

January 21, 2014

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 21st day of January, 2014, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
JOHNNY PEEL, Land Use Commission District 3  
GERRIT LAWRENCE, Land Use Commission of District

ABSENT: TROY DARBY, Land Use Commission District 2 (vacation)  
LAWRENCE DAVID, Land Use Commission District 4 (working)

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 Mrs. Carroll.

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

The Chairman then asked if there were any changes to the agenda. Motion was made by Mr. Peel seconded by Mrs. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is resolution amending Preliminary Plat for Kate's Place Subdivision, property located north of Glen Taylor Estates, that was adopted on March 18, 2013 by the Land Use Commission and accepting amended Plat from new property owners, Gaudai Land and Development, LLC for Gaudai Estates Subdivision. Gary Johnson, AccuLine Surveying, addressed the Commission and stated that they are only redesigning the preliminary plat for Kate's Place. Gaidai Drive will connect to Jesse but will have a gate. The gate will never be locked and will slide open. This will keep the subdivision isolated from Glen Taylor Estates. These will be garden homes with homes being on the west side of each lot. Mr. Bruce stated that

the primary change is the cul-de-sac and the variance for the length of the road is included. The short section of the road that leads to the gate will be private. The City will not accept it if it is gated. Mr. Johnson stated that they may remove the gate if the City can't accept it. Casey Daigle, Developer, stated that they are trying to attract a younger generation for this neighborhood. Since it's a dead-end street he feels that it will be safe for children to play in the neighborhood. There will be a house located at the end of the road with a playground in the open area. Mrs. Blanchard, Council Clerk, stated that an amendment needed to made to include the length of the road for the variance. Mr. Johnson stated that he would call me later with that length. (*The length of the road will be included in the City Council ordinance on February 10, 2014*). After discussion motion was made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Preliminary Plat for Kate's Place Subdivision, property located north of Glen Taylor Estates, that was adopted on March 18, 2013 by the Land Use Commission and accepting amended Plat from new property owners, Gaudai Land and Development, LLC for Gaudai Estates Subdivision.

WHEREAS, the Land Use Commission accepted Preliminary Plat from Rhodes Veterinary Hospital, Inc. (Glen Rhodes) for Kate's Place Subdivision on March 18, 2013; and

WHEREAS, property has since been sold to Gaudai Land and Development, LLC for the development of Gaudai Estates Subdivision for the following described property to-wit:

PARCEL OF LAND IN WEST HALF OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND LOTS 41 AND 42 OF GLEN TAYLOR ESTATES PHASE 1 ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH A DISTANCE OF 536.02 FEET; THENCE SOUTH 89°43'59" EAST A DISTANCE OF 62.36 FEET TO EAST RIGHT OF WAY LINE OF PRATER ROAD AND POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF NORTH 03°08'43" WEST A DISTANCE OF 85.32 FEET; THENCE ALONG A CRUVE TO THE RIGHT

HAVING A CHORD OF NORTH 02°08'43" WEST A DISTANCE OF 214.54 FEET THENCE SOUTH 89°43'59" EAST A DISTANCE OF 1289.16 FEET; THENCE SOUTH 00°43'29" WEST A DISTANCE OF 300.00 FEET, THENCE NORTH 89°43'59" WEST A DISTANCE OF 1264.66 FEET TO POINT OF BEGINNING. HEREIN DESCRIBED TRACT CONTAINING 361.665.44 SQUARE FEET OR 8.76 ACRES MORE OR LESS AND BEING SUBJECT TO ROAD RIGHT OF WAY ON WEST SIDE THEREOF.

WHEREAS, a variance is also requested to allow for Gaudai Drive to extend (to be determined) feet rather than the maximum length allowed of 600 feet in accordance with Chapter 18, Section 6 (b) of the Code of Ordinances of the City of Sulphur; and

WHEREAS, drainage easements shall be maintained by property owners and not by the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend previously adopted preliminary plan for Kate's Place Subdivision and accept Preliminary Plat for Gaudai Estates Subdivision as submitted by Gaudai Land and Development, LLC.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Darby, Mr. David

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Vice-Chairman

The next item on the agenda is a resolution accepting Preliminary Plat from Calcasieu Lake Development Company, LLC (Moffett) for Maple Creek Estates, property located off Driftwood Street. *(There wasn't anyone from Lake Development Company LLC in attendance to answer questions)*. Mary Bertrand, Driftwood, addressed the Commission and stated she doesn't want this property to be developed if it'll flood her property. Who will be responsible to make sure this doesn't happen? Mr. Lawrence stated that this subdivision should not impact the

neighborhood in any negative way. There are laws put in place that will prevent this. Mr. Peel stated that it will not get approved if there is a drainage problem.

Mary, Driftwood Drive, addressed the Commission and asked about the ingress/egress. Driftwood isn't a good road for dump trucks, etc. to be travelling on. When two cars are passing on this road it's very dangerous because the road is so narrow. Mr. Lawrence stated that when buses pass down this road it could be dangerous. He asked Mr. Bruce, Director of Public Works, to look into this situation. Gary Bertrand, Driftwood Drive, addressed the Commission and stated that all the construction equipment will tear up everyone's yards especially at the corner. These roads aren't wide enough to make turns when there is someone at the stop sign. One of the vehicles will have to go into a yard so they won't hit each other.

Joshua, Driftwood Drive, stated that they paid for the paving of Driftwood. Who will pay for the repairs when the road gets tore up? Driftwood has a weight limit. Mr. Lawrence stated that this is a City Council question. Joshua also asked if Driftwood residents will be able to see other homes once all the trees will be cut down. Motion was then made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting preliminary plat from Calcasieu Lake Development Company, LLC, for subdividing lots for Maple Creek Estates located off Driftwood Street.

WHEREAS, an application has been submitted by Calcasieu Lake Development Company, LLC, to subdivide property for Maple Creek Estates for the following described property to-wit:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°48'36" EAST A DISTANCE OF 1330.00 FEET; THENCE SOUTH 00°12'39" WEST A DISTANCE OF 823.61 FEET TO THE NORTH RIGHT OF WAY OF INTERSTATE 10; THENCE ALONG THE NORTH RIGHT OF

WAY OF INTERSTATE 10 A CURVE OF A RADIUS OF 2144.8 FEET WITH A CHORD OF SOUTH 50°49'37" WEST A DISTANCE OF 818.59 FEET; THENCE NORTH 89°22'13" WEST A DISTANCE OF 710.29 FEET; THENCE NORTH 00°46'00" EAST A DISTANCE OF 1337.40 FEET TO THE POINT OF COMMENCEMENT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept preliminary plat for the subdividing of lots for Calcasieu Lake Development Company, LLC, located off Driftwood Street.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Darby, Mr. David

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, 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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GERRIT LAWRENCE, Vice-Chairman

1/21/14  
5:55 P.M.