

December 21, 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, held at 5:30 p.m., on the 21st day of December, 2020, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
VERONICA ALLISON, Land Use Commission District 3  
ROBIN BAUDOIN, Land Use Commission District 4

ABSENT - PHYLLIS WILSON, Land Use Commission District 2  
JONATHAN BRAZZELL, Land Use Commission of District 5 (work)

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

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

The first item on the agenda is a resolution granting an Exception to allow for living in a Business District and Subdivide into 2 conforming lots for Loretta Celestine, 1140 Cypress Street. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO LORETTA CELESTINE,  
1140 CYPRESS STREET, TO ALLOW FOR LIVING IN A BUSINESS  
DISTRICT AND SUBDIVIDE INTO 2 CONFORMING LOTS.

WHEREAS, application has been received from Loretta Celestine, 1140 Cypress Street, to allow for living in a Business District and subdivide lot into 2 conforming lots.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception and Subdivide Lots to Loretta Celestine, 1140 Cypress Street, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance and Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances for the following described property:

**LOT 1**

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 417.40 FEET EAST AND 40.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 168.70 FEET; THENCE EAST 89.20 FEET; THENCE SOUTH 168.70 FEET; THENCE WEST 89.20 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 15,049 SQ. FT., MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

**LOT 2**

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 506.60 FEET EAST AND 40.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 168.70 FEET; THENCE EAST 89.20 FEET; THENCE SOUTH 168.70 FEET; THENCE WEST 89.20 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 8,435 SQ. FT., MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

This Exception and Subdividing of Lots is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception and Subdividing of Lots 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 and Subdividing of Lots, 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 and Subdividing of Lots the owner of this Exception and Subdividing of Lots 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 and Subdividing of Lots shall be withdrawn and considered null and void.**

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception and Subdividing of Lots to Loretta Celestine, 1140 Cypress Street, to allow for living in a Business District and subdivide into 2 conforming lots.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson, Mr. Brazzell

And the said resolution was declared duly adopted on this 21st day of December, 2020.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
ROBIN BAUDOIN, Chairman

The next item on the agenda is a resolution granting an Exception to Bobbie Jean Fontenot, 633 Peck Street, to allow for living in a Business District. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Bobbie Jean Fontenot, 633 Peck Street, to allow for living in a Business District.

WHEREAS, application has been received from Bobby Jean Fontenot, 633 Peck Street, to allow for living 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, to Bobbie Jean Fontenot, 633 Peck Street, 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:

BEG 834.8 FT N AND 233.7 FT E OF SW COR NW SW 35.9.10, S 100 FT, E 50 FT  
ETC

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.**

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Bobbie Jean Fontenot, 633 Peck Street, to allow for living in a Business District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson, Mr. Brazzell

And the said resolution was declared duly adopted on this 21st day of December, 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

12/21/20  
6:00 P.M.