

May 22, 2017

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in special session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, held at 5:00 p.m., on the 22nd day of May, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1
PHYLLIS WILSON, BZA District 2
MIKE MOORE, BZA District 3
BILL McMULLEN, BZA District 4
GERRIT LAWRENCE, BZA 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 Mrs. Carroll.

The only item on the agenda is a resolution accepting Preliminary Plat from Redmarque Construction for subdivision located between Division Street and I-10. Mr. Daigle stated that on Lots 24-25 the hammerhead needs to be moved to the west between Lots 23-24 since that area doesn't give enough room for the fire truck to turn around. The fire truck needs a 70-foot allowance. Mr. Geisler, Project Manager, stated that he has software that could prove that a firetruck could turn around on Lots 24-25. He asked that the Commission approve this plat and he could produce proof that this would work. If City Administration finds that it can't work then Council doesn't have to approve it. Motion was then made by Mr. Lawrence seconded by Mr. McMullen that the following amendment be made:

- Applicant must prove to City Administration that hammerhead would work on Lots 24-25 prior to City Council public hearing on Monday, June 12, 2017.

Motion carried unanimously.

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

RESOLUTION

Resolution accepting Preliminary Plat from Marcus Trahan, for Aubrianna Estates.

WHEREAS, Marcus Trahan, has submitted application to accept Preliminary Plat for Aubrianna Estates, property located at the south end of Post Oak Road, south of Division Street and adjacent to I-10; and

WHEREAS, improvements on the property will include the following exceptions:

1. Roadway right of way width from 50 feet to 45 feet.
2. A 21-foot wide asphalt roadway (rather than the required 26-foot) with concrete curb and gutter on the north side and a 2-foot aggregate strip on the south side.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Marcus Trahan, for Aubrianna Estates for the following described property:

A CERTAIN PARCEL OR TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST IN CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF THE M.M. LAW SUBDIVISION AND A POINT ON THE EASTERN RIGHT OF WAY LINE OF SOUTH POST OAK ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 0 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 146.20' (FEET) TO THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID M.M. LAW SUBDIVISION SOUTH 89 DEGREES 10 MINUTES 37 SECONDS EAST A DISTANCE OF 1306.25' (FEET) TO A POINT; THENCE SOUTH 0 DEGREES 49 MINUTES 22 SECONDS WEST A DISTANCE OF 166.29' (FEET) TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 07 SECONDS WEST A DISTANCE OF 1306.25' (FEET) TO THE SAID EASTERN RIGHT OF WAY LINE OF SOUTH POST OAK ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 0 DEGREES 49 MINUTES 28 SECONDS EAST A DISTANCE OF 166.10' (FEET) TO THE POINT OF BEGINNING, CONTAINING 217,094 SQ. FT. OR 4.98 ACRES MORE OR LESS.

A vote was then called with the results as follows:

YEAS: Ms. Carroll, Ms. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 22nd day of May, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

5/22/17

5:10 P.M.