

June 15, 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 15th day of June, 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 Mrs. Allison 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 granting a rezone to Tanner Miller, 200 Doiron Street, from Mixed Residential to Business to allow for an office building. Mrs. Miller stated that they want to build an office for their business, Extreme Air and Heat. The front will be the office and the back will be the shop. The exterior will be metal with brick on the front. We will have a fenced-in area for the trailers. Mrs. Blanchard, Secretary, stated that a 6-foot privacy fence will need to be constructed where the business district is adjacent to the Mixed Residential District (i.e. north and east sides). After discussion, motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE TO TANNER MILLER, 200 DOIRON STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR AN OFFICE BUILDING.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Tanner Miller, 200 Doiron Street, from Mixed Residential to Business to allow for an office building for the following described property:

TRACT 1

COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF DOIRON STREET THAT IS SOUTH 89°20' 09" EAST, A DISTANCE OF 743.92 FEET FROM THE SOUTHEAST CORNER OF BLOCK "A" OF THE SULPHUR OLD TOWN SITE, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, THENCE NORTH 16° 07' 50" EAST, A DISTANCE OF 51.79 FEET; THENCE SOUTH 89°22' 08" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 00°26'46" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 89°20'09" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 159.00 FEET BACK TO THE POINT OF COMMENCEMENT. CONTAINING 7,592.41 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

TRACT 2

COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF DOIRON STREET THAT IS SOUTH 89°20'09" EAST, A DISTANCE OF 743.92 FEET AND NORTH 16°07'50" EAST, A DISTANCE OF 51.79 FEET FROM THE SOUTHEAST CORNER OF BLOCK "A" OF THE SULPHUR OLD TOWN SITE, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 16°07'50" EAST, A DISTANCE OF 51.79 FEET; THENCE SOUTH 89°24'33" EAST, A DISTANCE OF 131.00 FEET; THENCE SOUTH 00°26'46" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°22'08" WEST, A DISTANCE OF 145.00 FEET BACK TO THE POINT OF COMMENCEMENT. CONTAINING 6,892.51 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

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.

Upon approval of 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 rezone.

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.

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Tanner Miller, 200 Doiron Street, from Mixed Residential to Business to allow for an office building.

A vote was then called with the results as follows:

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

NAYS: Mr. Brazzell

ABSENT: None

And the said resolution was declared duly adopted on this 15th day of June, 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

6/15/20
6:05 P.M.