

May 18, 2020

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, immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m., on the 18th day of May, 2020, 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
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, motion was made by Mr. Brazzell seconded by Ms. Mrs. Carroll that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for the Land Use Commission. Motion was made by Mrs. Carroll seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Robin Baudoin as Chairman and Jonathan Brazzell as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of May, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

The next item on the agenda is a resolution accepting Final Plat from Redmarque Construction for Aubrianna Estates Subdivision, Phase I for property located north of I-10, south of Division Street. Motion was made by Mr. Brazzell seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Final Plat from Redmarque Construction for Aubrianna Estates, Phase I.

WHEREAS, Redmarque Construction has submitted a final plat for Aubrianna Estates, Phase I; and

WHEREAS, said examination reflects that the final plat submitted by Redmarque Construction complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Redmarque Construction for Aubrianna Estates, Phase I for the following described property:

ALL THAT CERTAIN 2.861 ACRE TRACT OR PARCEL OF LAND, BEING THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 OF SW/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF MYRON M. LAW SUBDIVISION AND A POINT ON THE EASTERN RIGHT OF WAY OF SOUTH POST OAK ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 146.20 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID MYRON M. LAW SUBDIVISION, SOUTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 750.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 166.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 10; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 750.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SOUTH POST OAK ROAD; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING, CONTAINING 2.861 ACRES, MORE OR LESS.

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 Redmarque Construction for Aubrianna Estates, Phase I. and revise the Land Use Map for property located on the north side of I-10, south of Division Street.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of May, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

5/18/20

5:45 P.M.