

November 16, 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 16th day of November, 2015, after full compliance with the convening of said meeting with the following members present:

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

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 Mr. David.

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 item #1 be added to the agenda:

Resolution appointing Kaitlyn Gallegos as Acting Secretary.

Motion carried.

Motion was then made by Mrs. Vincent seconded by Mr. Lawrence that item #2 be amended to read as follows:

Resolution granting an Exception to Sealy-Ratcliff Swisco Road, LLC, property located between I-10 and Swisco Road, west of Republic Waste Services, to allow for workforce housing.

Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Levens that the agenda stand as changed.

Motion carried.

The first item on the agenda is a resolution appointing Kaitlyn Gallegos as Acting Secretary. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution appointing Kaitlyn Gallegos as Acting Secretary.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby appoint Kaitlyn Gallegos as Acting Secretary.

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 16th day of November, 2015.

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting an Exception to Sealy-Ratcliff Swisco Road, LLC, property located between I-10 and Swisco Road, west of Republic Waste Services, to allow for workforce housing. After discussion, motion was made by Mr. David seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Sealy-Ratcliff Swisco Road, LLC, property located between I-10 and Swisco Road, west of Republic Waste Services, to allow for workforce housing.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Sealy-Ratcliff Swisco Road, LLC, property located between I-10 and Swisco Road, west of Republic Waste Services, to allow for workforce

housing in accordance with Article IV, Part III, Section 5 (3) of the Land Use Ordinance of the City of Sulphur

BE IT FURTHER RESOLVED that Exception is contingent upon the adoption of the Temporary Workforce Housing ordinance adopted by the City of Sulphur for the following property description:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 OF NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, LESS AND EXCEPT A RIGHT OF WAY ON THE SOUTH SIDE.

HEREIN DESCRIBED TRACT CONTAINING 40.80 ACRES, MORE OR LESS, AND THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2-SE/4) OF SECTION 1, TOWNSHIP 10 SOUTH RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA;

THENCE NORTH 88° 57' 53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) SAID SECTION 1, FOR A DISTANCE OF 1336.11 FEET TO AN EXISTING 5/8" ROD MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SAID SECTION 1;

THENCE NORTH 89° 05' 58" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1, FOR A DISTANCE OF 1335.90 FEET TO AN EXISTING 1 1/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1;

THENCE NORTH 00° 56' 29" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1, FOR A DISTANCE OF 989.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10;

THENCE SOUTH 89°29'17" EAST, ALONG THE SOUTH LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 2672.85 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SAID SECTION 1;

THENCE SOUTH 00°59'07" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SECTION 1, FOR A DISTANCE OF 1010.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A CERTAIN TRACT OF LAND LOCATED, IN SECTION 12, T10S-R10W, CALCASIEU PARISH, LOUISIANA AND CONTAINING 2.44 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 12, T10S-R10W; THENCE: N 01°25'17" E A DISTANCE OF 443.00'; THENCE N 89°06'44" W A DISTANCE OF 240.00'; THENCE S 01°25'17" W A DISTANCE OF 443.00'; THENCE S 89°06'44" E A DISTANCE OF 240.00' BACK TO THE POINT OF BEGINNING, AS PER SURVEY PREPARED BY COLBY C. BULLER DATED JANUARY 15, 2014.

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 16th day of November, 2015.

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting an Exception to KLEAT, LLC, property located on the northwest corner of Kim Street and Hwy. 90, to allow for a single family dwelling in a Commercial District. Motion was made by Mr. David seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to KLEAT, LLC, property located on the northwest corner of Kim Street and Hwy. 90, to allow for a single family dwelling in a Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to KLEAT, LLC, property located on the northwest corner of

Kim Street and Hwy. 90, to allow for a single family dwelling in a Commercial District for the following property description:

COMMENCING AT A POINT WHERE THE WEST LINE OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, INTERSECTS THE NORTH RIGHT OF WAY LINE OF HIGHWAY 90; THENCE NORTH 00 DEGREES 28 MINUTES 24 SECONDS WEST 1,421.81 FEET TO THE SOUTHERN RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD; THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST 793.62 FEET TO THE WESTERLY RIGHT OF WAY OF A PARISH ROAD; THENCE SOUTH 25 DEGREES 54 MINUTES 51 SECONDS EAST 1,205.27 FEET TO THE NORTHERN RIGHT OF WAY OF HIGHWAY 90; THENCE SOUTH 75 DEGREES 15 MINUTES 24 SECONDS WEST 1,353.13 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 16th day of November, 2015.

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution zoning property to Bel Commercial LLC, property south of I-10, east of Hwy. 1256 to Commercial. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution zoning property to Commercial for Bel Commercial LLC, property located south of I-10, east of Hwy. 1256.

WHEREAS, said applicant wishes to zone property Commercial since it was not zoned at time of annexation.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby zone the following described property to Commercial for Bel Commercial LLC, property located south of I-10, east of Hwy. 1256 with the following stipulations:

1. Develop a drainage plan and have it approved as part of the Permit process.
2. An 8 foot tall privacy fence of wood or brick shall be located on all boundaries that abut Residential and Mixed Residential District.

(North tract at McNair and 1256)

TRACT #1

That certain tract of land situated in Section 10, Township 10 South, Range 10 West, Calcasieu Parish Louisiana being more particular described as follows:

Beginning at the intersection of roadway centerlines for McNair and LA Hwy. 1256, Calcasieu Parish, Louisiana, Thence $S89^{\circ}06'02''E$ a distance of 200.33 feet to a point 25 feet more or less North of the Northwest corner of Belle Savanne Phase 1A, Thence $S0^{\circ}53'58''W$ along the West line of Belle Savanne Phase 1A a distance of 551.57 feet to a point on the North right of way line of Long Hill Drive, Thence $N89^{\circ}06'02''E$ a distance of 125.0 feet a PC of a curve, Thence Northwestward along a curve to the left having an arc length of 39.27 feet, a radius of 25 feet and a chord bearing $N44^{\circ}06'02''W$ with a chord distance of 35.36 feet to the West right of way line of LA Hwy 1256, Thence $N89^{\circ}06'01''E$ a distance of 49.97 feet to the centerline of La Hwy 1256, Thence $N0^{\circ}53'59''E$ along said centerline a distance of 424.2 feet to the Point of Beginning.

(Middle Tract)

TRACT #2

That certain tract of land situated in Section 10, Township 10 South, Range 10 West, Calcasieu Parish Louisiana being more particular described as follows:

Commencing at the intersection of roadway centerlines for McNair and LA Hwy. 1256, Calcasieu Parish, Louisiana, Thence $S00^{\circ}53'58''W$ a distance of 615.87 feet to the Point of Beginning; Thence $S89^{\circ}06'02''E$ a distance of 199.81 feet, Thence $S0^{\circ}53'58''W$ a distance of 416.65 feet, Thence $S89^{\circ}06'02''E$ a distance of 150.0 feet, Thence $S0^{\circ}53'58''W$ a distance of 374.11 feet to the proposed North right of way line of Carlyss Drive Extension, Thence $N89^{\circ}06'02''W$ along said proposed North right of way line distance of 138.14 feet, Thence $N19^{\circ}58'15''W$ a distance of 37.5 feet, Thence $N89^{\circ}06'02''W$ distance of 48.86 feet to the West line of said Northwest Quarter of the Southeast Quarter, Thence $N0^{\circ}53'58''E$ a distance of 755.52 feet to the Point of Beginning.

(South Tract, Largest)

TRACT #3

That certain tract of land situated in Section 10, Township 10 South, Range 10 West, Calcasieu Parish Louisiana being more particular described as follows:

Commencing at the intersection of roadway centerlines for Carlyss Drive and La Hwy 1266 (Ruth Street), Calcasieu Parish, Louisiana, Thence $S00^{\circ}53'59''W$ a distance of 88.68 feet

to the Point of Beginning, Thence S89°06'01"E a distance of 48.86 feet, Thence N22°05'06"E a distance of 35.57 feet to the proposed North right of way line of Carlyss Drive Extension, Thence S89°06'02"E along said proposed right of way line a distance of 786.42 feet to the Northwest corner of proposed Belle Savanne Apartment Homes, Thence S0°53'58"W along said west line a distance of 649.05 feet to Southwest corner of proposed Belle Savanne Apartment Homes, Thence N89°06'02"W parallel to the proposed South right of way line of Carlyss Drive Extension a distance of 870.48 feet to the centerline of LA Hwy 1256 (Ruth Street), thence N0°53'58"E along said centerline a distance of 614.1 feet to the Point of Beginning.

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 16th day of November, 2015.

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution amending Resolution adopted September 21, 2015 which rezoned 2641 East Napoleon Street from Business to Commercial. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Resolution adopted September 21, 2015 which rezoned 2641 East Napoleon Street from Business to Commercial for Sulphur C. Stores, Inc.

WHEREAS, when applicant submitted the property description to rezone 2631-2641 East Napoleon Street, the property description for 2641 East Napoleon was erroneously not submitted.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Resolution adopted September 21, 2015 which rezoned 2641 East Napoleon Street from Business to Commercial to add the following property description:

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 IMPS/03 CB OFFICE
IMPS/00/03 CE DELI/TIRE SHOP IMPS/03/CE WASHATERIA IMPS/RFB 5

UNIT AP IPS/RFB 2 UNIT APT IMPS/RFA 2 UNIT APT IMPS/RFB 7 UNIT
APT BATCHELOR APARTMENTS REF1-JOE PALERMO JR B 1545 P 470 B
1518 P 370 B 1524 P 610 B 1526 P 28-79 REF2-WILBE ROBERT WILDER
AND BEATRICE B 2245 P 257, B 2254 P 400-9 REF3-WILDER, BEATRICE
DUPREE B 2979 P 460-2002

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 16th day of November, 2015.

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

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

ATTEST:

KAITLYN GALLEGOS, Acting Secretary

LENORE CARROLL, Chairman

11/16/15