

July 11, 2023

The Land Use Commission and the Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in special session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:00 p.m., on the 11th day of July, 2023, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
TROY DARBY, 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, prayer was led by Mr. Darby followed by the reciting of the Pledge of Allegiance led by Mr. Darby.

The only item on the Land Use agenda is a resolution granting a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments. Mrs. Allison asked Mr. Thomas why he wanted to put duplexes here rather than single family dwellings. Mr. Thomas stated that this area looks just like the area on the north side of the railroad tracks. There are mobile homes all in this neighborhood and apartments also. He can get 6-7 doors if it gets rezoned but only 4 doors if it doesn't. It's all about the price per sq. ft. for him. Mr. Darby brought up the Master Plan for the city. The Master Plan shows this area to be Residential Medium Density which would allow for duplexes. Mr. Thomas stated that ½ block away there are two rat infested homes. He will improve the neighborhood. Mr. Carroll stated that this is a hard decision because everyone knows that Mr. Thomas will build something very nice, but it's a spot zone. After discussion, motion was made by Mrs. Carroll seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION GRANTING A REZONE TO JOHNNY THOMAS, 611 WEST ELIZABETH STREET, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ALLOW FOR DUPLEXES/APARTMENTS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments for the following described property:

LOT 5, E/2 LOTS 6, 7, 8 BLK 12 O T S SUPHUR

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 Johnny Thomas, 611 West Elizabeth Street, from Residential to Mixed Residential to allow for duplexes/apartments.

A vote was then called with the results as follows:

YEAS: Mr. Darby

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

ABSENT: None

And the said resolution failed on this 11th day of July, 2023.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

7/11/23
5:50 P.M.