

February 22, 2022

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 immediately following the Board of Zoning Adjustment meeting at 5:30 p.m., on the 22nd day of February, 2022, 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 Ms. Baudoin seconded by Mrs. Carroll that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mrs. Wilson that items #3 and #4 be removed from the agenda:

Resolution granting a rezone to First Christian Church Disciples of Church, Sulphur, 1401 Argin Street, from Residential to Commercial to allow for the sell for a convenience store that will sell alcohol.

Resolution granting a rezone to Craig Burns, 2521 Allen Street, from Residential to Business.

Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes. Danny DiPetra, Bonin Drive, spoke in opposition of the rezone. After discussion,

motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

Resolution granting a rezone to Gaynell Bynum (Amrik Thind purchaser), 937 Prater Road, from Residential to Mixed Residential to allow for 11 duplexes.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: None

And the said resolution failed on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units. The following residents spoke in opposition of the rezone:

Theresa Moss – Madison Street
Joe Richardson – Lynn Lane
Walter Wozwia – Madison
Rusty Trough – White Oak Drive

The following spoke in favor of rezone:

Matt Shaheen

After discussion, motion was made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be adopted to-wit:

Resolution granting a rezone to Badar Khan (Mike Clifton purchaser), 3901 Maplewood Drive, from Business to Commercial to allow for storage units.

A vote was then called with the results as follows:

YEAS: Mrs. Allison

NAYS: Mrs. Carroll, Mrs. Wilson, Ms. Baudoin, Mr. Brazzell

ABSENT: None

And the said resolution failed on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive. Motion was made by Ms. Baudoin seconded by Mrs. Carroll that the following amendment be made:

- Subdivision shall be contingent upon an irrevocable servitude that requires the City's consent to amend.

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Baudoin that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO JOHN
NABOURS, PARCEL EAST OF THE SE CORNER OF BEGLIS PARKWAY AND
MAPLEWOOD DRIVE.

WHEREAS, in accordance with Chapter 18, Section 4 of the Code of Ordinances of the City of Sulphur, Louisiana, a subdivision is needed when the division of land exceeds one acre; and

WHEREAS, subdivision shall be contingent upon an irrevocable servitude that requires the City's consent to amend.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive following described property:

WAITING ON PROPERTY DESCRIPTION

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision 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 subdivision, 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 subdivision the owner of this subdivision 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 subdivision 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 the subdividing of lots to John Nabours, parcel east of the SE corner of Beglis Parkway and Maplewood Drive.

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 on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial and to also subdivide lot for a hotel. There was discussion regarding the bridge next to Lowes to see if it could hold 75,000 weight limit for a fire truck. Administration showed concerned with the traffic that the USSSA ball tournaments would bring and all the traffic congestion. Austin Abrahams, Director of Public Works, suggested that a traffic study be done prior to granting the rezone and subdivision. After

discussion, motion was made by Mrs. Allison seconded by Mrs. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE AND SUBDIVISION TO ANKUR PATEL, PROPERTY EAST OF KYOTO'S JAPANESE RESTAURANT, FROM BUSINESS TO COMMERCIAL FOR A HOTEL.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone and subdivision to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial for a hotel for the following described property:

LEGAL DESCRIPTION: (LOT 2-C-A)

A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS "LOT 2-C", CONTAINING 1.30 ACRES, MORE OR LESS, SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 - SE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE PROCEED ALONG THE EAST/WEST CENTER SECTION LINE OF SECTION 6, NORTH 89°31'00" EAST, FOR A DISTANCE OF 80.70 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE EAST/WEST CENTER SECTION LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY - LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°04'42" WEST, A DISTANCE OF 555.12 FEET TO AN EXISTING 3/4" ROD, SAID POINT BEING LOCATED AT THE NORTHEAST INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY-LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, SOUTH 42°14'39" EAST, FOR A DISTANCE OF 665.16 FEET TO FOUND HIGHWAY MONUMENT; THENCE SOUTH 78°36'06" EAST, FOR A DISTANCE OF 19.78 FEET TO AN EXISTING 1/2" ROD, SAID ROD BEING THE POINT OF BEGINNING FOR LOT 2-C-A; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 01°26'27" EAST, A DISTANCE OF 348.58 FEET TO AN EXISTING SCRIBE IN CONCRETE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 26°35'52", A RADIUS OF 383.58 FEET, AN ARC LENGTH OF 178.08 FEET, A CHORD BEARING SOUTH 72°22'01" EAST, AND A CHORD DISTANCE OF 176.47 FEET TO A SET 1/2" ROD; THENCE SOUTH 00°52'17" WEST, A DISTANCE OF 329.71 FEET TO A SET 1/2" ROD; THENCE NORTH 78°36'06" WEST, A DISTANCE OF 175.39 FEET TO THE POINT OF BEGINNING OF LOT 2-C-A.

LEGAL DESCRIPTION: (LOT 2-C-B)

A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS "LOT 2-C", CONTAINING 1.68 ACRES, MORE OR LESS, SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 - SE/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE PROCEED ALONG THE EAST/WEST CENTER SECTION LINE OF SECTION 6, NORTH 89°31'00" EAST, FOR A DISTANCE OF 80.70 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE EAST/WEST CENTER SECTION LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY - LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°04'42" WEST, A DISTANCE OF 555.12 FEET TO AN EXISTING 3/4" ROD, SAID POINT BEING LOCATED AT THE NORTHEAST INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CITIES SERVICE HIGHWAY-LOUISIANA STATE HIGHWAY NO. 108; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10, SOUTH 42°14'39" EAST, FOR A DISTANCE OF 665.16 FEET TO FOUND HIGHWAY MONUMENT; THENCE SOUTH 78°36'06" EAST, FOR A DISTANCE OF 195.17 FEET TO A SET 1/2" ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 00°52'17" EAST, FOR A DISTANCE OF 329.71 FEET TO A SET 1/2" ROD; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 9°37'22", A RADIUS OF 383.58 FEET, AN ARC LENGTH OF 64.42 FEET, A CHORD BEARING NORTH 89°31'22" EAST, AND A CHORD DISTANCE OF 64.35 FEET TO AN EXISTING 1/2" ROD; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 37°53'46", A RADIUS OF 149.01 FEET, AN ARC LENGTH DISTANCE OF 98.56 FEET, A CHORD BEARING NORTH 70°25'51" EAST, AND A CHORD DISTANCE OF 96.77 FEET TO AN EXISTING 1/2" ROD; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52°08'54", A RADIUS OF 37.22 FEET, AN ARC LENGTH DISTANCE OF 33.88 FEET, A CHORD BEARING NORTH 82°14'32" EAST, AND A CHORD DISTANCE OF 32.72 FEET TO AN EXISTING 1/2" ROD; THENCE SOUTH 71°43'07" EAST, A DISTANCE OF 18.05 FEET TO A SET 1/2" ROD; THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 401.46 FEET TO AN EXISTING 1/2" ROD; THENCE NORTH 78°36'06" WEST, A DISTANCE OF 201.88 FEET TO THE POINT OF BEGINNING.

This rezone and subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone and subdivision 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 and subdivision, 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 and subdivision the owner 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 and subdivision 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 a rezone and subdivision to Ankur Patel, property east of Kyoto's Japanese Restaurant, from Business to Commercial for a hotel.

A vote was then called with the results as follows:

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

NAYS: Mrs. Carroll

ABSENT: None

And the said resolution was declared duly on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting an Exception to Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District. After much discussion, motion was made by Mrs. Allison seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO POST OAK MOBILE HOME PARK OF SULPHUR, LLC, 598 SOUTH POST OAK ROAD, TO ALLOW FOR MOBILE HOMES IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District for the following described property:

COM 726.7 FT N AND 30 FT E OF SW COR SW 36.9.10, TH N ALONG E R/W LINE POST OAK ROAD 19.45 FT E 160 FT N 244.75 FT E 476.1 FT S 264.2 FT W 637.9 FT TO COM

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 Post Oak Mobile Home Park of Sulphur, LLC, 598 South Post Oak Road, to allow for mobile homes in a Business District.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Allison, Mr. Brazzell

NAYS: Mrs. Carroll, Ms. Baudoin

ABSENT: None

And the said resolution was declared duly on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution amending Article IV, Part 2, Section 5 (2) (f) of the Code of Ordinances of the City of Sulphur – Temporary Uses for manufactured homes. Motion was made by Mrs. Carroll seconded by Mrs. Wilson that the following section be omitted from the ordinance:

- ~~(f) A temporary use permit may be issued by the administrator for the placement of a manufactured home/mobile home, not otherwise permitted in the land use district, for temporary, emergency housing in hardship cases, for a non-renewable period of up to one (1) year provided that the following conditions are met:~~
- ~~(1) Written certification of medical and/or economic hardship is presented to the administrator stating the nature and intent of condition.~~
- ~~(2) The manufactured home/mobile home is adjacent to the lawfully permitted house or housing unit of one (1) related by blood or marriage.~~
- ~~(3) A permit be issued for the temporary manufactured home/mobile home.~~

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 on this 22nd day of February, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

2/22/22 7:00 P.M.