

November 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 November, 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 Mrs. Wilson. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the minutes of the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting an Exception to Christopher A. Salvador Construction, LLC, 628 South Post Oak Road, to allow for a mobile home park to be located in a Business District. After much discussion, motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Christopher A. Salvador Construction, LLC, 628 South Post Oak Road, to allow for a mobile home park to be located in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Christopher A. Salvador Construction, LLC, 628 South Post Oak Road, to allow for living in a Business District, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance for the following property description:

THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) SOUTH, RANGE TEN (10) WEST, LA. MER., CALCASIEU PARISH, LOUISIANA, BEING DESCRIBED AS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF SW/4 OF SW/4 OF SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) SOUTH, RANGE TEN (10) WEST, LESS 230.0 FEET BY 90.0 FEET IN THE SOUTHWEST CORNER THEREOF; AND

THE SOUTH ONE (1) ACRE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 OF NW/4 OF SW/4 OF SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) SOUTH, RANGE TEN (10) WEST; AND

COMMENCING AT THE SOUTHWEST CORNER OF THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF SW/4 OF SW/4 OF SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINE (9) SOUTH, RANGE TEN (10) WEST, WHICH REMAINS AFTER SALE OF THE SOUTH THREE (3) ACRES, THENCE EAST 230.0 FEET; THENCE NORTH 90.0 FEET; THENCE WEST 230.0 FEET; THENCE SOUTH 90.0 FEET TO THE POINT OF COMMENCEMENT

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF SW/4 OF SW/4 OF SW/4); THENCE NORTH ZERO DEGREES FIFTY-SIX MINUTES FORTY-SIX SECONDS EAST A DISTANCE OF 199.40 FEET (N 00°56'46" E 199.40 FT.) MORE OR LESS TO THE NORTHWEST CORNER OF THE AFOREMENTIONED SOUTH THREE (3) ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF SW/4 OF SW/4 OF SW/4), THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUE NORTH ZERO DEGREES FIFTY-SIX MINUTES FORTY-SIX SECONDS EAST A DISTANCE OF 200.91 FEET (N 00°56'46" E 200.91 FT.); THENCE SOUTH EIGHTY-NINE DEGREES TWENTY MINUTES TWENTY-TWO SECONDS EAST A DISTANCE OF 668.15 FEET (S 89°20'22" E 668.15 FT.); THENCE SOUTH ZERO DEGREES FORTY-SIX MINUTES FIFTY-TWO SECONDS WEST A DISTANCE OF 202.24 FEET (S 00°46'52" W 202.24 FT.); THENCE NORTH EIGHTY-NINE DEGREES THIRTEEN MINUTES THIRTY-ONE SECONDS WEST A DISTANCE OF 668.73 FEET (N 89°13'31" W 668.73 FT.)

TO THE POINT OF BEGINNING, HEREIN DESCRIBED TRACT
CONTAINING 3.093 ACRES, MORE OR LESS, AND SUBJECT TO A
PUBLIC ROAD RIGHT OF WAY (POST OAK ROAD) ON THE WEST SIDE
THEREOF AND ANY OTHER RIGHTS OF WAY, SERVITUDES AND/OR
EASEMENT OF RECORDS OR BY USE.

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

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

A vote was then called with the results as follows:

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

NAYS: Mrs. Carroll, Mrs. Wilson

ABSENT: None

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Oak Creek Village, LLC, An Arizona Limited Liability Company (Michael Zipprich), for property located west of Beglis Parkway/east of Belle Savanne Reserve Subdivision. Motion was made by Mrs. Carroll seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Oak Creek Village, LLC, An Arizona Limited Liability Company for property located west of Beglis Parkway/east of Belle Savanne Reserve Subdivision.

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:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST;

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1330.26 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SAID SECTION ELEVEN (11);

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 592.13 FEET TO THE SOUTHWEST CORNER OF INWOOD FOREST SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN LAT BOOK 37, PAGE 43, RECORDS OF CALCASIEU PARISH LOUISIANA, SAID POINT LYING ON THE NORTH BANK OF LITTLE BAYOU D'INDE;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 58° 37' 40" EAST, FOR A DISTANCE OF 52.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 74° 31' 00" EAST, FOR A DISTANCE OF 94.09 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 85° 20' 56" EAST, FOR A DISTANCE OF 177.47 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 81° 15' 09" EAST, FOR A DISTANCE OF 79.52 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 66° 50' 26" EAST, FOR A DISTANCE OF 179.95 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 13' 03" EAST, FOR A DISTANCE OF 134.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 51° 54' 35" EAST, FOR A DISTANCE OF 89.68 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 41° 43' 31" EAST, FOR A DISTANCE OF 245.26 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 57' 05" EAST, FOR A DISTANCE OF 196.46 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 54° 03' 33" EAST, FOR A DISTANCE OF 148.88 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 39° 30' 59" EAST, FOR A DISTANCE OF 96.48 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 48° 48' 49" EAST, FOR A DISTANCE OF 82.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SULPHUR, LOUISIANA, AS PER CONVEYANCE BEARING CLERK'S FILE NUMBER 1998550, RECORDS OF CALCASIEU PARISH, LOUISIANA;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE AND THE SOUTH LINE OF THE CITY OF SULPHUR TRACT, IN A GENERAL DIRECTION OF SOUTH 45° 29' 29" EAST, FOR A DISTANCE OF 186.34 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077), FORMERLY KNOWN AS ARIZONA STREET, THE SOUTHEAST CORNER OF SAID CITY OF SULPHUR TRACT;

THENCE NORTH 08° 11' 26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 146.99 FEET;

THENCE NORTH 01° 03' 56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 62.17 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11);

THENCE SOUTH 89° 04' 30" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 01° 03' 56" WEST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 665.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLYDE P. ECCLES, AS PER CONVEYANCE RECORDED IN CONVEYANCE BOOK 806 AT PAGE 13, RECORDS OF CALCASIEU PARISH;

THENCE NORTH 89° 04' 28" WEST, ALONG THE NORTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 344.58 FEET TO THE NORTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 01° 03' 48" WEST, ALONG THE WEST LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 89° 04' 28" EAST, ALONG THE SOUTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 350.34 FEET TO THE SOUTHEAST CORNER OF SAID CLYDE P. ECCLES TRACT, SAID POINT ALSO LYING ON THE CENTERLINE OF THE AFORESAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 00° 21' 04" EAST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 25.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11459.16 FEET;

THENCE SOUTH, ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 139.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 00° 00' 04" EAST, A DISTANCE OF 139.93 FEET;

THENCE NORTH 89° 04' 25" WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 212.48 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4);

THENCE NORTH 89° 04' 25" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1325.70 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 2,356,296.22 SQUARE FEET OR 54.093 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY FOR BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077) ACROSS THE EAST SIDE THEREOF, SUBJECT TO A DRAINAGE SERVITUDE ACROSS THE NORTH AND WEST SIDES THEREOF AND SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS-OF-WAY OF RECORD OR BY USE.

WHEREAS, said property is currently zoned as R1 and RM land use district by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Residential with the intent to rezone Phase III to Mixed Residential at a later date.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Oak Creek Village, LLC, An Arizona Limited Liability Company, for the annexation of 54 acres, more or less, located west of Beglis Parkway/east of Belle Savanne Reserve Subdivision.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of property owned by Oak Creek Village, LLC, An Arizona Limited Liability Company (Michael Zipprich) for property located west of Beglis Parkway/east

of Belle Savanne Reserve Subdivision. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR OAK CREEK VILLAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FOR PROPERTY LOCATED EAST OF WRIGHT ROAD, WEST OF BEGLIS PARKWAY.

WHEREAS, the City of Sulphur has received a petition from Oak Creek Village LLC, An Arizona Limited Liability Company, 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 lying on the east of Wright Road, west side of Beglis Parkway; 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 is currently zoned as R1 and RM land use district by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Residential with the intent to rezone Phase III to Mixed Residential at a later date.

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:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST;

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1330.26 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SAID SECTION ELEVEN (11);

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 592.13 FEET TO THE SOUTHWEST CORNER OF INWOOD FOREST SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN LAT BOOK 37, PAGE 43, RECORDS OF CALCASIEU PARISH LOUISIANA, SAID POINT LYING ON THE NORTH BANK OF LITTLE BAYOU D'INDE;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 58° 37' 40" EAST, FOR A DISTANCE OF 52.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 74° 31' 00" EAST, FOR A DISTANCE OF 94.09 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 85° 20' 56" EAST, FOR A DISTANCE OF 177.47 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 81° 15' 09" EAST, FOR A DISTANCE OF 79.52 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 66° 50' 26" EAST, FOR A DISTANCE OF 179.95 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 13' 03" EAST, FOR A DISTANCE OF 134.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 51° 54' 35" EAST, FOR A DISTANCE OF 89.68 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 41° 43' 31" EAST, FOR A DISTANCE OF 245.26 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 57' 05" EAST, FOR A DISTANCE OF 196.46 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 54° 03' 33" EAST, FOR A DISTANCE OF 148.88 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 39° 30' 59" EAST, FOR A DISTANCE OF 96.48 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 48° 48' 49" EAST, FOR A DISTANCE OF 82.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SULPHUR, LOUISIANA, AS PER CONVEYANCE BEARING CLERK'S FILE NUMBER 1998550, RECORDS OF CALCASIEU PARISH, LOUISIANA;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE AND THE SOUTH LINE OF THE CITY OF SULPHUR TRACT, IN A GENERAL DIRECTION OF SOUTH 45° 29' 29" EAST, FOR A DISTANCE OF 186.34 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077), FORMERLY KNOWN AS ARIZONA STREET, THE SOUTHEAST CORNER OF SAID CITY OF SULPHUR TRACT;

THENCE NORTH 08° 11' 26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 146.99 FEET;

THENCE NORTH 01° 03' 56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 62.17 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11);

THENCE SOUTH 89° 04' 30" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 01° 03' 56" WEST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 665.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLYDE P. ECCLES, AS PER CONVEYANCE RECORDED IN CONVEYANCE BOOK 806 AT PAGE 13, RECORDS OF CALCASIEU PARISH;

THENCE NORTH 89° 04' 28" WEST, ALONG THE NORTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 344.58 FEET TO THE NORTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 01° 03' 48" WEST, ALONG THE WEST LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT;

THENCE SOUTH 89° 04' 28" EAST, ALONG THE SOUTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 350.34 FEET TO THE SOUTHEAST CORNER OF SAID CLYDE P. ECCLES TRACT, SAID POINT ALSO LYING ON THE CENTERLINE OF THE AFORESAID SOUTH BEGLIS PARKWAY;

THENCE SOUTH 00° 21' 04" EAST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 25.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11459.16 FEET;

THENCE SOUTH, ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 139.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 00° 00' 04" EAST, A DISTANCE OF 139.93 FEET;

THENCE NORTH 89° 04' 25" WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 212.48 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4);

THENCE NORTH 89° 04' 25" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1325.70 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 2,356,296.22 SQUARE FEET OR 54.093 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY FOR BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077) ACROSS THE EAST SIDE THEREOF, SUBJECT TO A DRAINAGE SERVITUDE ACROSS THE NORTH AND WEST SIDES THEREOF AND SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS-OF-WAY OF RECORD OR BY USE.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting the zoning of property to Residential owned by Henry Duhon, Jr. et al, for property located at the end of North Hudson Street. Eric Blood, Realtor, stated that at the time zoning was adopted this parcel was left out accidentally. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the zoning of property to Residential owned by Henry Duhon, Jr. et al, for property located at the north end of North Hudson 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 Henry Duhon, Jr., et al, to Residential for the following described property to wit:

BEING PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 2033 FEET WEST AND 1261.1 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 80°37'53" EAST A DISTANCE OF 941.70 FEET; THENCE NORTH 89°36'44" WEST ON AND ALONG THE NORTH LINE OF BLOCKS 1, 2 & 3 OF CARLIN AND STINE STARLIN SUBDIVISION; THENCE NORTH 00°19'38" EAST A DISTANCE OF 147.00 FEET TO THE POINT OF COMMENCEMENT, PROPERTY CONTAINING 1.569 ACRES MORE OR LESS.

If City Council does hereby approve this Zoning, applicant 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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to FRD Properties One, LLC, from Residential to Commercial for property located at 225 Prater Road. Eric Walker addressed the Commission and stated that he works for CLM and they are looking to expand their parking. Mr. Berry stated that the extra parking can be shell, as long as it's not considered in their required parking spaces. Mr. Daigle stated that this is a spot zone and he doesn't support it. Mr. Lawrence suggested that this be tabled so applicant can include the corner lot to be rezoned also. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the below resolution be tabled until December 18th Land Use meeting:

Resolution granting a rezone to FRD Properties One, LLC, from Residential to Commercial for property located at 225 Prater Road.

WHEREAS, FRD Properties One, LLC, has submitted application to Rezone from Residential District to Commercial District.

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 FRD Properties One, LLC from Residential to Commercial for the following described property to wit:

COM 266.5 FT N AND 30 FT W OF SE COR SE NW SEC 32.9.9, TH N 100 FT W 163 FT ETC LESS HWY PARCEL 7-1 FOR PRATER ROAD - .35 ACS M/L

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

NAYS: None

ABSENT: None

And the said resolution was tabled until December 18, 2017 on this 20th day of November, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

11/20/17
6:10 P.M.