

**NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.**

AGENDA  
LAND USE REGULAR MEETING  
**MONDAY, JUNE 20, 2022**

**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, JUNE 20, 2022**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, 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 a rezone to Christopher Hill, 420 Invader Street, from Residential to Mixed Residential to allow for a mobile home.
2. Resolution amending Appendix B, Article IV, Part 3, Section 6 of the Code of Ordinances of the City of Sulphur.
3. Resolution accepting petition for annexation from Sealy-Ratcliff Swisco Road, LLC, for the following lots/tract located on the west side of Calcasieu Industrial Drive – Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.
4. Resolution enlarging and extending the boundaries of the City of Sulphur for the annexation for Sealy-Ratcliff Swisco Road, LLC for the following lots/tract located on the west side of Calcasieu Industrial Drive - Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.
5. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

**(Living in RV after 1 ½ years)**

- a. To extend temporary housing in a recreational vehicle located at

116 Garden Street, in accordance with Ordinance No. 1693 M-C Series.

- b. To extend temporary housing in a recreational vehicle located at 2313 Royal Oak, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane, in accordance with Ordinance No. 1693 M-C Series.

#### 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, July 18, 2022, 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 A REZONE TO CHRISTOPHER HILL, 420  
INVADER STREET, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO  
ALLOW FOR A MOBILE HOME.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Christopher Hill, 420 Invader Street, from Residential to Mixed Residential to allow for a mobile home for the following described property:

BEG 140 FT EAST OF SW CORNER BLK 13 CARLIN AND STINE STARLIN  
SUB TH E 70 FT N 150 FT ETC.

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 Christopher Hill, 420 Invader Street, from Residential to Mixed Residential to allow for a mobile home.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
VERONICA ALLISON, Chairman

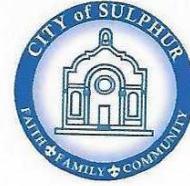
ATTEST:

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



Mike Danahay, Mayor

City of Sulphur  
Mayor's Office  
P.O. Box 1309  
Sulphur, LA 70664-1309  
Phone: 337-527-4500  
Fax: 337-527-4529  
mayorsoffice@sulphur.org  
www.sulphur.org



Mike Danahay, Mayor

June 10, 2022

Mr. Hill,

In accordance with Article III, Part 2, Section 4 (8) of the Land Use Ordinance, I am hereby required to send you a copy of the Land Use Administrator's recommendation (findings) (see attached) for your requested rezone. This is **only a recommendation** from the Land Use Administrator. You, or a representative, **will still need to attend** the following meetings:

Land Use – Monday, June 20, 2022 (immediately following the BZA meeting at 5:30)

City Council – Monday, July 11, 2022, at 5:30 p.m.

The meeting will be held in the temporary City Council Chambers modular building located at 1551 East Napoleon Street, Sulphur, (the OLD Kroger building parking lot on the southwest corner of Beglis Parkway and East Napoleon).

If you have any questions concerning this matter, please do not hesitate to contact me at the above number.

Thank you,

Arlene Blanchard  
Council Clerk

FAITH ❁ FAMILY ❁ COMMUNITY



# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** June 9, 2022

**Re:** 1. Resolution granting a rezone to Christopher Hill, 420 Invader Street, from Residential to Mixed Residential to allow for a mobile home.

## Application:

Christopher Hill has requested a rezone of the referenced property from Residential to Mixed Residential.

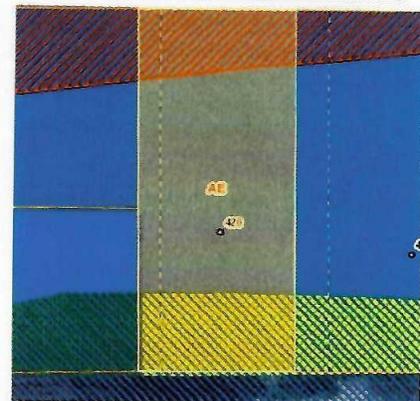
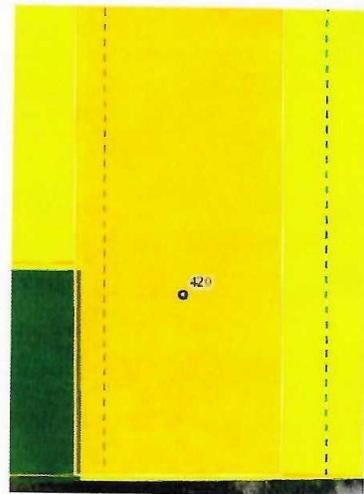
1. Property Zone: Residential
2. Adjacent parcels to West and South are Mixed Residential
3. The property is in a Special Flood Hazard Area (AE, X-shaded) with a floodway along the northern portion of the lot.
4. BFE = 11'
5. Freeboard = 12'

## Recommendation:

There is no objection to the request to rezone.

The following stipulations or restrictions are suggested:

- a) Site plan of proposed development relative to the floodway to be submitted with development permit application for review.
- b) Adherence to FEMA's design standards for open foundation design or standards contained within ASCE 24-05 construction techniques for open foundations (piers, posts, columns or pilings).









RESOLUTION

RESOLUTION ACCEPTING PETITION FOR ANNEXATION FROM SEALY-RATCLIFF SWISCO ROAD, LLC, FOR THE FOLLOWING LOTS/TRACT LOCATED ON THE WEST SIDE OF CALCASIEU INDUSTRIAL DRIVE – LOTS U, T1, R, Q, P-1, N-1, M-1 AND TRACT M-2.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the City Council is revising the official Land Use map and accepting annexation petition for the following described property:

LOTS M-1, N-1, Q AND R AND TRACT M-2 – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 17, 2018 AND FILED UNDER CLERK’S FILE NO. 3331135, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT P-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS N AND P CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 16, 2019 AND FILED UNDER CLERK’S FILE NO. 3362490, RECORDS OF CALCASIEU PARISH, LOUISIANA

LOT U – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED APRIL 12, 2017 AND FILED UNDER CLERK’S FILE NO. 3276864, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT T-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS S AND T CALCASEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED MAY 14, 2019 AND FILED UNDER CLERK’S FILE NO. 3355582, RECORDS OF CALCASIEU PARISH, LOUISIANA.

CALCASIEU INDUSTRIAL DRIVE – AS PER THE FOLLWING SUBDIVISION PLATS PREPARED BY COLBY C. BULLER AND FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA:

- CLERK’S FILE NO. 3276864 – CALCASIEU INDUSTRIAL PARK UNIT I LOTS S, T, U
- CLERK’S FILE NO. 3331135 – CALCASIEU INDUSTRIAL PARK UNIT II LOTS R, Q, P, N, N-1, M AND M-1 AND TRACT M-2

AND MORE FULLY DESCRIBED AS:

A CERTAIN TRACT OF LAND LOCATED IN THE S ½, SE ¼ SECTION 1 & NW ¼, NE ¼, SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AND CONTAINING 8.30 ACRES MORE OR LESS, AND BEING THE RIGHT-OF-WAY FOR CALCASIEU INDUSTRIAL DRIVE AS SHOWN ON SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT I, PHASE I BY COLBY C. BULLER, P.E., P.L.S. DATED FEBRUARY 9, 2016 & SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT II BY COLBY C. BULLER, P.E., P.L.S. DATED JULY 17, 2018 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW ¼, NE ¼, SECTION 12, T10S-R10W;  
THENCE PROCEED S 01°23’45” W A DISTANCE OF 1,331.46’;  
THENCE S 89°06’44” E A DISTANCE OF 386.44’; TO THE POINT OF BEGINNING  
THENCE N 45° 53’55” E A DISTANCE OF 96.45’;

THENCE N 00°54'02" E A DISTANCE OF 101.67';  
THENCE N 12°12'37" E A DISTANCE OF 101.98';  
THENCE N 00°54'02" E A DISTANCE OF 79.75';  
THENCE FOLLOWING A CURVE TO THE RIGHT WITH A CHORD  
BEARING OF N 07°44'20" E A CHORD LENGTH OF 248.86' AND HAVING  
A RADIUS OF 1,045.00';  
THENCE N 14°34'38" E A DISTANCE OF 378.02';  
THENCE FOLLOWING A CURVE TO THE LEFT WITH A CHORD  
BEARING OF N 07°32'41" E A CHORD LENGTH OF 233.85' AND HAVING  
A RADIUS OF 955.00';  
THENCE N 00°30'43" E A DISTANCE OF 104.84';  
THENCE N 00°31'49" E A DISTANCE OF 545.64';  
THENCE S 89°28'11" E A DISTANCE OF 90.00';  
THENCE S 44°28'11" E A DISTANCE OF 88.71';  
THENCE S 89°28'11" E A DISTANCE OF 638.47';  
THENCE N 76°57'57" E A DISTANCE OF 202.33';  
THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF  
N 62°10'44" E A CHORD LENGTH OF 30.97'; AND HAVING A RADIUS OF  
455.00';  
THENCE N 60°13'44" E A DISTANCE OF 889.99' TO THE RIGHT OF WAY  
OF INTERSTATE 10;  
THENCE FOLLOWING SAID RIGHT OF WAY S 89°29'18" E A DISTANCE  
OF 178.48';  
THENCE FOLLOWING SAID RIGHT OF WAY S 60°13'44" W A DISTANCE  
OF 1,044.11';  
THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING  
OF S 75°22'47" W A CHORD LENGTH OF 284.88' AND A HAVING A  
RADIUS OF 545.00';  
THENCE N 89°28'11" W A DISTANCE OF 632.84';  
THENCE S 45°31'49" W A DISTANCE OF 88.71';  
THENCE S 00°31'49" W A DISTANCE OF 330.80';  
THENCE S 00°30'43" W A DISTANCE OF 6.16';  
THENCE S 10°47'53" E A DISTANCE OF 50.99';  
THENCE S 00°30'43" W A DISTANCE OF 48.04';  
THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING  
OF S 07°32'41" W A CHORD LENGTH OF 258.34' AND A HAVING A  
RADIUS OF 1,055.00';  
THENCE S 14°34'38" W A DISTANCE OF 44.74';  
THENCE S 25°31'03" W A DISTANCE OF 52.69';  
THENCE S 14°34'38" W A DISTANCE OF 281.55';  
THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF  
S 07°44'20" W A CHORD LENGTH OF 227.42' AND A HAVING A RADIUS  
OF 955.00';  
THENCE S 00°54'02" W A DISTANCE OF 79.75';  
THENCE S 04°48'37" E A DISTANCE OF 100.50';  
THENCE S 00°54'02" W A DISTANCE OF 101.67';  
THENCE S 44°05'58" E A DISTANCE OF 96.37';  
THENCE N 89°06'44" W A DISTANCE OF 256.35'; BACK TO THE POINT OF  
BEGINNING

WHEREAS, said property is currently zoned as I-1 (Industrial-1) by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Sealy-Ratcliff Swisco Road, LLC for the annexation of the

following lots/tract located on the west side of Calcasieu Industrial Drive – Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.

APPROVED AND ADOPTED by  
the Land Use Commission of the City of  
Sulphur, Louisiana, on this \_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST

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

**PETITION FOR ANNEXATION OF PROPERTY  
INTO THE CITY OF SULPHUR, LOUISIANA**

1. SEALY-RATCLIFF SWISCO RD., L.L.C., a Louisiana limited liability company  
FULL NAME, INCLUDING MAIDEN NAME

2. 333 Texas Street, Suite 1050, Shreveport, LA 71101  
CONTACT ADDRESS

(318) 787-6816 (Gregg Thompson)  
CONTACT TELEPHONE

3. gregg.thompson@ratcliffdevelopment.com  
EMAIL ADDRESS

4. Undeveloped Lots on Calcasieu Industrial Drive  
ADDRESS OF PROPERTY PROPOSED FOR ANNEXATION

5. STATUS: (CHECK AS MANY AS APPLY)

I OWN THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

I RESIDE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

I AM REGISTERED TO VOTE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

COMPLETE SURVEY OF PROPERTY TO BE ANNEXED IS ATTACHED

6. FULL NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD *(if applicable)*

\_\_\_\_\_  
\_\_\_\_\_

7. VOTING LOCATION (SCHOOL NAME, FIRE STATION NUMBER, ETC.) *(If applicable)*

\_\_\_\_\_

8. ~~Light Industrial~~ Commercial

HOW DO YOU WISH ANNEXED PROPERTY TO BE ZONED

9. ATTACHED ARE COPIES OF THE SUBDIVISION PLATS OF THE PROPERTY TO BE ANNEXED CERTIFIED BY A SURVEYOR AND FILED IN THE PUBLIC RECORDS OF CALCASIEU PARISH, LOUISIANA:

EXHIBIT A - plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC, entitled "Calcasieu Industrial Park Subdivision Unit II, Lots R, Q, P, N, N-1, M, M-1 & TRACT M-2", dated July 7, 2018 and filed on September 25, 2018 under Clerk's File Number 3331135

EXHIBIT B - a plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots N-2 & P-1 - Being a Re-Subdivision of Lots N & P of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated July 16, 2019 and filed on August 1, 2019 under Clerk's File Number 3362490

EXHIBIT C - a plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots S-1 & T-1 - Being a Re-Subdivision of Lots S & T of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated May 14, 2019 and filed on June 4, 2019 under Clerk's File Number 3355582

10. DESCRIPTION OF GENERAL AREA TO BE ANNEXED

~~Lots M-1, M-2, N-1, P-1, Q, T-1 and U of a resubdivision of the Calcasieu Industrial Park Subdivision, Unit II, Lots R, Q, P, N, N-1, M, M-1 & Tract M-2, a subdivision situated in the Parish of Calcasieu, State of Louisiana as per plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC, dated July 7, 2018 and filed on September 25, 2018 under Clerk's File Number 3331135, as amended by plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots N-2 & P-1 - Being a Re-Subdivision of Lots N & P of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated July 16, 2019 and filed on August 1, 2019 under Clerk's File Number 3362490, records of Calcasieu Parish, Louisiana~~

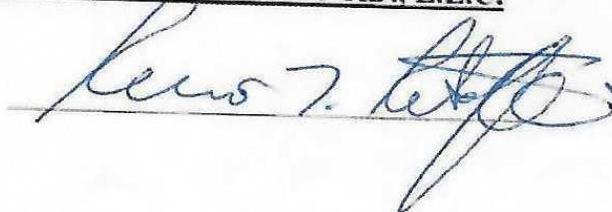
see attached description

I HEREBY PETITION TO HAVE THE PROPERTY OWNED AND/OR OCCUPIED BY ME TO BE ANNEXED INTO THE CITY OF SULPHUR, LOUISIANA.

SIGNATURE(S):

SEALY-RATCLIFF/SWISCO RD., L.L.C.

By:



## ANNEXATION LEGAL DESCRIPTION

Calcasieu Industrial Drive and Certain Lots  
in Calcasieu Industrial Park West of Calcasieu Industrial Drive

**Lots M-1, N-1, Q and R and Tract M-2** - as per the subdivision plat of Calcasieu Industrial Park Unit II prepared by Colby C. Buller, dated July 17, 2018 and filed under Clerk's File No. 3331135, records of Calcasieu Parish, Louisiana.

**Lot P-1** - as per the re-subdivision plat of Lots N and P Calcasieu Industrial Park Unit II prepared by Colby C. Buller, dated July 16, 2019 and filed under Clerk's File No. 3362490, records of Calcasieu Parish, Louisiana.

**Lot U** - as per the subdivision plat of Calcasieu Industrial Park Unit I Phase II prepared by Colby C. Buller, dated April 12, 2017 and filed under Clerk's File No. 3276864, records of Calcasieu Parish, Louisiana.

**Lot T-1** - as per the re-subdivision plat of Lots S and T Calcasieu Industrial Park Unit I Phase II prepared by Colby C. Buller, dated May 14, 2019 and filed under Clerk's File No. 3355582, records of Calcasieu Parish, Louisiana.

**Calcasieu Industrial Drive** - as per the following subdivision plats prepared by Colby C. Buller and filed in the records of Calcasieu Parish, Louisiana:

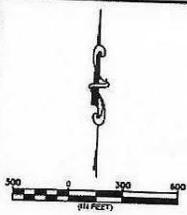
- Clerk's File No. 3276864 - Calcasieu Industrial Park Unit I Lots S, T, U
- Clerk's File No. 3331135 - Calcasieu Industrial Park Unit II Lots R, Q, P, N, N-1, M and M-1 and TRACT M-2

And more fully described as:

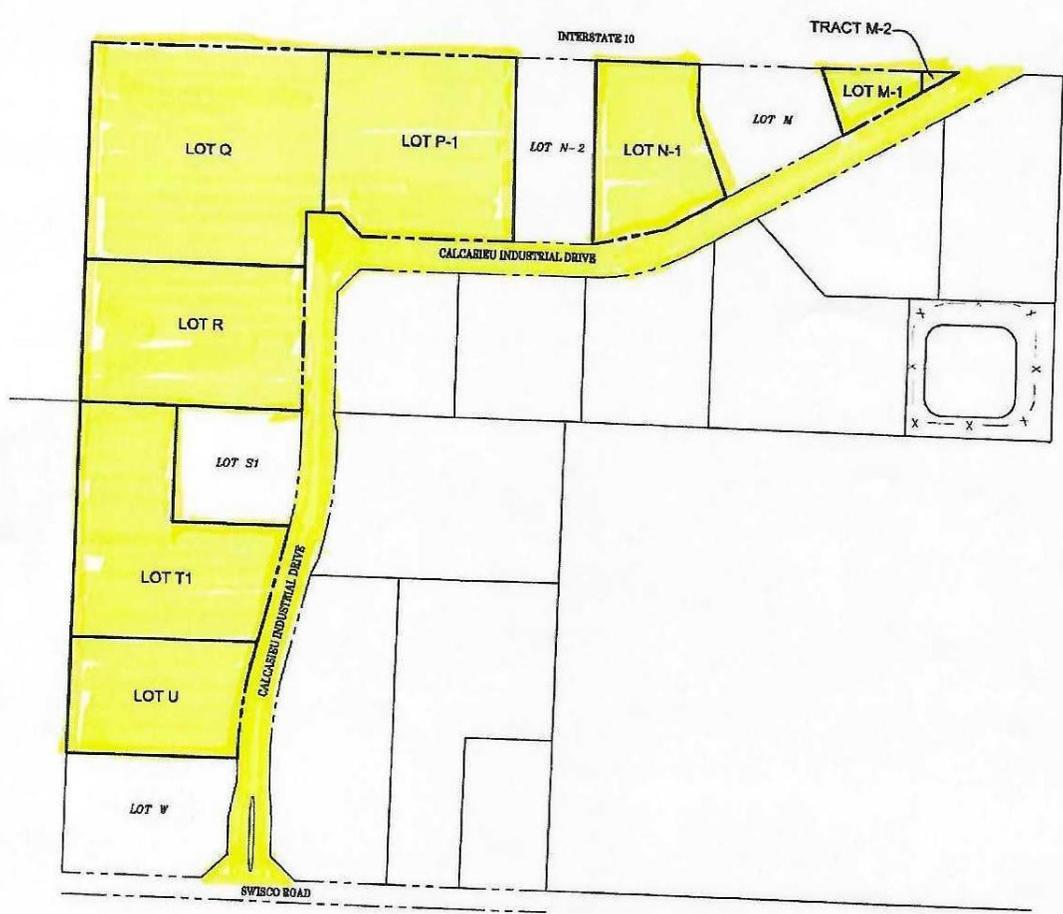
A certain tract of land located in the S  $\frac{1}{2}$ , SE  $\frac{1}{4}$  Section 1 & NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 12, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, and containing 8.30 acres more or less, and being the Right-of-Way for Calcasieu Industrial Drive as shown on Subdivision Plat for Calcasieu Industrial Park, Unit I, Phase I by Colby C. Buller, P.E., P.L.S. dated February 9, 2016 & Subdivision Plat for Calcasieu Industrial Park, Unit II by Colby C. Buller, P.E., P.L.S. dated July 17, 2018 and being more particularly described as follows:

Commencing at the NW corner of the NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 12, T10S-R10W;  
Thence Proceed S  $01^{\circ}23'45''$  W a distance of 1,331.46';  
Thence S  $89^{\circ}06'44''$  E a distance of 386.44'; to the Point of Beginning  
Thence N  $45^{\circ}53'55''$  E a distance of 96.45';  
Thence N  $00^{\circ}54'02''$  E a distance of 101.67';  
Thence N  $12^{\circ}12'37''$  E a distance of 101.98';  
Thence N  $00^{\circ}54'02''$  E a distance of 79.75';

Thence following a curve to the right with a chord bearing of N 07°44'20" E a chord length of 248.86' and having a radius of 1,045.00';  
Thence N 14°34'38" E a distance of 378.02';  
Thence following a curve to the left with a chord bearing of N 07°32'41" E a chord length of 233.85' and having a radius of 955.00';  
Thence N 00°30'43" E a distance of 104.84';  
Thence N 00°31'49" E a distance of 545.64';  
Thence S 89°28'11" E a distance of 90.00';  
Thence S 44°28'11" E a distance of 88.71';  
Thence S 89°28'11" E a distance of 638.47';  
Thence N 76°57'57" E a distance of 202.33';  
Thence following a curve to left with a chord bearing of N 62°10'44" E a chord length of 30.97' and a having a radius of 455.00';  
Thence N 60°13'44" E a distance of 889.99' to the Right of Way of Interstate 10;  
Thence following said Right of Way S 89°29'18" E a distance of 178.48';  
Thence following said Right of Way S 60°13'44" W a distance of 1,044.11';  
Thence following a curve to right with a chord bearing of S 75°22'47" W a chord length of 284.88' and a having a radius of 545.00';  
Thence N 89°28'11" W a distance of 632.84';  
Thence S 45°31'49" W a distance of 88.71';  
Thence S 00°31'49" W a distance of 330.80';  
Thence S 00°30'43" W a distance of 6.16';  
Thence S 10°47'53" E a distance of 50.99';  
Thence S 00°30'43" W a distance of 48.04';  
Thence following a curve to right with a chord bearing of S 07°32'41" W a chord length of 258.34' and a having a radius of 1,055.00';  
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Thence S 00°54'02" W a distance of 79.75';  
Thence S 04°48'37" E a distance of 100.50';  
Thence S 00°54'02" W a distance of 101.67';  
Thence S 44°05'58" E a distance of 96.37';  
Thence N 89°06'44" W a distance of 256.35'; back to the Point of Beginning.



**ANNEXATION MAP**  
 LOTS M-1, N-1, P-1, Q, R, T1, U & TRACT M-2  
 CALCASIEU INDUSTRIAL PARK  
 SUBDIVISION UNITS I & II  
 LOCATED IN THE S½ SE¼ SECTION 1 & NW¼ NE¼ SECTION 12,  
 T10S-R10W, CALCASIEU PARISH, LOUISIANA



**REFERENCE PLATS:**  
 SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK UNIT I  
 PHASE II BY COLBY C. BULLER DATED APRIL 12, 2017.  
 SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK UNIT II  
 BY COLBY C. BULLER DATED JULY 17, 2018.  
 RESUBDIVISION PLAT FOR LOTS S & T BY COLBY C. BULLER  
 DATED MAY 14, 2019.  
 RESUBDIVISION PLAT FOR LOTS N & P BY COLBY C. BULLER  
 DATED JULY 16, 2019.



DESIGNED:	CCR
DRAWN:	CCR
CHECKED:	CCR
PROJECT:	18-05
DATE:	06/18/21
SHEET NO.:	01

**Monceaux Buller & Associates, LLC**  
 civil engineers & land surveyors  
 810 Devote Street Alexandria, LA 71301  
 Tel: 510-442-6488 Fax: 510-442-8790

FOR: BEALY-RATCLIFF INWISO RD, LLC  
 AT REQUEST: SAME



# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** June 9, 2022

**Re:** 3. Resolution accepting petition for annexation from Sealy-Ratcliff Swisco Road, LLC, for the following lots/tract located on the west side of Calcasieu Industrial Drive – Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.

## Application:

Applicant is petitioning for annexation of certain lots/tract located on the west side of Calcasieu Industrial Drive.

Lots referenced on the petition are shaded red in the image.

The city is in coordination to develop an inspection report for the sanitary sewer lift station which has significant deficiencies. The complete sewer transport infrastructure has not been inspected.

City participation in infrastructure improvement costs was not requested as part of the petition.

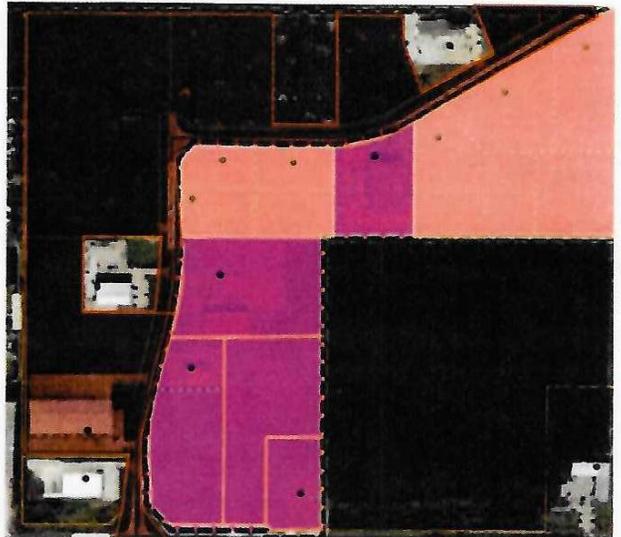
Currently, CPPJ has this property zoned for Light Industrial Land Use.

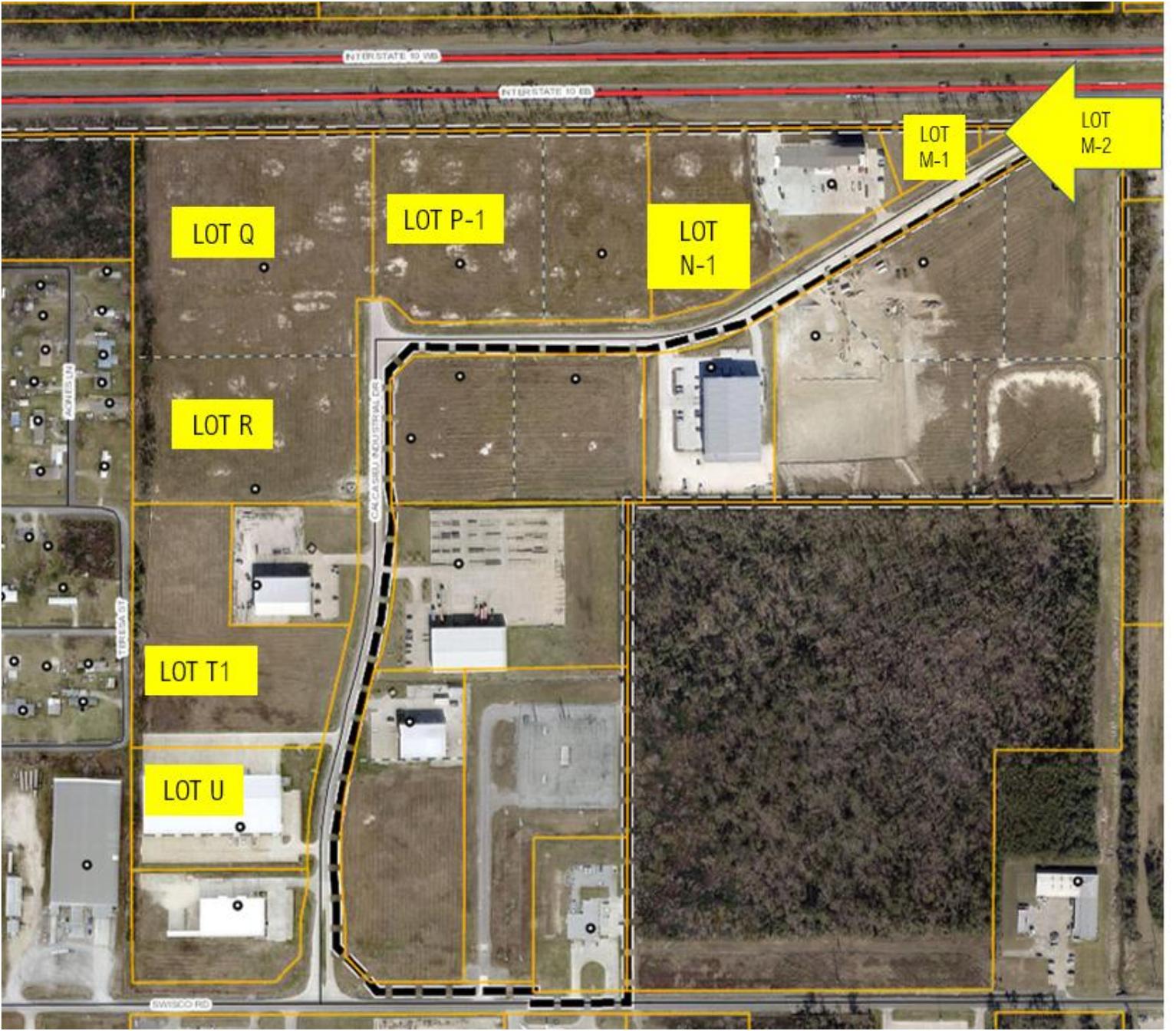
The petition requested the land use classification be assigned to Commercial District.

## Recommendation:

A recommendation for acceptance of this petition cannot be made.

It is recommended that the sanitary sewer piping be inspected, and lift station deficiencies addressed prior to acceptance.





RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR SEALY-RATCLIFF SWISCO ROAD, LLC, FOR LOTS/TRACT LOCATED ON THE WEST SIDE OF CALCASIEU INDUSTRIAL DRIVE – LOTS U, T1, R, Q, P-1, N-1, M-1 AND TRACT M-2.

WHEREAS, the City of Sulphur has received a petition from Sealy-Ratcliff Swisco Road, LLC, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property is currently zoned as I1 (Light Industrial) land use district by the Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

LOTS M-1, N-1, Q AND R AND TRACT M-2 – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 17, 2018 AND FILED UNDER CLERK’S FILE NO. 3331135, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT P-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS N AND P CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 16, 2019 AND FILED UNDER CLERK’S FILE NO. 3362490, RECORDS OF CALCASIEU PARISH, LOUISIANA

LOT U – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED APRIL 12, 2017 AND FILED UNDER CLERK’S FILE NO. 3276864, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT T-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS S AND T CALCASEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED MAY 14, 2019 AND FILED UNDER CLERK’S FILE NO. 3355582, RECORDS OF CALCASIEU PARISH, LOUISIANA.

CALCASIEU INDUSTRIAL DRIVE – AS PER THE FOLLWING SUBDIVISION PLATS PREPARED BY COLBY C. BULLER AND FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA:

- CLERK’S FILE NO. 3276864 – CALCASIEU INDUSTRIAL PARK UNIT I LOTS S, T, U
- CLERK’S FILE NO. 3331135 – CALCASIEU INDUSTRIAL PARK UNIT II LOTS R, Q, P, N, N-1, M AND M-1 AND TRACT M-2

AND MORE FULLY DESCRIBED AS:

A CERTAIN TRACT OF LAND LOCATED IN THE S ½, SE ¼ SECTION 1 & NW ¼, NE ¼, SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AND CONTAINING 8.30 ACRES MORE OR LESS, AND BEING THE RIGHT-OF-WAY FOR CALCASIEU INDUSTRIAL DRIVE AS SHOWN ON SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT I, PHASE I BY COLBY C. BULLER, P.E., P.L.S. DATED FEBRUARY 9, 2016 & SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT II BY COLBY C. BULLER, P.E., P.L.S. DATED JULY 17, 2018 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW ¼, NE ¼, SECTION 12, T10S-R10W;

THENCE PROCEED S 01°23'45" W A DISTANCE OF 1,331.46';

THENCE S 89°06'44" E A DISTANCE OF 386.44'; TO THE POINT OF BEGINNING

THENCE N 45° 53'55" E A DISTANCE OF 96.45';

THENCE N 00°54'02" E A DISTANCE OF 101.67';

THENCE N 12°12'37" E A DISTANCE OF 101.98';

THENCE N 00°54'02" E A DISTANCE OF 79.75';

THENCE FOLLOWING A CURVE TO THE RIGHT WITH A CHORD BEARING OF N 07°44'20" E A CHORD LENGTH OF 248.86' AND HAVING A RADIUS OF 1,045.00';

THENCE N 14°34'38" E A DISTANCE OF 378.02';

THENCE FOLLOWING A CURVE TO THE LEFT WITH A CHORD BEARING OF N 07°32'41" E A CHORD LENGTH OF 233.85' AND HAVING A RADIUS OF 955.00';

THENCE N 00°30'43" E A DISTANCE OF 104.84';

THENCE N 00°31'49" E A DISTANCE OF 545.64';

THENCE S 89°28'11" E A DISTANCE OF 90.00';

THENCE S 44°28'11" E A DISTANCE OF 88.71';

THENCE S 89°28'11" E A DISTANCE OF 638.47';

THENCE N 76°57'57" E A DISTANCE OF 202.33';

THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF N 62°10'44" E A CHORD LENGTH OF 30.97'; AND HAVING A RADIUS OF 455.00';

THENCE N 60°13'44" E A DISTANCE OF 889.99' TO THE RIGHT OF WAY OF INTERSTATE 10;

THENCE FOLLOWING SAID RIGHT OF WAY S 89°29'18" E A DISTANCE OF 178.48';

THENCE FOLLOWING SAID RIGHT OF WAY S 60°13'44" W A DISTANCE OF 1,044.11';

THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING OF S 75°22'47" W A CHORD LENGTH OF 284.88' AND A HAVING A RADIUS OF 545.00';

THENCE N 89°28'11" W A DISTANCE OF 632.84';

THENCE S 45°31'49" W A DISTANCE OF 88.71';

THENCE S 00°31'49" W A DISTANCE OF 330.80';

THENCE S 00°30'43" W A DISTANCE OF 6.16';

THENCE S 10°47'53" E A DISTANCE OF 50.99';

THENCE S 00°30'43" W A DISTANCE OF 48.04';

THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING OF S 07°32'41" W A CHORD LENGTH OF 258.34' AND A HAVING A RADIUS OF 1,055.00';

THENCE S 14°34'38" W A DISTANCE OF 44.74';

THENCE S 25°31'03" W A DISTANCE OF 52.69';

THENCE S 14°34'38" W A DISTANCE OF 281.55';

THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF

S 07°44'20" W A CHORD LENGTH OF 227.42' AND A HAVING A RADIUS OF 955.00';  
THENCE S 00°54'02" W A DISTANCE OF 79.75';  
THENCE S 04°48'37" E A DISTANCE OF 100.50';  
THENCE S 00°54'02" W A DISTANCE OF 101.67';  
THENCE S 44°05'58" E A DISTANCE OF 96.37';  
THENCE N 89°06'44" W A DISTANCE OF 256.35'; BACK TO THE POINT OF BEGINNING

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, does hereby recommend that the aforesaid property shall be designated as a Commercial land use district, and that upon the effective date of an Ordinance approving this annexation that it does hereby accordingly revise the Official Land Use Map of the City of Sulphur.

APPROVED AND ADOPTED by  
Land Use Commission  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_ day of  
\_\_\_\_\_, 2022.

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST

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

**PETITION FOR ANNEXATION OF PROPERTY  
INTO THE CITY OF SULPHUR, LOUISIANA**

1. SEALY-RATCLIFF SWISCO RD., L.L.C., a Louisiana limited liability company  
FULL NAME, INCLUDING MAIDEN NAME

2. 333 Texas Street, Suite 1050, Shreveport, LA 71101  
CONTACT ADDRESS

(318) 787-6816 (Gregg Thompson)  
CONTACT TELEPHONE

3. gregg.thompson@ratcliffdevelopment.com  
EMAIL ADDRESS

4. Undeveloped Lots on Calcasieu Industrial Drive  
ADDRESS OF PROPERTY PROPOSED FOR ANNEXATION

5. STATUS: (CHECK AS MANY AS APPLY)

  x   I OWN THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

       I RESIDE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

       I AM REGISTERED TO VOTE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

  x   COMPLETE SURVEY OF PROPERTY TO BE ANNEXED IS ATTACHED

6. FULL NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD *(if applicable)*

\_\_\_\_\_  
\_\_\_\_\_

7. VOTING LOCATION (SCHOOL NAME, FIRE STATION NUMBER, ETC.) *(If applicable)*

\_\_\_\_\_

8. ~~Light Industrial~~ **Commercial**

HOW DO YOU WISH ANNEXED PROPERTY TO BE ZONED

9. ATTACHED ARE COPIES OF THE SUBDIVISION PLATS OF THE PROPERTY TO BE ANNEXED CERTIFIED BY A SURVEYOR AND FILED IN THE PUBLIC RECORDS OF CALCASIEU PARISH, LOUISIANA:

EXHIBIT A - plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC, entitled "Calcasieu Industrial Park Subdivision Unit II, Lots R, Q, P, N, N-1, M, M-1 & TRACT M-2", dated July 7, 2018 and filed on September 25, 2018 under Clerk's File Number 3331135

EXHIBIT B - a plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots N-2 & P-1 - Being a Re-Subdivision of Lots N & P of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated July 16, 2019 and filed on August 1, 2019 under Clerk's File Number 3362490

EXHIBIT C - a plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots S-1 & T-1 - Being a Re-Subdivision of Lots S & T of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated May 14, 2019 and filed on June 4, 2019 under Clerk's File Number 3355582

10. DESCRIPTION OF GENERAL AREA TO BE ANNEXED

~~Lots M-1, M-2, N-1, P-1, Q, T-1 and U of a resubdivision of the Calcasieu Industrial Park Subdivision, Unit II, Lots R, Q, P, N, N-1, M, M-1 & Tract M-2, a subdivision situated in the Parish of Calcasieu, State of Louisiana as per plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC, dated July 7, 2018 and filed on September 25, 2018 under Clerk's File Number 3331135, as amended by plat prepared by Colby C. Buller, PLS of Monceaux Buller & Associates, LLC entitled "Calcasieu Industrial Park Subdivision - Lots N-2 & P-1 - Being a Re-Subdivision of Lots N & P of Calcasieu Industrial Park Subdivision Unit II - Located in the S 1/2 SE 1/4 Section 1, T10S-R10W, Calcasieu Parish, Louisiana", dated July 16, 2019 and filed on August 1, 2019 under Clerk's File Number 3362490, records of Calcasieu Parish, Louisiana~~

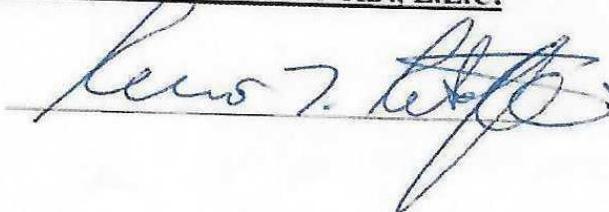
see attached description

I HEREBY PETITION TO HAVE THE PROPERTY OWNED AND/OR OCCUPIED BY ME TO BE ANNEXED INTO THE CITY OF SULPHUR, LOUISIANA.

SIGNATURE(S):

SEALY-RATCLIFF SWISCO RD., L.L.C.

By:



**ANNEXATION LEGAL DESCRIPTION**  
Calcasieu Industrial Drive and Certain Lots  
in Calcasieu Industrial Park West of Calcasieu Industrial Drive

**Lots M-1, N-1, Q and R and Tract M-2** - as per the subdivision plat of Calcasieu Industrial Park Unit II prepared by Colby C. Buller, dated July 17, 2018 and filed under Clerk's File No. 3331135, records of Calcasieu Parish, Louisiana.

**Lot P-1** - as per the re-subdivision plat of Lots N and P Calcasieu Industrial Park Unit II prepared by Colby C. Buller, dated July 16, 2019 and filed under Clerk's File No. 3362490, records of Calcasieu Parish, Louisiana.

**Lot U** - as per the subdivision plat of Calcasieu Industrial Park Unit I Phase II prepared by Colby C. Buller, dated April 12, 2017 and filed under Clerk's File No. 3276864, records of Calcasieu Parish, Louisiana.

**Lot T-1** - as per the re-subdivision plat of Lots S and T Calcasieu Industrial Park Unit I Phase II prepared by Colby C. Buller, dated May 14, 2019 and filed under Clerk's File No. 3355582, records of Calcasieu Parish, Louisiana.

**Calcasieu Industrial Drive** - as per the following subdivision plats prepared by Colby C. Buller and filed in the records of Calcasieu Parish, Louisiana:

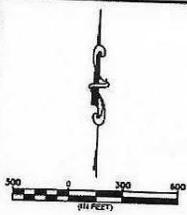
- Clerk's File No. 3276864 - Calcasieu Industrial Park Unit I Lots S, T, U
- Clerk's File No. 3331135 - Calcasieu Industrial Park Unit II Lots R, Q, P, N, N-1, M and M-1 and TRACT M-2

And more fully described as:

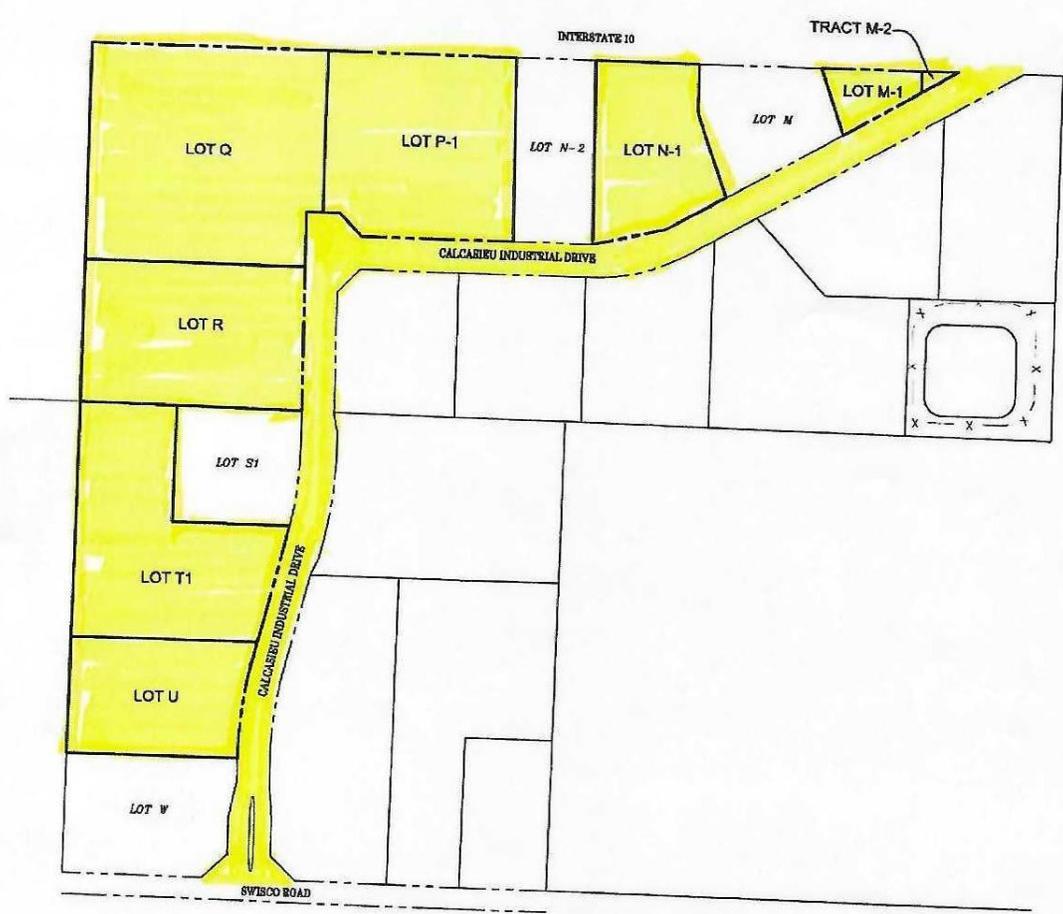
A certain tract of land located in the S  $\frac{1}{2}$ , SE  $\frac{1}{4}$  Section 1 & NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 12, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, and containing 8.30 acres more or less, and being the Right-of-Way for Calcasieu Industrial Drive as shown on Subdivision Plat for Calcasieu Industrial Park, Unit I, Phase I by Colby C. Buller, P.E., P.L.S. dated February 9, 2016 & Subdivision Plat for Calcasieu Industrial Park, Unit II by Colby C. Buller, P.E., P.L.S. dated July 17, 2018 and being more particularly described as follows:

Commencing at the NW corner of the NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 12, T10S-R10W;  
Thence Proceed S  $01^{\circ}23'45''$  W a distance of 1,331.46';  
Thence S  $89^{\circ}06'44''$  E a distance of 386.44'; to the Point of Beginning  
Thence N  $45^{\circ}53'55''$  E a distance of 96.45';  
Thence N  $00^{\circ}54'02''$  E a distance of 101.67';  
Thence N  $12^{\circ}12'37''$  E a distance of 101.98';  
Thence N  $00^{\circ}54'02''$  E a distance of 79.75';

Thence following a curve to the right with a chord bearing of N 07°44'20" E a chord length of 248.86' and having a radius of 1,045.00';  
Thence N 14°34'38" E a distance of 378.02';  
Thence following a curve to the left with a chord bearing of N 07°32'41" E a chord length of 233.85' and having a radius of 955.00';  
Thence N 00°30'43" E a distance of 104.84';  
Thence N 00°31'49" E a distance of 545.64';  
Thence S 89°28'11" E a distance of 90.00';  
Thence S 44°28'11" E a distance of 88.71';  
Thence S 89°28'11" E a distance of 638.47';  
Thence N 76°57'57" E a distance of 202.33';  
Thence following a curve to left with a chord bearing of N 62°10'44" E a chord length of 30.97' and a having a radius of 455.00';  
Thence N 60°13'44" E a distance of 889.99' to the Right of Way of Interstate 10;  
Thence following said Right of Way S 89°29'18" E a distance of 178.48';  
Thence following said Right of Way S 60°13'44" W a distance of 1,044.11';  
Thence following a curve to right with a chord bearing of S 75°22'47" W a chord length of 284.88' and a having a radius of 545.00';  
Thence N 89°28'11" W a distance of 632.84';  
Thence S 45°31'49" W a distance of 88.71';  
Thence S 00°31'49" W a distance of 330.80';  
Thence S 00°30'43" W a distance of 6.16';  
Thence S 10°47'53" E a distance of 50.99';  
Thence S 00°30'43" W a distance of 48.04';  
Thence following a curve to right with a chord bearing of S 07°32'41" W a chord length of 258.34' and a having a radius of 1,055.00';  
Thence S 14°34'38" W a distance of 44.74';  
Thence S 25°31'03" W a distance of 52.69';  
Thence S 14°34'38" W a distance of 281.55';  
Thence following a curve to left with a chord bearing of S 07°44'20" W a chord length of 227.42' and a having a radius of 955.00';  
Thence S 00°54'02" W a distance of 79.75';  
Thence S 04°48'37" E a distance of 100.50';  
Thence S 00°54'02" W a distance of 101.67';  
Thence S 44°05'58" E a distance of 96.37';  
Thence N 89°06'44" W a distance of 256.35'; back to the Point of Beginning.



**ANNEXATION MAP**  
 LOTS M-1, N-1, P-1, Q, R, T1, U & TRACT M-2  
 CALCASIEU INDUSTRIAL PARK  
 SUBDIVISION UNITS I & II  
 LOCATED IN THE S½ SE¼ SECTION 1 & NW¼ NE¼ SECTION 12,  
 T10S-R10W, CALCASIEU PARISH, LOUISIANA



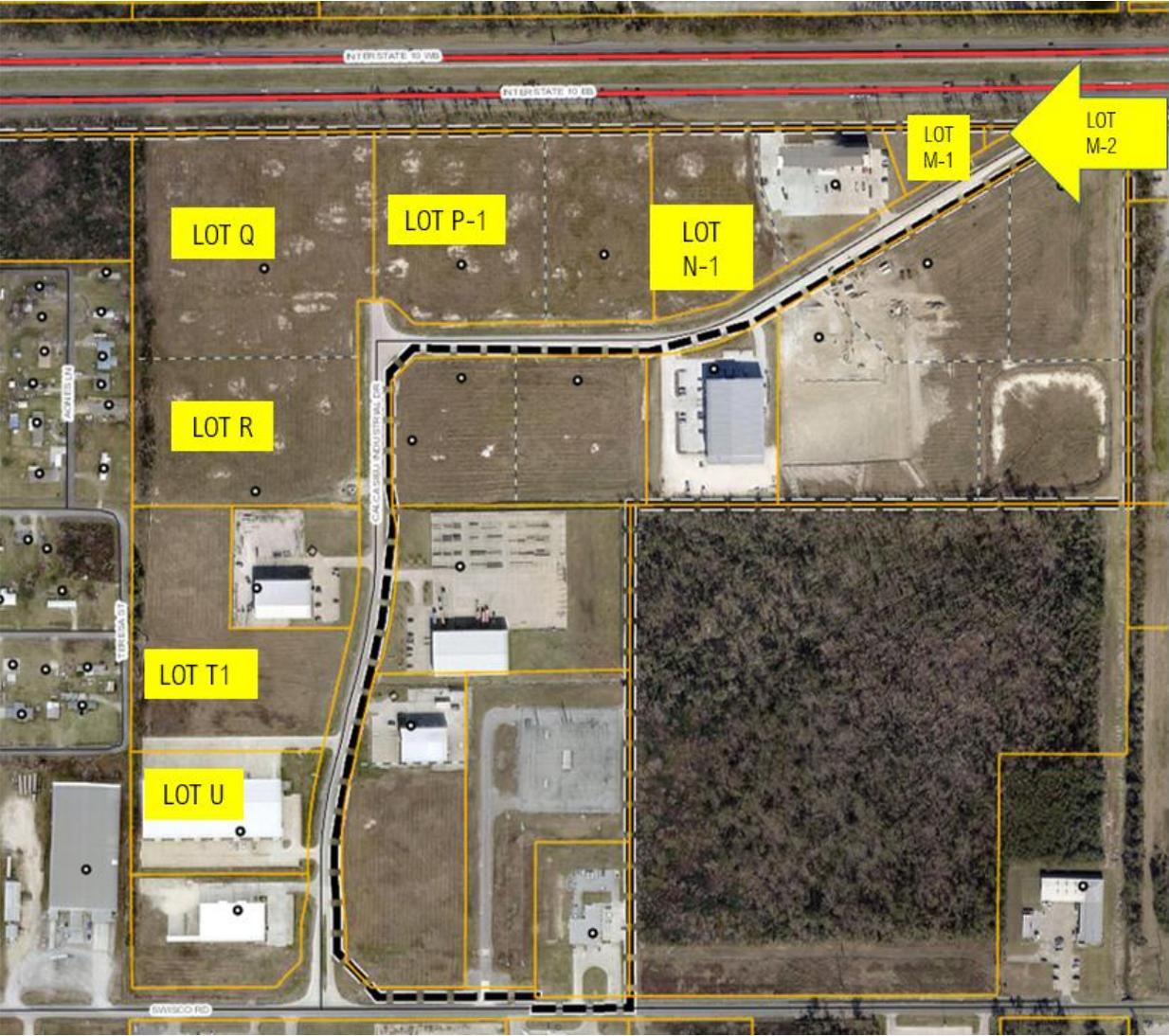
**REFERENCE PLATS:**  
 SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK UNIT I  
 PHASE II BY COLBY C. BULLER DATED APRIL 12, 2017.  
 SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK UNIT II  
 BY COLBY. C. BULLER DATED JULY 17, 2018.  
 RESUBDIVISION PLAT FOR LOTS S & T BY COLBY C. BULLER  
 DATED MAY 14, 2019.  
 RESUBDIVISION PLAT FOR LOTS N & P BY COLBY C. BULLER  
 DATED JULY 16, 2019.



DESIGNED:	CCR
DRAWN:	CCR
CHECKED:	CCR
PROJECT:	18-05
DATE:	06/18/21
SHEET NO.:	01

**M**oncaux  
**B**uller  
 & Associates, LLC  
 civil engineers & land surveyors  
 810 Devote Street Alexandria, LA 71301  
 Tel: 510 442 8488 Fax 510 442 8790

FOR: BEALY-RATCLIFF SWISCO RD, LLC  
 AT REQUEST: SAME





# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams   
Director of Public Works

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** June 9, 2022

**Re:** 4. Resolution enlarging and extending the boundaries of the City of Sulphur for the annexation for Sealy-Ratcliff Swisco Road, LLC for the following lots/tract located on the west side of Calcasieu Industrial Drive- Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.

## Application:

Resolution Enlarging and extending the boundaries of the City of Sulphur for certain lots/tract located on west side of Calcasieu Industrial Drive.

Lots referenced on the petition are shaded red in the image.

The city is in coordination to develop an inspection report for the sanitary sewer lift station which has significant deficiencies. The complete sewer transport infrastructure has not been inspected.

City participation in infrastructure improvement costs was not requested as part of the petition.

Currently, CPPJ has this property zoned for Light Industrial Land Use.

The petition requested the land use classification be assigned to Commercial District.

## Recommendation:

A recommendation for acceptance cannot be made.

It is recommended that the sanitary sewer piping be inspected, and lift station deficiencies addressed prior to acceptance.

