

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

AGENDA
LAND USE COMMISSION MEETING
MONDAY, MARCH 18, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, MARCH 18, 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 Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

ADJOURNMENT

****(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use 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 to 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, April 15, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon 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 Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street for the following described property:

A PORTION OF LOT 159 OF BLOCK 3 OF WEST POINT SUBDIVISION, PART C, A SUBDIVISION LOCATED IN SECTION 35, TOWSHIP 9 SOUTH, RANGE 10 WEST, MORE PARTICULARLY DESCRIBED AS A PORTION OF PARCEL #6-3 AND BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 159 OF BLOCK 3 OF SAID SUBDIVISION, BEING THE INTERSECTOIN OF THE NORTHEASTERLY RIGHT OF WAY LINE AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF TEXAS STREET, THENCE WEST 92 FEET, THENCE NORTH 54 DEGREES WEST 40.21 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ARIZONA STREET, THENCE NORTH 52.45 FEET TO THE NORTHWEST CORNER OF LOT 159, THENCE EAST 125 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 75.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

BE IT FURTHER RESOLVED, that on the north side of said property a six (6) foot tall buffer constructed of wood or brick masonry shall be installed. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The bufferyard is to remain free, clear and open of any obstruction. Also, access is restricted to only Beglis Parkway and Mississippi Street. No rear access shall be from Texas Street.

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 FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2024.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary





