LaProogue Homes

Address: 2002 St. Joseph Ave

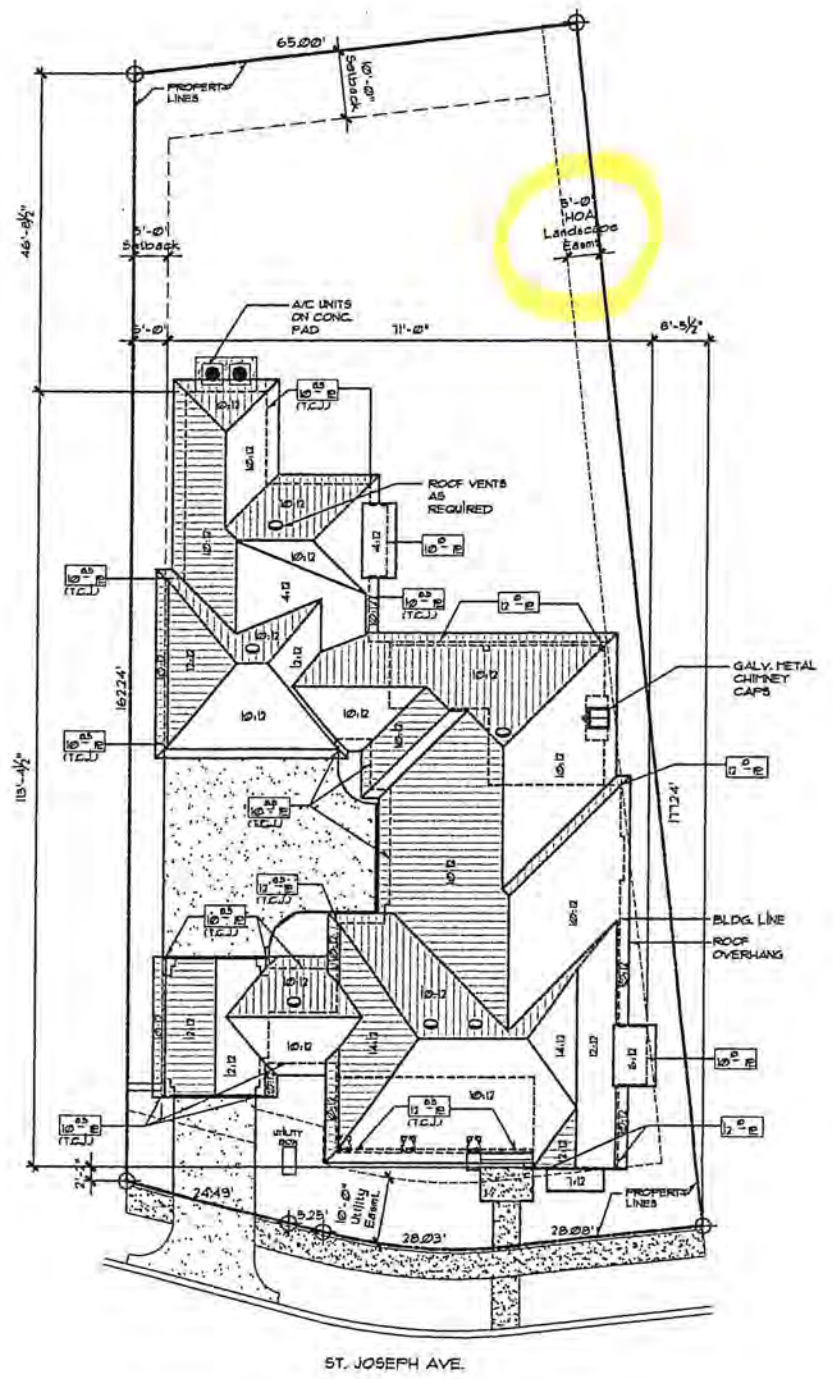
# Letter of Intent

LaRocque Homes & Outdoor Living, located at 824 Sam Houston Jones Pkwy Ste F. Lake Charles, La 70611, intends to build a single-family residence on Lot D of the Terre Sainte Subdivision Phase 3 with a reduced side street setback of 5 feet instead of the currently allowed 10 feet. Lot D of the Terre Sainte Subdivision is located at 2002 St. Joseph Avenue Lake Charles, La 70601.

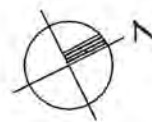
Andrew Davis

12-04-2025





- NOTES:
1. ROOF VENTS & PENETRATIONS SHALL BE LOCATED TO REAR ROOF SLOPE. PAINTED TO MATCH SHINGLE COLOR.
  2. CONTRACTOR TO VERIFY ALL APPLICABLE EASEMENTS AND/OR SETBACKS PRIOR TO BEGINNING ANY CONSTRUCTION.
  3. PROVIDE APPROPRIATE FLASHING AT ALL ROOF VENTS, CHIMNEYS, & ALL OTHER ROOF PENETRATIONS AS REQUIRED BY CODE, V.O.J.
  4. ALL PLATE HEIGHTS, INCLUDING GARAGES AND PORCHES ARE BASED OFF OF THE FINISH FLOOR LEVEL OF MAIN HOUSE.
  5. "T.C.J." = RAFTERS TO BEAR ON DBL. 2X PLATE ON TOP OF CEILING JOISTS - SEE WALL DETAILS.



## ROOF/SITE PLAN

SCALE: 1/16" = 1'-0"

TERRE SAINTE SUBDIVISION  
 LOT D  
 ST. JOSEPH AVE.  
 LAKE CHARLES, LOUISIANA



## CITY OF LAKE CHARLES

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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-06

Applicant: Hernando Moran

Address: 3209 Enterprise Blvd



Hernando Moran

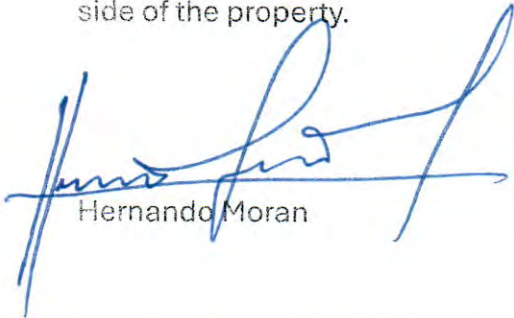
[REDACTED]  
[REDACTED]  
[REDACTED]

Letter of Intent

To whom it may concern,

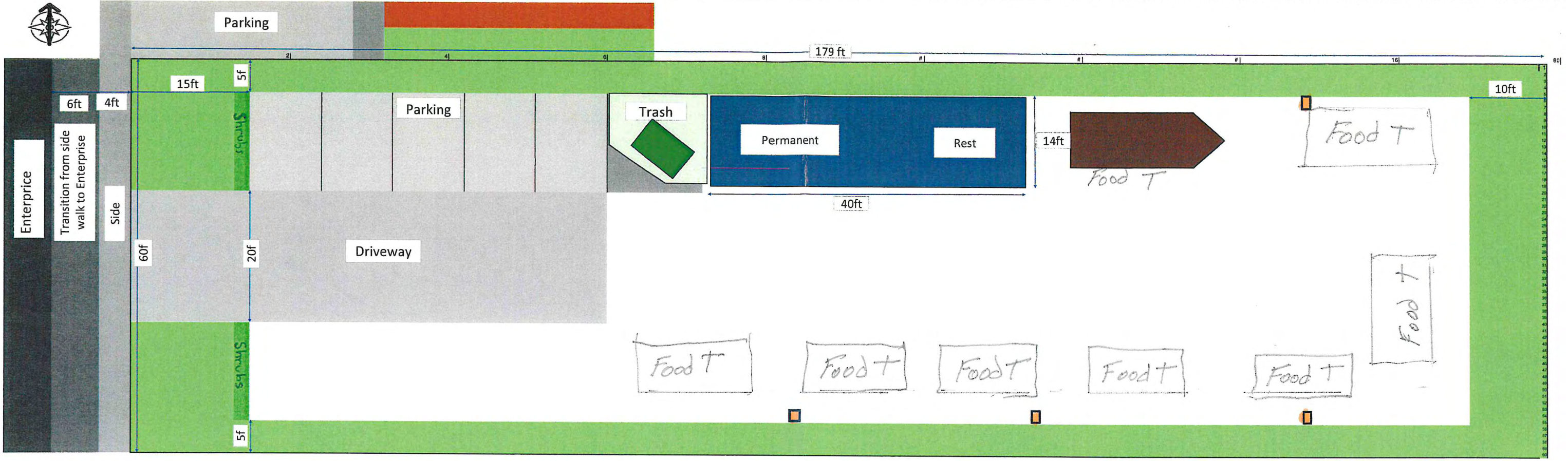
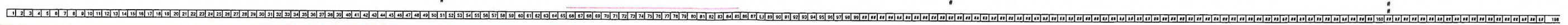
I intend to establish a food truck venue on a lot without principal use at 3209 Enterprise Boulevard, Lake Charles.\* There will be a permanent structure utilized for restrooms, storage, utilities, braker boxes, a security system including cameras, internet, and potentially the sale of desserts and beverages.

In addition, I am requesting a variance for the reduction in the required buffer yard adjacent to the north property line from 15' to 5'. I will also maintain the existing curb cut on the west side of the property.



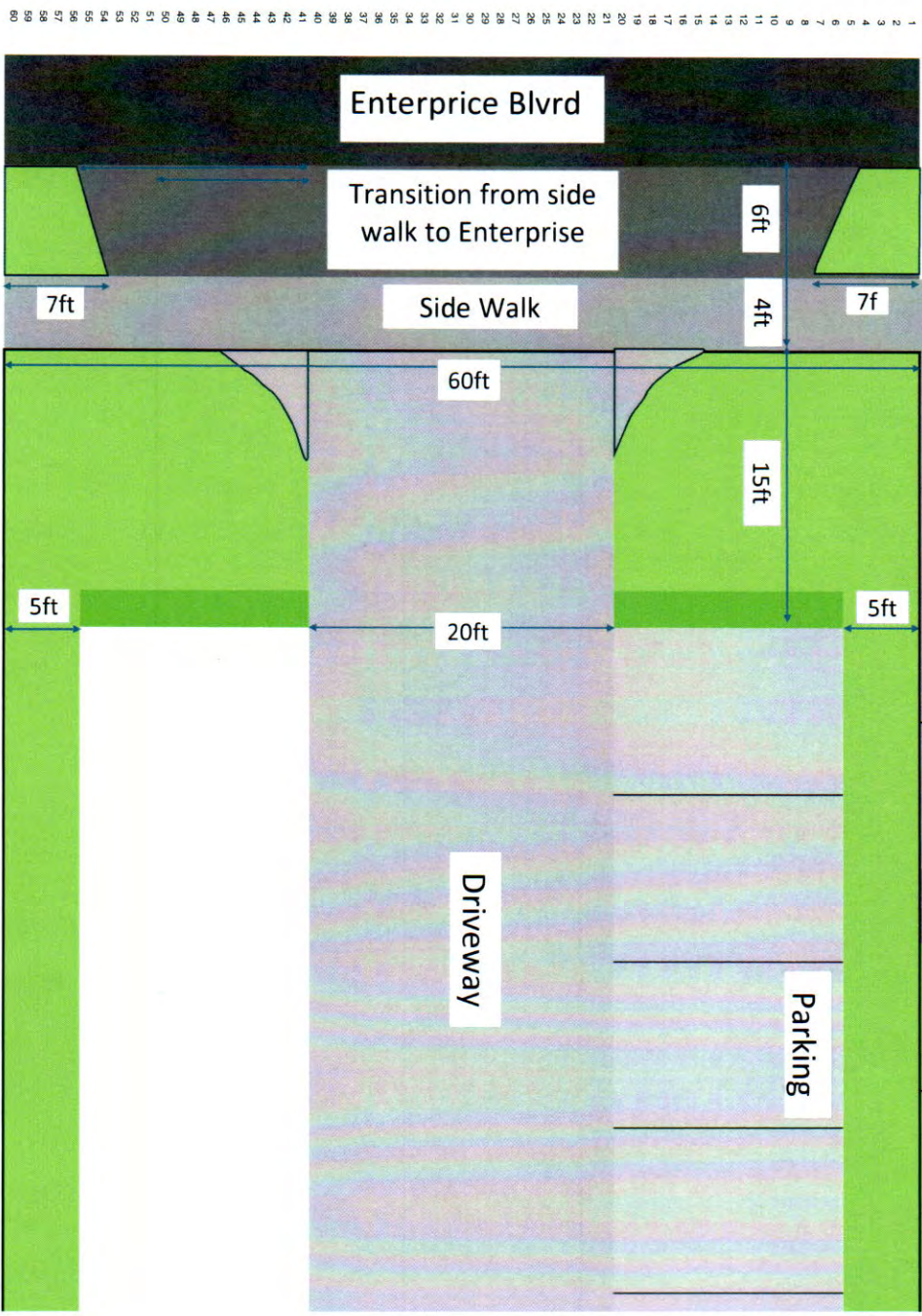
Hernando Moran

\* With up to 8 Food Truck Sites HTR



Hock up 





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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-07

Applicant: Jan Potts Bullock

Address: 1419 Louisiana Ave



Revised letter of intent

Cecilia (Jan) Potts (Bullock)  
1419 Louisiana Ave. 70601

Square footage on main structure  
1570 sq ft  
Addition  
250 sq ft

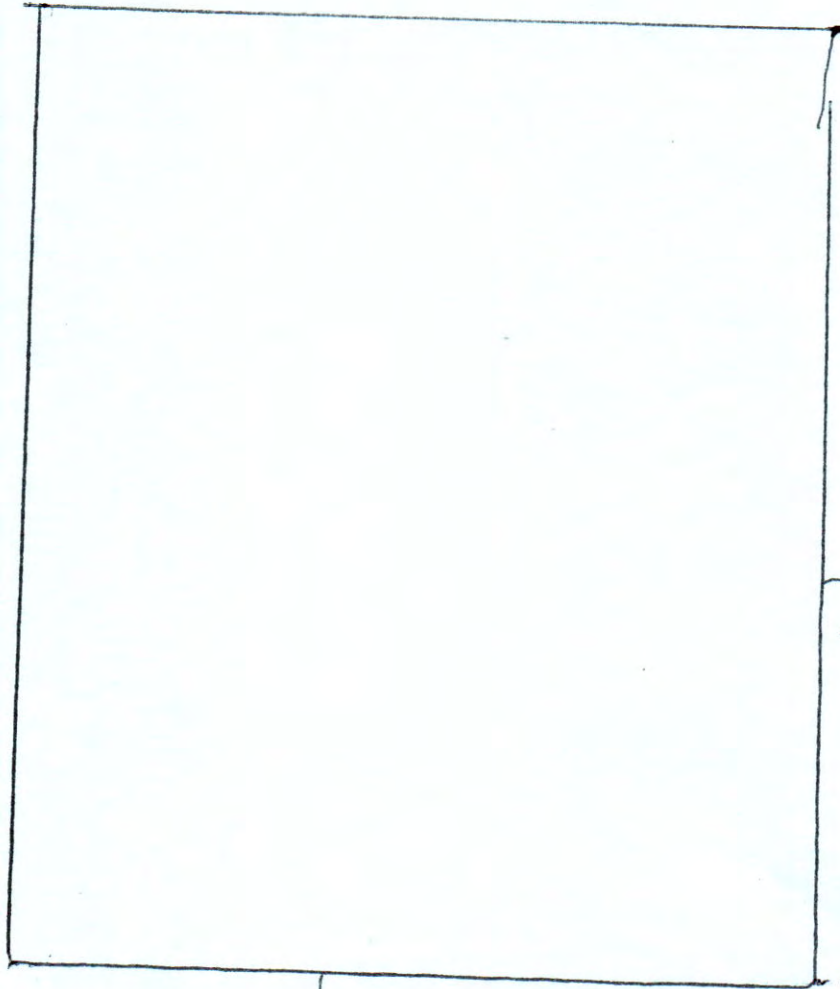
This will be an attached bed and bath structure with easy access into main structure. This will be for my elderly mother with Alzheimer's to be close to me. I'm asking for a reduced side space to 3 ft and rear space to 5 ft.

8 ft fence in place  
Will have nice slab  
Will match house

Thank you.  
Jan Potts

1419 Louisiana Ave

6th St



← 6 ft →

10 ft

3 ft

16 ft

16 ft

5 ft





SIDE



BACK









**CITY OF LAKE CHARLES**

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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-08

Applicant: Jeff Kudla

Address: 701 Enterprise Blvd





December 10, 2025

City of Lake Charles  
326 Pujo Street  
Lake Charles LA 70601  
Attn: Planning Department

Re: 701 Enterprise Blvd - Request to Place Banners on Building

The Convention and Visitors Bureau is seeking to place banners on the building:

1. Section 24-5-307.1 part (6A) states that only one wall sign is permitted for each building.

Two banners are proposed in addition to the building name sign.

2. Section 24-5-307.1 part (6C.1) states that signage shall not exceed 30 square inches of sign area to each foot of frontage.

200 linear feet x 30" provides for 6,000 square inches (41.6 square feet) of signage

(2) 8'x16' banners are proposed providing a total of 256 square feet

3. Section 24-5-307.1 part (6C.2) states that signage shall be made of the same material as the main structure façade.

The proposed banners will be constructed of aluminum composite board.

A handwritten signature in black ink, appearing to read "Jeff Kudla".

Jeff Kudla, Applicant

A handwritten signature in black ink, appearing to read "Shanna Landry".

Shanna Landry, Convention and Visitors Bureau of SWLA







1400 E. McNeese Street • Lake Charles, LA 70607  
 p/337 494 5533 • f/337 494 5585  
 www.image360LakeCharles.com

JOB NUMBER **108896** DATE **11/5/25**  
 CUSTOMER NAME **Visit Lake** PROJECT NAME **graphics**

#### REVISION HISTORY

VERSION					
<b>1</b>					





## CITY OF LAKE CHARLES

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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-09

Applicant: Michael Hawkins

Address: NW W. Prien Lake Rd & Contraband Pkwy

December 15, 2025

Mr. Doug Burguires  
City of Lake Charles Planning & Zoning  
326 Pujo St.  
Lake Charles, LA 70601

RE: Letter of Intent  
St. Gabriel FD, LLC - Tract I Site Development  
Lake Charles, LA 70601

Dear Mr. Burguires:

Per our previous meetings and conversations, St. Gabriel FD is proposing to develop Tract I located on the corner of W Prien Lake and Contraband Parkway. St. Gabriel FD is requesting the variance outlined in the attached application to request a minimum setback of 10' along W Prien Lake and Contraband Parkway. If any questions or comments arise I can be reached at the following:

St. Gabriel FD, LLC



Sincerely,

St. Gabriel FD, LLC

A handwritten signature in black ink, appearing to read "MH", with a period at the end.

Michael Hankins

Attachment

cc: Mr. Jason Garcille, JGMH Investments  
Mr. Byron Racca, P.E.  
Mr. Connor Moyer, E.I.







## CITY OF LAKE CHARLES

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DEPARTMENT OF  
PLANNING & DEVELOPMENT  
OFFICE OF ZONING & LAND USE

Case Number: VAR 210-10

Applicant: Rita Thomas / Joe Jones Non Stop

Address: 2001 Enterprise Blvd



**LETTER OF INTENT BY APPLICANT**

**Joe Joes Non-Stop LLC**

**Rita Thomas, Managing Member**

**2100 Enterprise Blvd**

**Lake Charles, LA 70601**

**I, Rita Thomas, would like to open a bar at the above listed address. The location of the business is at the corner of 12<sup>th</sup> Street and Enterprise Blvd. This establishment will not allow individuals aged under 35 to enter. No change in building construction or structure was needed, only updating to existing building was performed. This property is owned by Legal Properties LLC and a lease agreement is in place under Joe Joes Non-Stop LLC.**



**Rita Thomas, Managing Member**



**Date**

**RESIDENTIAL HOUSING**  
#1

ENTERPRISE BLVD

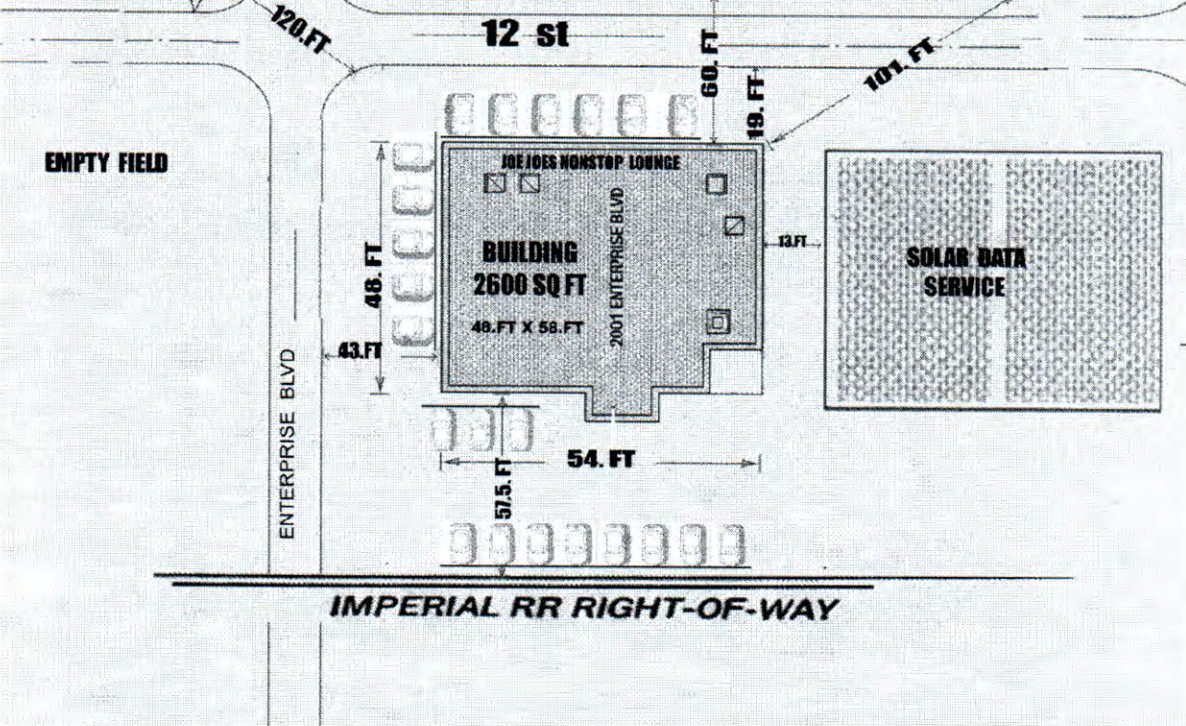
**JOE JOES NONSTOP LOUNGE & POOL**  
**PROJECT: SITE PLAN**  
**2001 ENTERPRISE BLVD**  
**SCALE: 1" = 20'**  
**DATE 2025-22-12**



- 22 CAR PARKING
- 120.FT FROM LOUNGE CURB TO RESIDENTIAL #1 CURB
- 60.FT FROM LOUNGE BUILDING TO RESOLUTION COUNSELING
- 19.FT FROM LOUNGE TO 12st
- 101.FT FROM LOUNGE TO RESIDENTIAL #2
- 13.FT FROM LOUNGE TO SOLA DATA SERVICE
- 55.7FT FROM LOUNGE TO IMPERIAL RAIL ROAD
- 43.FT FROM LOUNGE TO ENTERPRISE BLVD

**RESOLUTIONS COUNSELING SERVICE**

**RESIDENTIAL HOUSING**  
#2



EMPTY FIELD

**12 st**

**JOE JOES NONSTOP LOUNGE**  
**BUILDING**  
**2600 SQ FT**  
**48.FT X 58.FT**  
2001 ENTERPRISE BLVD

**SOLAR DATA SERVICE**

**IMPERIAL RR RIGHT-OF-WAY**



