

NOTICE OF PUBLIC HEARING  
LAKE CHARLES PLANNING AND ZONING COMMISSION  
November 10, 2025 - 326 Pujò Street - City Council Chambers - 5:00 P.M.

PREFNL 25-20  
LAKE CHARLES SUBDIVISION REGULATIONS  
APPLICANT: CYPRESS GROUP HOLDINGS, LLC (701 SUBDIVISION)  
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 0.33-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is 701 Contour Street.

PREFNL/VAR 25-21  
LAKE CHARLES SUBDIVISION REGULATIONS  
APPLICANT: LOLITA THOMPSON (BUTTERFLY CROSSINGS SUBDIVISION)  
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .43-acre tract of land M/L into four (4) residential lots including a Variance for reduction of lot size requirement of all lots (4,590sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is the Northeast section of Opelousas Street @ N. Franklin Street (1301 thru 1325 Opelousas Street).

MAJ/VAR 25-10  
CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: BRYAN & BRANDY BUSHNELL  
SUBJECT: Applicant is requesting a Major Planned Development in order to construct four (4) duplex dwelling units (total of 8 units) with a Variance (Sec. 24-4-206) for a 13' rear bufferyard vs. required 15', within a Neighborhood Zoning District. Location of the request is the Eastside 300 Blk. N. Lyons Street.

MAJ 25-11 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: HOFFPAUR PROPERTIES  
SUBJECT: Applicant is requesting a Major Planned Development in order to construct a twenty (20) unit apartment complex, within a Mixed Use Zoning District. Location of the request is the Northeast section of Helen Street @ Engleside Street.

MAJ/VAR 25-12  
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 manufacturing 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 manufacturing use of a fiberglass product within 1000 feet of a residential land use, within a Mixed Use Zoning District. Location of the request is 2925 Industrial Avenue.

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 25-55 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: DR. DONALD FALGOUST  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new addition to a medical facility 2.5' from side property line vs. required 5' side setback, within a Mixed Use Zoning District. Location of the request is 1980 Tybee Lane.

VAR 25-56 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: LAKE CHARLES LITTLE THEATRE  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory building without a principal structure upon demolition of existing principal structure (theatre), within a Business Zoning District. Location of the request is 813 Enterprise Blvd.

VAR 25-57 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: NAVARRE HONDA  
SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to re-construct a new monument style sign in existing location allowing 1) setback of 5' from front property line vs. required minimum 10' and 2) height of 29'10" vs. maximum height of 15' along interstate corridor, within a Business Zoning District. Location of the request is 1320 E. College Street.

VAR 25-58 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: BEAU FLAVIN  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new accessory pool pergola 10' from street side property line vs. required minimum 15' setback, within a Residential Zoning District. Location of the request is 4100 Magnolia Ridge.

VAR 25-59 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: ANTONIA BRADLEY  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new duplex dwelling unit with a bufferyard along north and south property lines of 3' vs. required 8', within a Mixed Use Zoning District. Location of the request is 423 Reid Street.

VAR 25-60 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
APPLICANT: CHAD PAULK  
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new accessory pool pavilion 2' from rear property line vs. required minimum 5' setback, within a Residential Zoning District. Location of the request is 4112 Magnolia Ridge.

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.

Nov 18 2025  
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Notice Cost- \$331.00