

March 18, 2013

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 18th day of March, 2013, 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  
JOHNNY PEEL, Land Use Commission District 3  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT : LAWRENCE DAVID, Land Use Commission District 4

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Peel followed by the reciting of the Pledge of Allegiance led by Mr. Darby.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes made, motion was made by Mr. Lawrence seconded by Mr. Darby that the minutes stand as written. Motion carried.

The Chairman then asked if there were any changes to the agenda. With no changes made, motion was made by Mr. Lawrence seconded by Mr. Peel that the agenda stand as written. Motion carried.

The first item on the agenda is a Tim Jackson and Steve Villavaso to give update on zoning ordinance. Tim Jackson, Planner, addressed the Council and stated that they are ready for the next phase (see attachment report).

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Ian and Margaret Wright for property located at 3897 East Hwy. 90. Motion was made by Mr. Darby seconded by Mr. Peel that the following resolution be adopted to-wit:

## RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION OF IAN AND MARGARET WRIGHT FOR PROPERTY LOCATED AT 3897 EAST HWY. 90.

WHEREAS, the City of Sulphur has received a petition from Ian and Margaret Wright 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 as lying on the north side of Hwy. 90 and east side of Prater Road; 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 will be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, the governing authority thereof, 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:

BLK B – LOTS 5 – ALL IN SOLOMON RYAN SUB

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of March, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Olen Clark for property located at 3898 East Hwy. 90.

Motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF  
THE CITY OF SULPHUR FOR THE ANNEXATION OF OLEN O. CLARK  
FOR PROPERTY LOCATED AT 3898 EAST HWY. 90.

WHEREAS, the City of Sulphur has received a petition from Olen O. Clark 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 as lying on the south side of Hwy. 90 and east side of Prater Road; 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 will be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, the governing authority thereof, 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SOLOMON RYAN SUBDIVISION; THENCE NORTH 00°31'26" EAST, A DISTANCE OF CALL 658.1, MEASURED 659.3 TO THE SOUTH RIGHT OF WAY OF US HIGHWAY 90; THENCE SOUTH 89°26'23" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 90. A DISTANCE OF 215.7 FEET; THENCE SOUTH 00°23'29" WEST, A DISTANCE OF 211.3 FEET; THENCE SOUTH 89°34'00" EAST, A DISTANCE OF CALL 215.6 FEET, MEASURED 215.2 FEET; THENCE SOUTH 00°31'26" WEST, A DISTANCE OF CALL 448.3, MEASURED 449.4 FEET; THENCE NORTH 89°18'45" WEST. A DISTANCE OF 431.4 FEET TO THE POINT OF BEGINNING, CONTAINING 5.49 ACRES MORE OR LESS.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of March, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution accepting Preliminary Plans from Rhodes Veterinary Hospital, Inc. (Glen Rhodes), for Kate's Place Subdivision, an 8.5 acre tract located north of Glen Taylor Estates Subdivision Phase II. Mr. Darby stated that no variances will be granted with this. Mr. Bruce stated that variances weren't discussed with the developer, only the -0- lot lines. The developer also shows a drainage easement in the rear of the lots. The construction drawings will come later. Danny DiPetta, resident in Glen Taylor Estates, addressed the Commission and asked if it is required that subdivisions have two ingress/egress'. Mr. Bruce stated that this is based on the size and geometry of the subdivision. Mr. DiPetta then asked what kind of homes were being built in the subdivision because he doesn't want them to be a detriment to his neighborhood (*the developer wasn't at the meeting to answer his question*). Mr. Lawrence stated that when he spoke to the developer he was told that the homes would be between \$160,000 and \$200,000. After discussion, motion was made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ACCEPTING PRELIMINARY PLANS FROM RHODES VETERINARY HOSPITAL, INC. (GLEN RHODES), FOR KATE'S PLACE SUBDIVISION.

WHEREAS, in accordance with Chapter 18 of the Code of Ordinances of the City of Sulphur, preliminary plans have been submitted by Glen Rhodes to allow for Kate's Place Subdivision, located on Prater Road, which the description is as follows:

PARCEL OF LAND IN WEST HALF OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND LOTS 41, 42 GLEN TAYLOR ESTATES PHASE I ALL BEING MORE PARTICULARLY

DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH 536.02 FEET EAST 21.58 FEET TO CENTERLINE OF PRATER ROAD AND POINT OF BEGINNING THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF NORTH 03°00'00" WEST 85.23 FEET THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD NORTH 02°00'00" WEST 215.08 FEET THENCE EAST 1321.18 FEET THENCE SOUTH 300 FEET THENCE WEST 1304.57 FEET TO THE POINT OF BEGINNING – CONTAINING 9.04 ACRES MORE OR LESS BEING SUBJECT TO ROAD RIGHT OF WAY ON WEST SIDE THEREOF.

WHEREAS, improvements on the property will also include incorporating side-yard setback variances to allow for -0- lot lines on the west side of each lot.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plans for Kate's Place Subdivision.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of March, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Vice-Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Vice-Chairman

3/18/13

6:05 P.M.