

NOTICE OF PUBLIC HEARING  
LAKE CHARLES ZONING AND PLANNING COMMISSION  
February 9, 2026 -  
326 Pujó Street -  
City Council Chambers  
- 5:00 P.M.

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).

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).

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).

PREFNL 26-01 LAKE CHARLES SUBDIVISION REGULATIONS  
APPLICANT: HOFFPAUIR PROPERTIES (CONTRABAND COVE SUBDIVISION)  
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 5.5 acre tract of land into five (5) commercial tracts, within a Business Zoning District. Location of the request is the Northeast section of L'Auberge Blvd. @ Contraband Parkway.

MCU 26-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: ERIC COLEMAN  
SUBJECT: Applicant is requesting a Minor Conditional Use Permit in order to establish a Bed and Breakfast in an existing residential structure, within a Residential Zoning District. Location of the request is 1400 Bank Street.

MAJ/VAR 26-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
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.

MAJ/VAR 26-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: LEGACY HOME DEVELOPMENT  
SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec. 5-302(3)(b)(iv)) in order to construct two (2) duplexes with Variances (Sec. 4-206) for a rear setback of 8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. Location of the request is the Westside 1300 Blk. Mayo Street (1309 Mayo St.).

SPC 26-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: NATHAN RAMIREZ/SERVWELL NATIONAL  
SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required four (4) parking spaces to three (3) for existing oil change business, within a Business Zoning District. Location of the request is 4820 Nelson Road.

VAR 25-54 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: JESSE CARMEN  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a metal shop accessory building without a principal structure, within a Business Zoning District. Location of the request is 623 Martin Luther King Hwy.

VAR 26-11 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: ASHTON LEDE  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to eliminate the landscaping requirements for a single-family parcel (two Class A trees), within a Mixed Use Zoning District. Location of the request is 2989 Mount Talbot Street.

VAR 26-12 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: ERIC COLEMAN  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a Bed and Breakfast that is not located within a historic district, within a Residential Zoning District. Location of the request is 1400 Bank Street.

VAR 26-13 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: NIC DUBOIS  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted accessory portable building located on a collector street for a temporary period, within a Mixed Use Zoning District. Location of the request is 707 E. School Street.

VAR 26-14 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: CRAIG BRYANT  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted front carport addition 2' from front property line vs. required minimum 30', within a Neighborhood Zoning District. Location of the request is 806 N. Prater Street.

VAR 26-15 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: MOSS REED ARCHITECTS, LLC  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new church with a 13' landscape buffer along street frontage vs. required 15', within a Residential Zoning District. Location of the request is 5497 Weaver Road.

THE APPLICATION AND SUPPORTING MATERIAL IS ON FILE AND OPEN FOR PUBLIC INSPECTION IN THE OFFICE OF ZONING AND LAND USE, ON THE 7TH FLOOR OF LAKE CHARLES CITY HALL AT 326 PUJO STREET, LAKE CHARLES, LOUISIANA. ANY PERSON MAY SPEAK OR SUBMIT A WRITTEN STATEMENT FOR HEARING PURPOSES; OR, MAIL TO THE CITY OF LAKE CHARLES, OFFICE OF ZONING & LAND USE, P.O. BOX 900, LAKE CHARLES, LA 70602; OR TELEPHONE: (337) 491-1542. AN APPLICANT FOR MAJOR CONDITIONAL USE, SPECIAL EXCEPTION, OR VARIANCE APPROVAL OR ANY MEMBER OF THE CITY COUNCIL MAY APPEAL THE DECISION OF THE COMMISSION BY FILING AN APPEAL WITH THE DIRECTOR OF PLANNING WITHIN 15 DAYS OF THE DECISION OF THE COMMISSION.  
Jan 31, Feb 7 2026  
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Notice Cost- \$364.00