

AGENDA
LAND USE REGULAR MEETING
MONDAY, OCTOBER 18, 2021

**IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT
MEETING HELD AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, OCTOBER 18, 2021**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 NORTH HUNTINGTON, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution granting an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District.
2. Resolution granting the subdividing of lots into 2 conforming lots to Seed Investments, LLC, property located at 543 North Claiborne Street.
3. EXTENSION FOR TEMPORARY HOUSING IN RECREATIONAL VEHICLES CAUSED BY HURRICANE LAURA FOR THE FOLLOWING ADDRESSES:
 - a. To extend temporary housing in a recreational vehicle at 713 Cass Street, in accordance with Ordinance No. 1693.
 - b. To extend temporary housing in a recreational vehicle at 4805 Maplewood Drive, in accordance with Ordinance No. 1693.
 - c. To extend temporary housing in a recreational vehicle at 102 Madison Street, in accordance with Ordinance No. 1693.
 - d. To extend temporary housing in a recreational vehicle at 2405 Roxton Street, in accordance with Ordinance No. 1693.
 - e. To extend temporary housing in a recreational vehicle at 309 Morgan Road, in accordance with Ordinance No. 1693.

- f. To extend temporary housing in a recreational vehicle at 145 Beauregard Avenue, in accordance with Ordinance No. 1693.
- g. To extend temporary housing in a recreational vehicle at 411 Bowie Street, in accordance with Ordinance No. 1693.
- h. To extend temporary housing in a recreational vehicle at 1714 Loretto Avenue, in accordance with Ordinance No. 1693.
- i. To extend temporary housing in a recreational vehicle at 1901 Olene Drive, in accordance with Ordinance No. 1693.
- j. To extend temporary housing in a recreational vehicle at 1316 East Burton Street, in accordance with Ordinance No. 1693.
- k. To extend temporary housing in a recreational vehicle at 851 McArthur Street, in accordance with Ordinance No. 1693.
- l. To extend temporary housing in a recreational vehicle at 825 North Claiborne Street, in accordance with Ordinance No. 1693.

ADJOURNMENT

****(Anyone addressing Council will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.

***The next regular Land Use meeting will be held on Monday, November 15, 2021 immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m. in the Council Chambers located at 500 North Huntington Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution granting an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District.

WHEREAS, application has been received from Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home 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 Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance for the following property description:

COM 1338.7 FT E OF SW COR N/2 SW 35.9.10, E ON S LINE OF SAID
LAND 208.7 FT, N 228.7 FT ETC, SUBJ TO PUB RD R/W OFF S/S AND
LESS 0.09 ACS TO PARC#9-8 CYPRESS STREET

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.

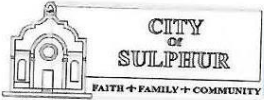
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this ____
day of _____, 2021.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received _____

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Monique Peco **DATE** 10/01/2021

PROPERTY OWNER INFORMATION

Name of Property Owner Lettie P. Jones, Linda Peco, Debra Peco

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: PO Box 784 Sulphur LA 70664

Email: moniquesgoubert@gmail.com

Phone Number (H) 337-527-6295

(W)

(C)

PROPERTY INFORMATION

Location Address: 1418 Cypress Street Sulphur LA 70663

Present Zoned Classification: Business

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL _____

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

REQUEST INFORMATION

NAME OF SUBDIVISION _____

Zoning Change: From Business To Residential

Purpose of Request: Exception to place a mobile home on the property.

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Debra A. Peco **Date:** 9-30-21

- | | Yes | No | N/A |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. Is site located within the City Limits? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the location be served by a fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is property within a designated flood hazard area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Flood zone classification _____ bfe _____ ft. | | | |









RESOLUTION

Resolution granting the subdividing of lots to Seed Investments, LLC, property located at 543 North Claiborne Street.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Seed Investments, LLC, 543 North Claiborne Street, for property described as follows:

TRACT A

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 01°46'42" EAST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING FOR TRACT A; THENCE NORTH 88°48'53" WEST A DISTANCE OF 150.14 FEET; THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°49'24" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS.

TRACT B

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE MEASURED NORTH 88°48'51" WEST A DISTANCE OF 150.29 FEET (CALL 150 FEET); THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°48'53" EAST A DISTANCE OF 150.14 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.23 ACRES, MORE OR LESS.

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said 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 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 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 plat shall be withdrawn and considered null and void.

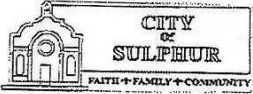
NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Seed Investments, LLC, 543 North Claiborne Street.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2021.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 10/4/21

\$50.00 Fee (Non-Refundable) pd.

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Chad Carroll

DATE 9/28/21

PROPERTY OWNER INFORMATION

Name of Property Owner Seed Investments LLC

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 1320 Laura St

Email: ccarroll@bmoftx.com

Phone Number (H) _____ (W) 436-6639

(C) 337-287-8166

PROPERTY INFORMATION

Location Address: 543 N Claiborne St, Sulphur LA 70663

Present Zoned Classification: Mixed

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL C.C.

☐ REZONE ☐ EXCEPTION ☒ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From NA To _____

Purpose of Request: split a lot into 2 lots

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

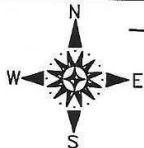
Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Chad Carroll

Date: 9/27/21

1. Is site located within the City Limits? ☒ Yes ☐ No ☐ N/A
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? ☐ Yes ☒ No ☐ N/A
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? ☒ Yes ☐ No ☐ N/A
4. Will the location be served by a fire protection? ☒ Yes ☐ No ☐ N/A
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? ☐ Yes ☒ No ☐ N/A
6. Is property within a designated flood hazard area?
Flood zone classification _____ bfe _____ ft.

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED
ON THE LOUISIANA STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD
83(2011) AS DERIVED FROM STATIC
GPS OBSERVATIONS PERFORMED ON
SEPTEMBER 27, 2021.



S 88°49'24" E 150.00'

APPARENT LOC.
WEST SIDE
ROAD R/W

TRACT A
0.23 Acres±

68.00'

136.00'

E 136.00'

N 01°54'18"

68.00'

N 88°48'53" W 150.14'

S 88°48'53" E 150.14'

P.O.B.
TR. A

68.00'

136.00'

W 136.00'

S 01°46'42"

68.00'

N. CLAIBORNE ST.

EXIST 5/8" ROD

P.O.C.
EXIST 1/2" PIPE

N 88°48'51" W 150.29'(Meas.)
150'(Call)

(Call)
30.00'
WEST

688'(Call)
NORTH

S.E. CORNER
E/2-E/2-SE/4
SEC. 28, T9S-R10W

PROPERTY DESCRIPTION: (TRACT A)

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 01°46'42" EAST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING FOR TRACT A; THENCE NORTH 88°48'53" WEST A DISTANCE OF 150.14 FEET; THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°49'24" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION: (TRACT B)

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE MEASURED NORTH 88°48'51" WEST A DISTANCE OF 150.29 FEET (CALL 150 FEET); THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°48'53" EAST A DISTANCE OF 150.14 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.23 ACRES, MORE OR LESS.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

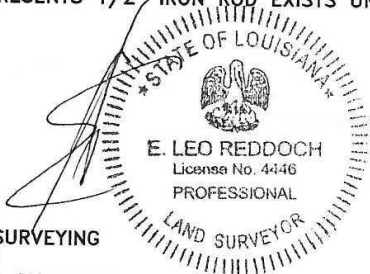
I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0432F DATED: 02/18/2011

MUNICIPAL ADDRESS: 543 NORTH CLAIBORNE STREET, SULPHUR, LA 70663

● - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING
E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859
reddochlandsurveying@yahoo.com

PLAT OF SURVEY

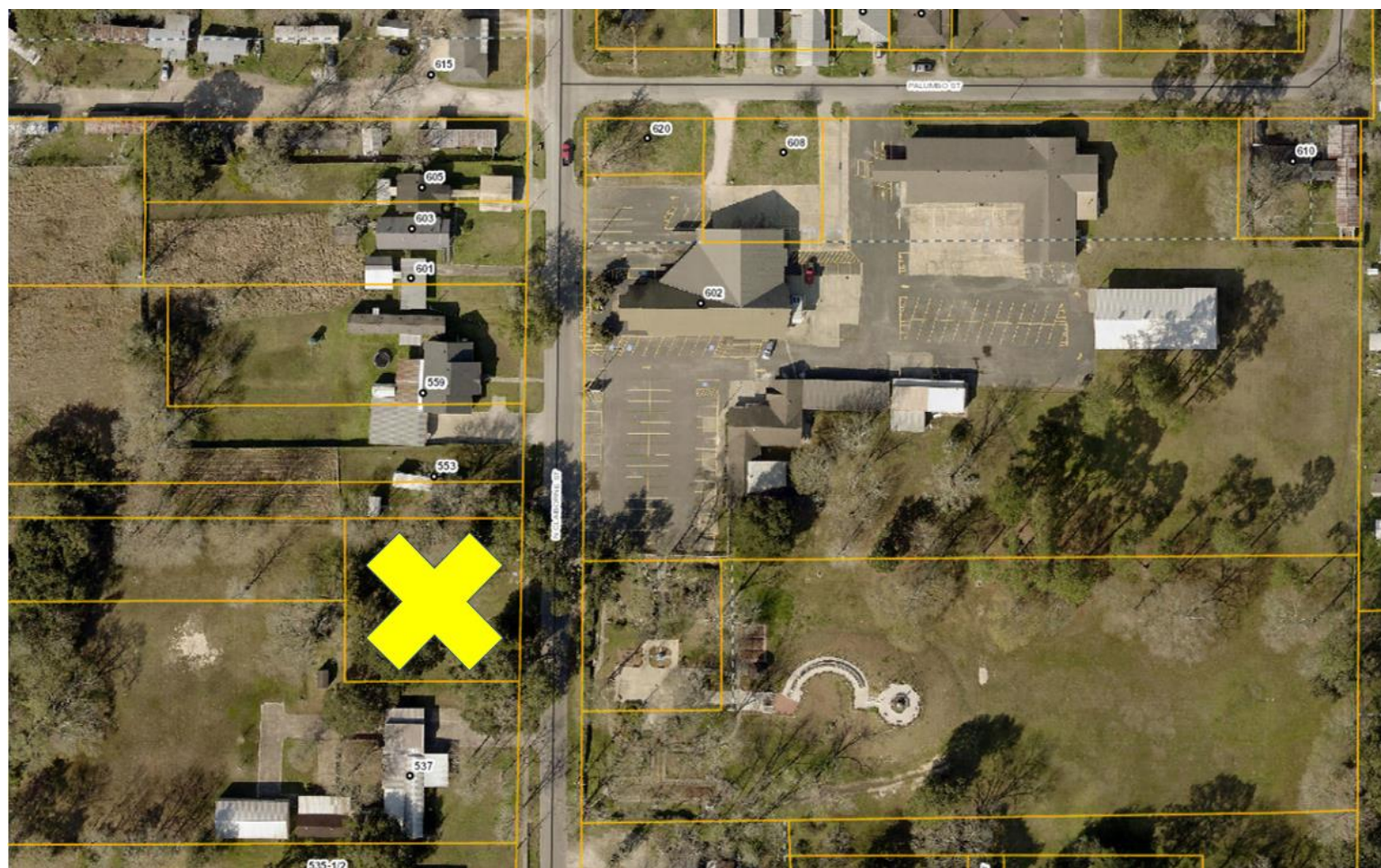
DRAWN BY:
KVN
CHECKED BY:
ELR

PLAT OF SURVEY PERFORMED FOR:
CHAD CARROLL

PROPERTY LOCATED IN:
SECTION 28 TOWNSHIP 9 SOUTH
RANGE 10 WEST
CALCASIEU PARISH, LOUISIANA

SCALE 1"= 30'

DATE OF PLAT: OCTOBER 4, 2021







EXTENSION FOR TEMPORARY HOUSING IN RECREATIONAL VEHICLES
CAUSED BY HURRICANE LAURA FOR THE FOLLOWING ADDRESSES:

- a. To extend temporary housing in a recreational vehicle at 713 Cass Street, in accordance with Ordinance No. 1693.
- b. To extend temporary housing in a recreational vehicle at 4805 Maplewood Drive, in accordance with Ordinance No. 1693.
- c. To extend temporary housing in a recreational vehicle at 102 Madison Street, in accordance with Ordinance No. 1693.
- d. To extend temporary housing in a recreational vehicle at 2405 Roxton Street, in accordance with Ordinance No. 1693.
- e. To extend temporary housing in a recreational vehicle at 309 Morgan Road, in accordance with Ordinance No. 1693.
- f. To extend temporary housing in a recreational vehicle at 145 Beauregard Avenue, in accordance with Ordinance No. 1693.
- g. To extend temporary housing in a recreational vehicle at 411 Bowie Street, in accordance with Ordinance No. 1693.
- h. To extend temporary housing in a recreational vehicle at 1714 Loretto Avenue, in accordance with Ordinance No. 1693.
- i. To extend temporary housing in a recreational vehicle at 1901 Olene Drive, in accordance with Ordinance No. 1693.
- j. To extend temporary housing in a recreational vehicle at 1316 East Burton Street, in accordance with Ordinance No. 1693.
- k. To extend temporary housing in a recreational vehicle at 851 McArthur Street, in accordance with Ordinance No. 1693.
- l. To extend temporary housing in a recreational vehicle at 825 North Claiborne Street, in accordance with Ordinance No. 1693.