

July 17, 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 17th day of July, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
PHYLLIS WILSON, Land Use Commission District 2  
MIKE MOORE, Land Use Commission District 3  
BILL McMULLEN, 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. McMullen. Motion was then made by Mr. Lawrence seconded by Mrs. Carol that the minutes of the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution accepting Preliminary Plat from Bel Commercial, LLC for Belle Savanne Reserve Phase I. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting Preliminary Plat from Bel Commercial LLC, for Belle Savanne Reserve Phase I.

WHEREAS, Bel Commercial, LLC, has submitted application to accept Preliminary Plat for Belle Savanne Reserve Phase I; and

WHEREAS, improvements on the property will include the following variances approved by Board of Zoning Adjustment on Monday, June 19, 2017:

1. Increase allowed building coverage from 40% to 50%.
2. Reduce total allowed lot area from 6,000 sq. ft. to 5,500 sq. ft.
3. Reduce required size of cul-de-sac lots from 10,000 sq. ft. to 6,000 sq. ft.
4. Reduce front setbacks from 30 feet to 12 feet for residence and 20 feet for garage.
5. Measurements to be taken from building face.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Bel Commercial, LLC, for Belle Savanne Reserve Phase I for the following described property:

A CERTAIN PARCEL OF LAND BEING 15.2 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 ROAD AND CARLYSS BOULEVARD BEING THE POINT OF COMMENCEMENT, THENCE NORTH 00°36'49" EAST A DISTANCE OF 48.97 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°36'49" EAST A DISTANCE OF 1301.76 FEET TO A POINT;

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 110.78 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 51°57'07" WEST A DISTANCE OF 215.49 FEET TO A POINT;

THENCE SOUTH 00°36'49" WEST A DISTANCE OF 393.41 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1498.83 FEET, AN ARC LENGTH OF 49.50 FEET, A CHORD BEARING OF NORTH 80°47'40" WEST AND A CHORD DISTANCE OF 49.50 FEET;  
THENCE SOUTH 09°01'13" WEST A DISTANCE OF 170.02 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1250.00 FEET, AN ARC LENGTH OF 156.39 FEET, A CHORD BEARING OF NORTH 85°29'19" WEST AND A CHORD DISTANCE OF 156.29 FEET;

THENCE NORTH 89°04'23" WEST A DISTANCE OF 320.26 FEET TO A POINT BEING THE POINT OF BEGINNING.

A vote was then called with the results as follows:

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

NAYS:

ABSENT:

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

The next item on the agenda is a resolution accepting final plat from West Hale South, LLC for property located at 2033 Ruth Street. Motion was made by Mrs. Wilson seconded by Mr. Lawrence that the following resolution be adopted to-wit:

**RESOLUTION**

Resolution accepting final plat from West Hale South, LLC, for property located at 2033 Ruth Street.

WHEREAS, in accordance with Appendix B, Article III, Part 1, Section 1 (6) (c) and Chapter 18 of the Code of Ordinances of the City of Sulphur, application has been received from West Hale South, LLC, to accept final plat and make revisions to the Land Use Map for property located at 2033 Ruth Street for property described as follows:

**TRACT 1**

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST,

CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA;

THENCE SOUTH 00°28'37" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 568.38 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 1256 (RUTH STREET), FORMERLY, LOUISIANA HIGHWAY 27;

THENCE SOUTH 00°28'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 275.00 FEET, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°28'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 176.12 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 200.00 FEET;

THENCE NORTH 00° 28'37" EAST, FOR A DISTANCE OF 176.12 FEET;

THENCE SOUTH 89°32'46" EAST, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 35,224.00 SQUARE FEET OR 0.809 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHT OF WAY OF RECORD OR BY USE.

## **TRACT II**

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA;

THENCE SOUTH 00°28'37" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 568.38 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 1256 (RUTH STREET), FORMERLY, LOUISIANA HIGHWAY 27;

THENCE SOUTH 00°28'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 75.00 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°28'37" WEST, FOR A DISTANCE OF 43.76 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED NORTH INTERSTATE 10 FRONTAGE ROAD, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°28'37" WEST, FOR A DISTANCE OF 332.36 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 144.82 FEET;

THENCE NORTH 00°28'37" EAST, FOR A DISTANCE OF 308.69 FEET TO THE INTERSECTION WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF THE PROPOSED NORTH INTERSTATE 10 FRONTAGE ROAD, SAID POINT LYING IN A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 492.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 147.30 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD WHICH BEARS NORTH 81°10'14" EAST, A DISTANCE OF 146.75 FEET.

HEREIN DESCRIBED TRACT CONTAINING 45,080.74 SQUARE FEET OR 1.035 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS OF WAY OF RECORD OR BY USE.

### TRACT III

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION

THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA;

THENCE SOUTH 00°28'37" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 568.38 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 1256 (RUTH STREET), FORMERLY, LOUISIANA HIGHWAY 27;

THENCE SOUTH 00°28'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 75.00 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°28'37" WEST, FOR A DISTANCE OF 43.76 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE PROPOSED NORTH INTERSTATE 10 FRONTAGE ROAD, SAID POINT LYING IN A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 492.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT, FOR AN ARC LENGTH DISTANCE OF 147.30 FEET, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 81°10'14" WEST, A DISTANCE OF 146.75 FEET;

THENCE SOUTH 00°28'37" WEST, FOR A DISTANCE OF 308.69 FEET;

THENCE NORTH 89°32'46" WEST, FOR A DISTANCE OF 241.94 FEET;

THENCE NORTH 00°28'37" EAST, FOR A DISTANCE OF 139.64 FEET TO THE INTERSECTION WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF THE PROPOSED NORTH INTERSTATE 10 FRONTAGE ROAD;

THENCE NORTH 42°45'14" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 43.10 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 492.00 FEET;

THENCE NORTHEASTLY, ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 256.23 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD WHICH BEARS NORTH 57°40'25" EAST, A DISTANCE OF 253.35 FEET.

HEREIN DESCRIBED TRACT CONTAINING 60,330.29 SQUARE FEET OR 1.385 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS OF WAY OF RECORD OR BY USE.

**TRACT IV**

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3) TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA;

THENCE SOUTH  $00^{\circ}28'37''$  WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 568.38 FEET;

THENCE NORTH  $89^{\circ}32'46''$  WEST, FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 1256 (RUTH STREET), FORMERLY LOUISIANA HIGHWAY 27, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH  $00^{\circ}28'37''$  WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 28.16 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE PROPOSED NORTH INTERSTATE 10 FRONTAGE ROAD;

THENCE NORTH  $89^{\circ}42'25''$  WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 195.60 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 582.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT AND SAID NORTH RIGHT OF WAY LINE, FOR AN ARC LENGTH DISTANCE OF 482.89 FEET TO THE POINT OF TANGENT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH  $66^{\circ}31'25''$  WEST, A DISTANCE OF 469.16 FEET;

THENCE SOUTH  $42^{\circ}45'14''$  WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 14.34 FEET;

THENCE NORTH  $89^{\circ}31'12''$  WEST, FOR A DISTANCE OF 56.00 FEET;

THENCE NORTH  $00^{\circ}28'37''$  EAST, FOR A DISTANCE OF 229.59 FEET;

THENCE SOUTH  $89^{\circ}32'46''$  EAST, FOR A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 58,114.50 SQUARE FEET OR 1.334 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS OF WAY OF RECORD OR BY USE.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat 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; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, 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; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such 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 subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the final plat from West Hale South, LLC and revise the Land Use Map for property located at 2033 Ruth Street.

A vote was then called with the results as follows:

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

NAYS:

ABSENT:

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

The next item on the agenda is a resolution granting the zoning of property to City of Sulphur for property located off Gradney Street to Industrial. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until August Land Use meeting:



Resolution zoning property to Industrial for the City of Sulphur for property located off Gradney Street.

WHEREAS, at the time City Council adopted zoning in 2003, said parcel failed to be zoned.

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 zone property for the City of Sulphur to Industrial for the following described property to wit:

ALL THAT PORTION SE NW 36.9.10 LYING N OF R/W LA W RR 6 ACS

This Zoning of property is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Zoning 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 Zoning, 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 Zoning the owner of this Zoning 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 Zoning.

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

A vote was then called with the results as follows:

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

NAYS:

ABSENT:

And the said resolution was tabled until August 21, 2017 on this 17th day of July, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

The next item on the agenda is a resolution acknowledging that Mike Moore, Bill McMullen and Phyllis Wilson attend the mandatory workshop for zoning issues. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

Resolution acknowledging that Mike Moore, Bill McMullen and Phyllis Wilson attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Saturday, June 17, 2017 in the City of Lafayette, LA.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby acknowledge that Mike Moore, Bill McMullen and Phyllis Wilson attended the mandatory workshop for zoning boards and planning commissions on June 17, 2017.

A vote was then called with the results as follows:

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

NAYS:

ABSENT:

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, 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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MIKE MOORE, Chairman

7/17/17

5:37 P.M.