

March 20, 2017

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 20th day of March, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
MIKE MOORE, Land Use Commission District 3  
BILL McMULLEN, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - PHYLLIS WILSON, 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 Mr. Moore. Motion was then made by Mrs. Carroll seconded by Mr. Moore that the minutes of the previous meeting stand as written. Motion carried.

Motion was made by Mr. Moore seconded by Mr. McMullen that item #4 be moved up to #1 and #1 be moved down to #4.

A vote was then called with the results as follows:

YEAS: Mr. Moore, Mr. McMullen, Mr. Lawrence  
NAYS: Mrs. Carroll  
ABSENT: Mr. Wilson

And the agenda was declared amended on this 20<sup>th</sup> day of March, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

Motion was then made by Mr. Moore seconded by Mr. McMullen to amend #4 (previously #1) as follows:

Resolution amending Article IV, Part 3, Section 5 (2) of the Land Use Ordinance to allow for (h) Park and Rides under Permitted Uses in a Commercial District.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mr. McMullen that the agenda be adopted as changed. Motion carried unanimously.

The first item on the agenda is a resolution granting a rezone to Calcasieu Cameron Fair Association from Mixed Residential to Commercial for property located on the west side of Lewis Street, north of O'Quain Street. Chuck Kinney, President of Cal Cam Fair Association, addressed the Commission and stated that they would like to rezone to Commercial so their existing use would be compliant. When zoning was adopted in 2003 the City zoned this property Mixed Residential. They don't want to rezone the entire property, only a portion. Mrs. Blanchard, Secretary, stated that the Mayor told her that it was the parcel that was approximately 12 ½ acres. Mr. Kinney said it is that parcel but they only want to rezone half of it. Mrs. Blanchard told him that he would have to subdivide the property first if he only wanted half of it rezoned. What is presented to the Commission now is to rezone the entire parcel. He said they were approached by a company to put a Park and Ride on this property. The Commission agreed that they would like to see a sketch of where and how the Park and Ride would be located. Mrs. Carroll stated that she received a lot of phone calls opposing this development. Mr. Lawrence stated that since a business is currently located on this property couldn't they just put a parking lot. Mr. Daigle, Land Use Administrator, stated that if this parking lot would be associated with the business that is currently there then they would have to concrete the parking lot. This is a spot zone. Mike Granger, resident in area, stated that he's not against the Park and Ride but he would like more information, such as ingress/egress and where exactly it would be situated on property. He wouldn't be opposed if it would revert back to Mixed Residential once they are

done with the Park and Ride. Mr. Kinney stated that the ingress/egress would be on Lewis Street. Scott Stringer, resident, stated that he's against the rezone. There aren't any shoulders on Lewis Street and emergency vehicles wouldn't be able to get through to his home if they had an emergency. Even though the workers would be arriving early morning and leaving in late afternoon, what about rain-out days. They could rain-out in the middle of the day. After discussion, motion was made by Mrs. Carroll seconded by Mr. McMullen that the following resolution be adopted to-wit:

Resolution granting a Rezone from Mixed Residential to Commercial to Calcasieu Cameron Fair Association for property located on west side of Lewis Street.

WHEREAS, West Calcasieu Cameron Fair Association has submitted application to Rezone from Mixed Residential District to Commercial District; and

WHEREAS, the following stipulations shall be placed on property:

1. Construct a 6-foot tall buffer constructed of wood or brick masonry in accordance with Article IV, Part II, Section 8 of the Land Use Ordinance of the City of Sulphur.

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to West Calcasieu Cameron Fair Association from Mixed Residential to Commercial for the following described property to wit:

COM NE COR SE NE 27.9.10 TH S 0 DEG 24 MIN W 698.41 FT N 89 DEG 54 MIN W 238.7 FT S 0 DEG 24 MIN W 417.4 FT N 89 DEG 54 MIN W 521.7 FT S 0 DEG 24 MIN W 208.7 FT N 89 DEG 54 MIN W 77.6 FT N 22 DEG E 59.5 FT N 17 DEG 06 MIN E 1331.88 FT TO N LINE OF SE NE SEC 27.9.10 S 89 DEG 59 MIN 44 SEC E 433.51 FT M/L TO COM BEING SUBJ TO ROAD R/W OF 40 FT ON E AND 20 FT ON SOUTH SAID PROPERTY BOUNDED ON W BY PROPERTY NOW OR FORMERLY OWNED BY KRAUSE AND MANAGAN LUMBER COMPANY LTD REF1-ANTOINE JUNIUS BERTRAND ET AL B 1551 P 454 B 1588 P 711-80.

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone interfere with the rights and privileges owned by the City of Sulphur

pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

If City Council does hereby approve this Rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this re-zone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.**

A vote was then called with the results as follows:

YEAS: Mr. McMullen

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

ABSENT: Mrs. Wilson

And the said resolution failed on this 20th day of March, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Bel Commercial, LLC, for 55.95 acres located east of Wright Road. Mr. Daigle stated that he spoke to Tim Conner and the Parish is extending Carlyss Blvd. all the way to Beglis Parkway with all the infrastructure and the Parish will donate road/infrastructure to City. There may be negotiations later. Motion was made by Mr. Moore seconded by Mrs. Carroll that the following resolution be adopted to-wit:

## RESOLUTION

Resolution accepting petition from Bel Commercial, LLC, for the annexation of 55.95 acres located east of Wright Road.

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:

A CERTAIN PARCEL OF LAND BEING 55.95 ACRES SITUATED IN SECTION 11, TOWNSHIP – 10 – SOUTH, RANGE – 10 – WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT RD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT, THENCE NORTH 00°36'49" EAST A DISTANCE OF 1350.73 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 89°32'41" EAST A DISTANCE OF 228.29 FEET TO A POINT;  
THENCE SOUTH 30°35'27" EAST A DISTANCE OF 53.04 FEET TO A POINT;  
THENCE SOUTH 32°21'29" EAST A DISTANCE OF 110.77 FEET TO A POINT;  
THENCE SOUTH 24°22'51" EAST A DISTANCE OF 108.11 FEET TO A POINT;  
THENCE SOUTH 44°07'27" EAST A DISTANCE OF 86.87 FEET TO A POINT;  
THENCE SOUTH 53°31'46" EAST A DISTANCE OF 126.85 FEET TO A POINT;  
THENCE SOUTH 34°45'58" EAST A DISTANCE OF 107.02 FEET TO A POINT;  
THENCE SOUTH 36°19'19" EAST A DISTANCE OF 95.26 FEET TO A POINT;  
THENCE SOUTH 38°29'57" EAST A DISTANCE OF 116.32 FEET TO A POINT;  
THENCE SOUTH 55°34'23" EAST A DISTANCE OF 80.88 FEET TO A POINT;  
THENCE SOUTH 70°30'38" EAST A DISTANCE OF 113.51 FEET TO A POINT;  
THENCE SOUTH 75°01'36" EAST A DISTANCE OF 87.89 FEET TO A POINT;  
THENCE SOUTH 72°17'26" EAST A DISTANCE OF 125.42 FEET TO A POINT;  
THENCE SOUTH 76°05'47" EAST A DISTANCE OF 92.22 FEET TO A POINT;  
THENCE NORTH 71°30'09" EAST A DISTANCE OF 125.33 FEET TO A POINT;  
THENCE SOUTH 00°46'32" WEST A DISTANCE OF 1901.94 FEET TO A POINT;  
THENCE SOUTH 89°10'24" WEST A DISTANCE OF 662.85 FEET TO A POINT;  
THENCE NORTH 00°41'41" EAST A DISTANCE OF 661.78 FEET TO A POINT;  
THENCE NORTH 89°15'59" WEST A DISTANCE OF 638.79 FEET TO A POINT;  
THENCE NORTH 00°36'50" EAST A DISTANCE OF 1982.22 FEET TO A POINT BEING THE POINT OF BEGINNING.

WHEREAS, said property, currently zoned as Agricultural land use district by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Residential; and

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Bel Commercial, LLC, for the annexation of 55.95 acres located east of Wright Road.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 20th day of March, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of 55.95 acres located east of Wright Road owned by Bel Commercial, LLC and zoning property Residential. Motion was made by Mr. Moore seconded by Mr. McMullen that the following resolution be adopted to-wit:

#### RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR BEL COMMERCIAL, LLC, OF 55.95 ACRES LOCATED EAST OF WRIGHT ROAD.

WHEREAS, the City of Sulphur has received a petition from Bel Commercial, 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 the 55.95 acres lying on the east side of Wright Road; and

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 Agriculture 1 land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Residential.

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:

A CERTAIN PARCEL OF LAND BEING 55.95 ACRES SITUATED IN SECTION 11, TOWNSHIP – 10 – SOUTH, RANGE – 10 – WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT RD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT, THENCE NORTH 00°36'49" EAST A DISTANCE OF 1350.73 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 89°32'41" EAST A DISTANCE OF 228.29 FEET TO A POINT;  
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THENCE SOUTH 00°46'32" WEST A DISTANCE OF 1901.94 FEET TO A POINT;  
THENCE SOUTH 89°10'24" WEST A DISTANCE OF 662.85 FEET TO A POINT;  
THENCE NORTH 00°41'41" EAST A DISTANCE OF 661.78 FEET TO A POINT;  
THENCE NORTH 89°15'59" WEST A DISTANCE OF 638.79 FEET TO A POINT;  
THENCE NORTH 00°36'50" EAST A DISTANCE OF 1982.22 FEET TO A POINT BEING THE POINT OF BEGINNING.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 20th day of March, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending Article IV, Part 3, Section 5 (2) of the Land Use Ordinance to allow for (h) Park and Rides under Permitted Uses in a Commercial District. Motion was made by Mr. Moore seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 3, SECTION 5 (2) OF THE  
LAND USE ORDINANCE OF THE CITY OF SULPHUR TO PROVIDE FOR  
PARK AND RIDES.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 3, Section 5 (2) of the Land Use Ordinance of the City of Sulphur to read as follows:

(2) *Permitted Uses:*

- (a) All uses as permitted in business district classification except single-family detached residence.
- (b) Kennels.
- (c) Hotels and motels.
- (d) Light manufacturing, wholesaling and warehousing.
- (e) Institutions.
- (f) Bars (only on major arterial streets and interstate highways).
- (g) Entertainment (establishment whose gross receipts for the sale of alcoholic Beverages constitutes fifty (50) percent or more of their overall gross receipts)  
(On major arterial streets and interstate highways).
- (h) Park and Rides - *Park and Rides may only be occupied by companies providing transportation to work sites which are located in areas where parking is limited and/or not accessible, and must meet the following criteria:*
  - 1. A Special Permit shall be issued by Director of Licensing and Permit Department.
  - 2. A parking area shall be constructed no closer than five (5) feet from any public right of way and no less than two and one-half (2 ½) feet from any adjacent property. Access drives between adjacent parking lots will be allowed. With the exception of a bumper rail or wheel barrier, each required parking space shall have minimum dimensions of 9.5'x18' with a 24' wide aisle for ninety (90) degree parking. A bumper rail or wheel



- barrier shall be installed so that no part of parked automobiles can extend into the public right of way. A minimum of three (3) feet shall be provided from the property line to the wheel-guard.
3. A minimum 6-foot wooden privacy fence around perimeter of permitted space.
  4. Lighting shall have adequate illumination and plan reviewed and approved by city engineering.
  5. Parking Hours must be submitted and adhered to with reference of peak times of traffic.
  6. Traffic study shall be performed.
  7. Traffic control shall be provided during hours of use by sworn off-duty police officers.
  8. Ingress/Egress shall be only on the following arterial streets:
    - a. Highway 90
    - b. Beglis Parkway/Hwy 27
    - c. Cities Service Hwy/Hwy 108
    - d. Cypress Street
    - e. Maplewood Drive
    - f. Ruth Street/Hwy 1256
    - g. Prater Road
  9. Route approval to workplace shall be agreed upon by Department of Transportation and Development, Calcasieu Parish Police Jury and City of Sulphur.
  10. If surface of Park and ride spaces creates an emission of particles in the air (e.g.dust), permit holder must submit for review, a plan to limit said emission so as to not negatively affect surrounding structures/subdivisions.
  11. Upon expiration of the Park and Ride the Permit Holder shall restore the Site to pre-development condition or a more pristine state. In the event the property owner desires to retain all or any portion of the improvements, said improvements shall comply with current ordinances of the City of Sulphur. The Permit Holder is responsible for satisfying all obligations imposed by the Sulphur City Code.
  12. Special permit may be revoked or suspended by Director of Permits and Licensing.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 20th day of March, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, 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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GERRIT LAWRENCE, Chairman

3/20/17  
6:20 P.M.