

September 21, 2015

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 21st day of September, 2015, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
BRIAN LEVENS, Land Use Commission District 3  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5  
SANDRA VINCENT, Land Use Commission District 2

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mrs. Vincent.

Motion was made by Mr. Lawrence seconded by Mr. Levens that the minutes from the previous meeting stand as written. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mrs. Vincent that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a rezone to Sulphur Holding, LLC, 214 S. Cities Service Hwy., from Residential to Business. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Sulphur Holding, LLC, 214 S. Cities Service Hwy., from Residential to Business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Sulphur Holding, LLC, 214 S. Cities Service Hwy., from Residential to Business for the following described property:

LOT 25, BLK 1 OF INDIAN HILLS PART 2

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Sulphur Investments One, LLC, property north of fairgrounds, west of Lewis Street. (*Audio is available for complete discussion in the City Council Clerks office at 101 North Huntington Street, Sulphur, LA 70663*). Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following amendment be made:

- Approval is subject to consent by Calcasieu Parish Police Jury.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

NAYS: Mr. Levens

ABSENT: None

And the said amendment was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

Motion was then made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution accepting petition for annexation from Sulphur Investments One, LLC, for property located north of fairgrounds, west of Lewis Street.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, the Land Use Commission is revising the official Land Use map for the following described property:

N/2 of NE/4 of Section 27, Township 9 South, Range 10 West

WHEREAS, said property, currently zoned as A1 land use district by the Parish; and

WHEREAS, approval is subject to consent by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Mobile Home District with the following stipulation:

1. An 8 foot privacy fence of wood or masonry shall be along all property lines.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Sulphur Investments One, LLC, for the annexation of property located north of fairgrounds, west of Lewis Street.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 21<sup>st</sup> day of September, 2015.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LENORE CARROLL, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of property for Sulphur Investments One, LLC, located north of fairgrounds (O'Quain Street), west of Lewis Street. Motion was made by Mr. David seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION SULPHUR INVESTMENTS ONE, LLC, PROPERTY NORTH OF WEST CALCASIEU CAMERON FAIRGROUNDS (NORTH OF O'QUAIN STREET), WEST OF LEWIS STREET.

WHEREAS, the City of Sulphur has received a petition from Sulphur Investments One, LLC, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on the north side of West Calcasieu Cameron fairgrounds (north of O'Quain Street), west of Lewis Street for the following described property:

N/2 of NE/4 of Section 27, Township 9 South, Range 10 West

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property, currently zoned as A1 land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Mobile Home District; and

WHEREAS, the following stipulation shall be placed on said property:

1. An 8 foot privacy fence of wood or masonry shall be along all property lines.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

N/2 of NE/4 of Section 27, Township 9 South, Range 10 West

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution accepting Preliminary Plat from Sulphur Investments One LLC, for property located north of fairgrounds (O'Quain Street), west of Lewis Street. Motion was made by Mr. Levens seconded by Mr. David that the following resolution be adopted to-wit:

Resolution accepting Preliminary Plat from Sulphur Investments One, LLC for CalCam Village Mobile Home Park.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Sulphur Investments One, LLC, for CalCam Village Mobile Home Park in accordance with Article III, Part 1, Section 1, (6) (e) of the Land Use Ordinance and Chapter 18 of the Code of Ordinances for the following described property:

N/2 of NE/4 of Section 27, Township 9 South, Range 10 West

BE IT FURTHER RESOLVED that this acceptance of Preliminary Plat shall be contingent upon the annexation of said property with the following stipulation:

1. An 8 foot privacy fence of wood or masonry shall be along all property lines.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a rezone to Henry Misse, 220 Post Oak Road, from Mixed Residential to Commercial (*amended to Business*). Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following amendment be made:

- Rezone to Business rather than Commercial

Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a rezone to Henry Misse, 220 Post Oak Road from Mixed Residential to Business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Henry Misse, 220 Post Oak Road from Mixed Residential to Business for the following described property:

COMMENCING 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 200 FEET, THENCE EAST 240 FEET, THENCE SOUTH 200 FEET, THENCE WEST 240 FEET TO THE POINT OF COMMENCEMENT.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution amending Resolution adopted October 17, 2011, which granted a rezone from Business to Commercial for Calvin Broussard, 1716 East Burton Street, to allow for a micro-distillery (Jamison Trouth). Motion was made by Mr. Levens seconded by Mr. Lawrence that the following resolution be adopted to-wit:

## RESOLUTION

Resolution amending Resolution adopted October 17, 2011, which granted a rezone from Business to Commercial for Calvin Broussard, 1716 East Burton Street, to allow for a micro-distillery.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Resolution adopted October 17, 2011, which granted a rezone from Business to Commercial for Calvin Broussard, 1716 East Burton Street, to allow for a micro-distillery to read as follows:

The following stipulations were adopted:

1. No retail (only wholesale)
2. If said business closes it shall revert back to Business
3. Said rezone is valid only to Jamison Trough

The following stipulation shall be deleted from ordinance:

1. No retail (only wholesale)

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a rezone from Business to Commercial to Sulphur C. Stores, Inc., 2631-2641 East Napoleon Street. Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting a rezone from Business to Commercial to Sulphur C. Stores, Inc., located at 2631-2641 East Napoleon Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Business to Commercial to Sulphur C. Stores, Inc., located at 2631-2641 East Napoleon Street for the following described property:

COM ON N SIDE HWY 90, 325 FT OF W LINE SE NW 36.9.10 E  
ALONG HWY 175 FT N TO R/W OF SPRR 165 FT M/L ETC

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting an Exception to Thomas Wright and Jeff Coates, southeast corner of West Napoleon and South Stanford Street to allow for mobile homes in a Business District. Motion was made by Mr. Levens seconded by Mr. David that the following resolution be tabled:

Resolution granting an Exception to Thomas Wright and Jeff Coates, southeast corner of West Napoleon Street and South Stanford Street to allow for mobile homes in a Business District.

A vote was then called with the results as follows:

YEAS: Mr. David, Mr. Levens

NAYS: Mr. Lawrence, Mrs. Carroll, Mrs. Vincent

ABSENT: None

And the above motion failed on this 21<sup>st</sup> day of September, 2015.



ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LENORE CARROLL, Chairman

Motion was then made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

Resolution granting an Exception to Thomas Wright and Jeff Coates, southeast corner of West Napoleon Street and South Stanford Street to allow for mobile homes in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Thomas Wright and Jeff Coates, southeast corner of West Napoleon Street and South Stanford Street to allow for mobile homes in a Business District in accordance with Article IV, Part III, Section 5 (3) (b) of the Land Use Ordinance of the City of Sulphur for the following property description:

THE WEST 75 FEET OF LOTS 9 AND 10 OF BLOCK "M" OF OLD TOWNSITE DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF BLOCK "M" OF TOWN OF SULPHUR, LOUISIANA (OTS), AS PER PLAT DULY RECORDED, THENCE RUNNING EAST 75 FEET, THENCE SOUTH 100 FEET, THENCE WEST 75 FEET, THENCE SOUTH 100 FEET, THENCE 75 FEET, THENCE NORTH 100 FEET TO THE POINT OF COMMENCEMENT, BOUNDED ON THE NORTH BY OST AND BOUNDED ON THE WEST BY STANFORD STREET, LOCATED IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

A vote was then called with the results as follows:

YEAS: Mr. Levens

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 21<sup>st</sup> day of September, 2015.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LENORE CARROLL, Chairman

The next item on the agenda is a discussion to extend grandfathering for J & R M, Inc., 504 West Lyons Street to allow a mobile home to be located on property. After discussion, the

Commission decided to grandfather this property even though it was 2 ½ years since a home was there. After more discussion it was realized that this was only a discussion and not a resolution, therefore, it couldn't be voted on.

The next item on the agenda is a resolution accepting final plat with variances (east lot 3,900 sq. ft. west lot 2,600 sq. ft.) from J & R M, Inc., 504 and 506 West Lyons Street. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting final plat with variances from J & R M, Inc. for property at 504 and 506 West Lyons Street.

WHEREAS, final plat was submitted by J & R M, Inc. for property located at 504 and 506 West Lyons Street with the following variances:

1. 504 West Lyons (east lot) – for lot to be 3,900 sq. ft. rather than the required 6,000 sq. ft.
2. 506 West Lyons (west lot) – for lot be 2,600 sq. ft. rather than the required 6,000 sq. ft.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat with variances from J & R M, Inc. for the following described property:

WEST 52 FEET OF LOT 8 OF BLOCK 2 OF THE MRS. MINERVA LYONS SUBDIVISION IN THE NW/4 OF NW/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA.

AND

EAST 78 FEET OF LOT 8 OF BLOCK 2 OF THE MRS. MINERVA LYONS SUBDIVISION IN THE NW/4 OF NW/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA.

A vote was then called with the results as follows:

YEAS: Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: Mrs. Carroll

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2015.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LENORE CARROLL, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LENORE CARROLL, Chairman

9/21/15

7:10 P.M.