

April 18, 2022

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, Louisiana, held immediately following the Board of Zoning Adjustment meeting at 5:30 p.m., on the 18th day of April, 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

ABSENT - JONATHAN BRAZZELL, Land Use Commission of District 5 - working

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

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that the following be removed from the agenda:

(Living in RV after 1 ½ years)

- a. To extend temporary housing in a recreational vehicle located at 4805 Maplewood Drive, in accordance with Ordinance No. 1693, M-C Series.

Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow for a welding shop and store

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

RESOLUTION GRANTING A REZONE TO BRYANT DUCOTE, 831 FIEGEL STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR A WELDING SHOP AND TO STORE EQUIPMENT.

WHEREAS, once Bradley Dupre no longer uses the property for welding/storage for his own equipment, property shall revert back to Mixed Residential District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow Bradley Dupre to store and weld on his own equipment for the following described property:

COM 575 FT W AND 177.10 FT S OF THE NE COR OF LT A OF SUB OF W/2 OF NW/4 OF 34.9.10, TH S 134.87 FT M/L TO THE C/L OF DRAINAGE DITCH, TH S 72 DEG W 125.23 FT M/L, TH N 188.87 FT M/L, TH E 60 FT, TH S 17.10, TH E 60 FT TO THE POC.

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 FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Bryant Ducote, 831 Fiegel Street, from Mixed Residential to Business to allow Bradley Dupre to store and weld on his own equipment with the above stipulation.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Ms. Baudoin

NAYS: Mrs. Carroll, Mrs. Allison

ABSENT: Mr. Brazzell

And the said resolution failed on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

The next item on the agenda is a resolution granting the subdividing of lots, into 2 conforming lots, to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision. Mr. Loftin, Asst. City Attorney, stated that if this resolution is approved it should be contingent upon City approving Predial Servitude in favor of Lot 1 and 2 to provide for adequate frontage. Motion was made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO ARENA ROAD
HOSPITALITY, LLC, 2580 AND 2600 RUTH STREET – ZAVERI SUBDIVISION.

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, approval is contingent upon City approving Predial Servitude in favor of Lot 1 and 2 to provide for adequate frontage.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision for the following described property:

LOT 1

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF

94.00'; THENCE MEASURED N 00°18'37" E (RECORD N 00°15'00" E) A DISTANCE OF 390.40' TO POINT OF BEGINNING; THENCE MEASURED N 89°36'58" W (RECORD N 89°36'43" W) A DISTANCE OF 300.00' TO A POINT; THENCE N 00°20'53" E A DISTANCE OF 132.42'; THENCE A DISTANCE PF 161.58' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 77°01'19" E A DISTANCE OF 160.28'; THENCE MEASURED S 88°26'41" E A DISTANCE OF 19.49 (RECORD S 89°02'56" E, 19.52') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO A POINT; THENCE MEASURED S 51°36'01" E (RECORD S 51°28'02" E) A DISTANCE OF 157.61' ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY TO THE POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

LOT 2

THAT CERTAIN TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE (10) WEST, SOUTHWEST LAND DISTRICT, THENCE N 89°36'43" W A DISTANCE OF 94.00'; THENCE N 00°15'00" E A DISTANCE OF 390.40'; THENCE N 89°36'43" W A DISTANCE OF 300.00' TO POINT OF BEGINNING; THENCE MEASURED S 00°20'53" W (RECORD S 00°15'00" W) A DISTANCE OF 200.00'; THENCE MEASURED N 89°31'20" W (RECORD N 89°36'43" W) A DISTANCE OF 50.00'; THENCE MEASURED N 00°20'50" E A DISTANCE OF 208.08' (RECORD N 00°15'00" E, 208.00'); THENCE MEASURED N 89°30'37" W A DISTANCE OF 185.13' (RECORD N 89°36'43" W, 185.00'); THENCE MEASURED N 46°39'08" W A DISTANCE OF 354.17' (RECORD N 46°44'28" W, 354.00'); THENCE MEASURED N 43°24'16" E A DISTANCE OF 221.75' (RECORD N 43°15'32" E, 222.09') TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10; THENCE MEASURED S 74°16'11" E A DISTANCE OF 27.66' (RECORD S 71°33'56" E, 27.75') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE MEASURED S 46°27'23" E A DISTANCE OF 312.90' (RECORD S 46°44'28" E, 311.84') ALONG SAID INTERSTATE HIGHWAY 10 RIGHT OF WAY; THENCE A DISTANCE OF 105.93' ALONG A CURVE TO THE LEFT, OF WHICH SAID CURVE IS THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, TO A POINT-SAID CURVE HAS A RADIUS OF 366.89' AND A LONG CHORD WITH A BEARING OF S 56°08'00" E A DISTANCE OF 105.57"; THENCE S 00°20'53" E A DISTANCE OF 132.42' TO POINT OF BEGINNING. ALL SITUATED AND BEING IN THE SOUTHWEST QUARTER (SW) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA.

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 Arena Road Hospitality, LLC, 2580 and 2600 Ruth Street – Zaveri Subdivision.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was declared duly adopted on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

The next item on the agenda is an extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

(Living in RV after 1 year)

- a. To extend temporary housing in a recreational vehicle located at 306 Doiron Street, in accordance with Ordinance No. 1693 M-C Series.

- b. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 9 Poinsetta Road, in accordance with Ordinance No. 1693 M-C Series.
- d. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, in accordance with Ordinance No. 1693 M-C Series.

Motion was made by Mrs. Carroll seconded by Mrs. Wilson that the above addresses be granted a 6-month extension.

Motion carried unanimously.

(Living in RV after 1 ½ years)

- a. To extend temporary housing in a recreational vehicle located at 4805 Maplewood Drive, in accordance with Ordinance No. 1693 M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 2405 Roxton Street, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 309 Morgan Road, in accordance with Ordinance No. 1693 M-C Series.
- d. To extend temporary housing in a recreational vehicle located at 411 Bowie Street, in accordance with Ordinance No. 1693 M-C Series.
- e. To extend temporary housing in a recreational vehicle located at 1901 Olene Street, in accordance with Ordinance No. 1693 M-C Series.
- f. To extend temporary housing in a recreational vehicle located at 1316 East Burton Street, in accordance with Ordinance No. 1693 M-C Series.
- g. To extend temporary housing in a recreational vehicle located at 851 McArthur Street, in accordance with Ordinance No. 1693 M-C Series.
- h. To extend temporary housing in a recreational vehicle located at 825 North Claiborne Street, in accordance with Ordinance No. 1693 M-C Series.

Motion was made by Ms. Baudoin seconded by Mrs. Carroll that the above addresses be granted a 6-month extension.

Motion carried unanimously.

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

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

4/18/22

6:30 P.M.