

December 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 21<sup>st</sup> day of December, 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  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - LAWRENCE DAVID, Land Use Commission District 4

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. Levens.

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

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

The first item on the agenda is a resolution amending Resolution adopted June 15, 2015 which annexed 88 acres north of Hwy. 90 and west of Prater Street to correct the property description. Motion was made by Mr. Levens seconded by Mr. Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Resolution adopted June 15, 2015 which annexed 88 acres north of Hwy. 90 and west of Prater Street to correct the property description.

WHEREAS, in said annexation Resolution that was adopted by the Land Use Commission on June 15, 2015 the incorrect property description was erroneously inserted in Resolution.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Resolution adopted June 15, 2015 which annexed 88 acres north of Hwy. 90 and west of Prater Street to correct the property description to read as follows:

A CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 87.5 ACRES, MORE OR LESS, LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ ) OF SECTION 29; AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ) OF SECTION 32, AND THAT CERTAIN STRIP OF LAND DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ) OF SECTION 32; THENCE PROCEED IN AN EASTERLY DIRECTION 1,721.21 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$ ); THENCE SOUTH 0°01'22" EAST, 191.53 FEET TO THE NORTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, THENCE WEST 1,721.24 FEET ALONG SAID RIGHT OF WAY TO THE WEST LINE OF SAID SECTION 32; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SECTION 32, 184.2 FEET TO THE POINT OF BEGINNING, ALL BEING LOCATED IN TOWNSHIP 9 SOUTH, RANGE 9 WEST.

BEING THE SAME PROPERTY ACQUIRED BY PWK TIMBERLAND, LLC (THEN KNOWN AS KING II, NUCO #2, INC.) BY CONVEYANCE DEED RECORDED AT FILE NO. 2264702 (AS CORRECTED AT FILE NO. 2271149) AND BY EXCHANGE DEED RECORDED AT FILE NO. 2264726 (AS CORRECTED AT FILE NO. 2271148).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. David

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting an Exception to Central Testing, Co., Inc. 146 Cities Service Hwy., to allow for parking lot to be aggregate rather than required concrete or asphalt. With no one attending meeting to answer questions, motion was made by Mr. Levens seconded by Mr. Lawrence that this item be tabled until January, 2016 Land Use meeting:

Resolution granting an Exception to Central Testing, Co., Inc. 146 Cities Service Hwy., to allow for parking lot to be aggregate rather than required concrete or asphalt.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. David

And the above resolution was tabled until the January, 2016 Land Use meeting on this 21<sup>st</sup> day of December, 2016.

***Note: See page 5 for continuation of this item***

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a rezone from Business/Residential to Commercial to Calvin Vallette, Alex Seay, VJ & VA Trahan Family Trust, for 2729 Ruth Street, and two parcels west of 310 Patton Street to allow for proposed hotel. Joe Ellender, Realtor, stated that he has a hotel interested in purchasing property but he doesn't have a contract signed yet. If hotel doesn't purchase property he would like to sell as Commercial property.

Mayor Duncan stated that DOTD will probably make him do a traffic study on the Ruth Street property. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following amendment be made:

A 6 foot tall privacy fence of wood or brick shall be located on all boundaries that abut Residential and Mixed Residential District.

Motion carried.

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

### RESOLUTION

Resolution granting a rezone from Business/Residential to Commercial to Calvin Vallette, Alex Seay, VJ & VA Trahan Family Trust, for 2729 Ruth Street, and two parcels west of 310 Patton Street to allow for proposed hotel.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Business/Residential to Commercial to Calvin Vallette, Alex Seay, VJ & VA Trahan Family Trust, for 2729 Ruth Street, and two parcels west of 310 Patton Street to allow for proposed hotel for the following described property:

BEG 50 FT E OF NW COR NE 10.10.10, S ALG BDRY LINE OF PAVED SUL-CARLYSS RD TO A PT 416 FT N OF R/W OF RD RUN E AND W FOR BEG, TH E 600 FT, N 200 FT ETC @ 101010-1755-1 0004 0000 @ 101010-1755-1 0005 0000 LOTS 4, 5 BLK 1 SOUTH ACRES REF1-ARVEL J TRAHAN JR ET AL B 1734 P 308-83 REF2-B 1843 P 709-84 REF3-ASSESSED WD 4-85

BE IT FURTHER RESOLVED that the following stipulation shall be placed on said property:

A 6 foot tall privacy fence of wood or brick shall be located on all boundaries that abut Residential and Mixed Residential District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. David

And the above resolution was declared duly adopted on this 21<sup>st</sup> day of December, 2016.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

At this time Mayor Duncan and Mrs. Page, City Attorney, stated that since a representative is now in attendance for item #2 the Commission can remove the item from the table and vote on it. With that being said, Mr. Levens and Mr. Lawrence both removed their motion and second and opened it up for discussion.

Matt Redd addressed the Commission and stated that the business is expanding in rear and would like to continue the aggregate parking lot for approximately 15-20 more parking spaces. After discussion, motion was made by Mr. Levens seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Central Testing, Co., Inc. 146 Cities Service Hwy., to allow for parking lot to be aggregate rather than required concrete or asphalt.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Central Testing, Co., Inc. 146 Cities Service Hwy., to allow for parking lot to be aggregate rather than required concrete or asphalt for the following property description:

LOTS 14 AND 15 OF BLOCK 1 OF HOLLYWOOD SUB.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. David

And the above resolution was declared duly adopted on this 21<sup>st</sup> day of December, 2016.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

12/21/15