

May 16, 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 16th day of May, 2022, after full compliance with the convening of said meeting with the following members present:

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

ABSENT - LENORE CARROLL, Land Use Commission District 1

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

Motion was then made by Mr. Brazzell seconded by Mrs. Wilson that item 4a be amended as follows:

- Change from 905 Henning Drive to 1105 Henning Drive

Motion carried unanimously.

Motion was then made by Mrs. Wilson seconded by Mr. Brazzell that the agenda stand as amended.

Motion carried unanimously.

The first item on the agenda is a resolution electing a new Chairman and Vice-Chairman for the Land Use Commission. Motion was made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

## RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Veronica Allison as Chairman and Lenore Carroll as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 16th day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

The next item on the agenda is a resolution granting a rezone to BCL Properties, LLC, 255 South Post Oak Road, from Residential to Commercial, to continue leasing building for light manufacturing, wholesaling, and warehousing. After discussion, Mr. Loftin, City Attorney, stated that the following stipulation needed to be placed in the resolution:

- Rezone is contingent upon the applicant filing restrictions to limited uses to light manufacturing, wholesaling and warehousing in a Commercial District and requires Mayor of City of Sulphur to amend.

Motion carried unanimously.

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

RESOLUTION GRANTING A REZONE TO BCL PROPERTIES, LLC, 255 SOUTH POST OAK ROAD, FROM RESIDENTIAL TO COMMERCIAL, TO CONTINUE LEASING BUILDING FOR LIGHT MANUFACTURING, WHOLESALING, AND WAREHOUSING.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to BCL Properties, LLC, 255 South Post Oak Road for the following described property:

COM 30 FT W AND 30 FT S OF NE COR SE 35.9.10, S 116.34 FT, W 106.7 FT  
ETC

BE IT FURTHER RESOLVED that this rezone is contingent upon the applicant filing restrictions to limited uses to light manufacturing, wholesaling and warehousing and requires Mayor of City of Sulphur to amend.

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 BCL Properties, LLC, 255 South Post Oak Road, from Residential to Commercial, to continue leasing building for light manufacturing, wholesaling, and warehousing.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Baudoin  
NAYS: Mrs. Allison, Mr. Brazzell  
ABSENT: Mrs. Carroll

And the said resolution failed on this 16th day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

The next item on the agenda is a resolution accepting final plat from Mimosa Park Subdivision, LLC, for Mimosa Park Subdivision Phase III. After discussion, motion was made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Final Plat from Mimosa Park Subdivision, LLC, for Mimosa Park Phase Subdivision Phase III, for property located west of Wright Road, south of Carlyss Blvd.

WHEREAS, Mimosa Park Subdivision, LLC has submitted a final plat for Mimosa Park Subdivision Phase III; and

WHEREAS, variances listed on attached plat were approved with the adoption of a Cooperative Endeavor Agreement between the City of Sulphur, Parish of Calcasieu and Bel Commercial Limited Liability Company and Belle Savanne Development, LLC, on March 18, 2014; and

WHEREAS, a variance was also granted November 19, 2018, to allow the side corner lot setbacks for Lot B-18 to be 12.5 feet from the side property line and Lot B-8 to be 12 feet from the side property line rather than the required 15 feet.

WHEREAS, said examination reflects that the final plat submitted by Mimosa Park Subdivision, LLC, complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Mimosa Park Subdivision, LLC, for Mimosa Park Subdivision Phase III for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10,  
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR,  
CALCASIEU PARISH, LOUISIANA, CONTAINING 15.773 ACRES  
AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY  
CENTERLINES FOR PAISLEY PARKWAY AND PIPERS LANE;  
SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE  
PROCEED SOUTH 00°58'10" WEST A DISTANCE OF 95.00 FEET;  
THENCE SOUTH 89°06'02" EAST A DISTANCE OF 25.00 FEET; TO  
THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02"  
EAST FOR A DISTANCE OF 166.99 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°58'12"  
WEST FOR A DISTANCE OF 350.21 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 89°01'50"  
WEST FOR A DISTANCE OF 171.99 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°58'10"  
EAST FOR A DISTANCE OF 30.00 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 89°06'02"  
WEST FOR A DISTANCE OF 958.85 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°53'58"  
EAST FOR A DISTANCE OF 4.99 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 89°06'02"  
WEST FOR A DISTANCE OF 115.44 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°59'59"  
EAST FOR A DISTANCE OF 2.26 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 89°32'38"  
WEST FOR A DISTANCE OF 415.93 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°53'58"  
EAST FOR A DISTANCE OF 545.97 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02"  
EAST FOR A DISTANCE OF 782.29 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58"  
WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02"  
EAST FOR A DISTANCE OF 13.26 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58"  
WEST FOR A DISTANCE OF 110.00 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING SOUTH 89°06'02" EAST  
FOR A DISTANCE OF 700.00 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°58'10"  
EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF  
BEGINNING.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final 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 final 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 final 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 final 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 accept the final plat from Mimosa Park Subdivision, LLC, for Mimosa Park Subdivision Phase III and revise the Land Use Map for property located west of Wright Road, south of Carlyss Blvd.

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 16th day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

The next item on the agenda is a resolution 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 1105 Henning Drive, in accordance with Ordinance No. 1693 M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 706 Live Oak, in accordance with Ordinance No. 1693 M-C Series.

Motion was made by Ms. Baudoin seconded by Mr. Brazzell that the above addresses be given 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 1033 West Verdine Street, in accordance with Ordinance No. 1693 M-C Series.

With no one in attendance representing this address, motion was made by Ms. Baudoin seconded by Mr. Brazzell that the above address be given an extension.

A vote was then called with the results as follows:

YEAS: Mrs. Allison

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

ABSENT: Mrs. Carroll

And the said extension failed on this 16<sup>th</sup> day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

5/16/22

6:15 P.M.