

May 19, 2008

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place at City Hall, Sulphur, Louisiana, at 5:30 p.m., on the 19<sup>th</sup> day of May, 2008, after full compliance with the convening of said meeting, with the following members present:

JAY SHELTON, Land Use Commission of District 1  
(attended at 5:37 p.m.)

TROY DARBY, Land Use Commission of District 2

JOHNNY PEEL, Land Use Commission of District 3

LAWRENCE DAVID, Land Use Commission of District 4

GERRIT LAWRENCE, 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 and the Pledge of Allegiance was led by Mr. Peel.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mr. David that 304 W. Carlton be removed from item #1. Motion carried. Motion was then made by Mr. Darby seconded by Mr. David that the agenda stand as changed. Motion carried.

The first item on the agenda a resolution authorizing the extension of a six month temporary permit which allows for temporary placement of travel trailers and/or mobile homes on residential property for living purposes during reconstruction of damages caused by Hurricane Rita for the following addresses:

<u>Address</u>	<u>District</u>
914 North Claiborne	1
215 Evelyn	1

Motion was made by Mr. David seconded by Mr. Darby that the above addresses be granted an extension and passed on to the City Council for their ratification. Motion carried.

The next item on the agenda a resolution granting a rezone to Joseph Hardy, 107 East End Avenue, from Residential District to Mixed Residential District, to allow for 15 single story apartments. Motion was made by Mr. David seconded by Mr. Peel that the following resolution be tabled until June Land Use meeting:

Resolution granting a rezone to Joseph Hardy, 107 East End Avenue, from Residential District to Mixed Residential District.

Motion carried.

The next item on the agenda a resolution granting a variance to Gloria Ardoin, 1022 Alvin Street, to allow for a travel trailer to be located on lot. Motion was made by Mr. Darby seconded by Mr. Peel that the following resolution be tabled until the June Land Use meeting:

Resolution granting a variance to Gloria Ardoin, 1022 Alvin Street, to allow for a travel trailer to be located on property.

Motion carried.

The next item on the agenda a resolution granting a variance to Jackie Perry, 317 East Brimstone Street, to allow for a travel trailer to be located on lot. Carolyn Perry, 315 East Brimstone, addressed the Commission and stated that the travel trailer was moved onto the property on April 25, 2008 without a permit. Everyone struggled after Hurricane Rita making renovations to their homes and this travel trailer moves in which will bring our property value down.

Christian Timphony, resident of travel trailer, addressed the Commission and stated that he wasn't aware of the ordinance for travel trailers and didn't know he had to get a permit. His plans were to add-on to the travel trailer and dress it up with landscaping. He also stated that he is handicap and he receives one check per month.

Mrs. Carol, 517 East Brimstone, addressed the Commission and stated that she has spent approximately \$65,000 on repairs to her home after the hurricane and she also feels that this travel trailer will bring her property value down. She wouldn't mind if this weren't a permanent dwelling or if he needed it for a temporary time until he found somewhere else to live but this will be there permanently.

Mr. Timphony addressed the Commission again and stated that he would have his travel trailer moved within 30 days.

Motion was then made by Mr. Peel seconded by Mr. David that the following resolution be given 30 days for the travel trailer to be removed:

Resolution granting a variance to Jackie Perry, 317 East Brimstone to allow for a travel trailer.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was given 30 days for the travel trailer to be removed on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a variance to Earl Kibodeaux, 453 North Johnson Street, to allow for a larger mobile home to be located 4 feet instead of the required 11 feet from the north property line and 4 feet instead of the required 10 feet from the structure located on the south side of the mobile home. Mr. Kibodeaux stated that he was upgrading his trailer because he had a lot of damage from the hurricane. It's hard to find a trailer that will fit this lot. Motion was made by Mr. Darby seconded by Mr. Shelton that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Earl Kibodeaux, 453 North Johnson Street, to allow for a larger mobile home to be located on lot.

WHEREAS said mobile home will be located 4 feet from the north property line instead of the required 11 feet and 4 feet from the structure located on the south side of the mobile home instead of the required 10 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Earl Kibodeaux, 453 North Johnson Street, to allow for a larger mobile home to be located on lot.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Inez Jackson Enterprises, LLC, 226 South Cities Service Hwy., from Residential District to Business

District to allow for insurance office. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Inez Jackson Enterprises, LLC, 226 South Cities Service Hwy., from Residential District to Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby grant a rezone to Inez Jackson Enterprises, LLC, 226 South Cities Service Hwy. from Residential District to Business District to allow for an insurance office.

WHEREAS, rezoning from Residential District to Business District shall be limited as follows:

- (a) Permitted used restricted to offices
- (b) Building height is restricted to 35 feet or existing height, whichever is greater
- (c) An 8 foot tall wooden privacy fence shall be installed along property lines which are common to land zoned residential
- (d) Applicable buffer widths are required
- (e) Any commercial dumpsters shall be screened from view with wooden or masonry fences

BE IT FURTHER RESOLVED that the Land Use Commission does hereby grant a rezone to Inez Jackson Enterprises, LLC, 226 South Cities Service Hwy., from Residential District to Business District to allow for an insurance office.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a variance to James & Sandra Lyons, 649 Phillips Street, to allow for temporary placement of travel trailer on lot. Mr.

Lyons addressed the Commission and stated that his daughter's home burned. The only mobile home park that had vacancy was Pin Oak and he didn't want his daughter living there. He also stated that she is living in the travel trailer temporarily until she can find another home. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to James and Sandra Lyons, 649 Phillips Street, to allow for a travel trailer to be located on property.

Whereas, this variance shall be granted for a 6 month period and must then be renewed by the Land Use Commission and Sulphur City Council (i.e. November, 2008).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to James and Sandra Lyons, 649 Phillips Street, to allow for a travel trailer to be located on property.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Brian and Patricia Prudhomme, 1000 Lafargue Street, from Mixed Residential District to Commercial District to allow for an ornamental iron works business. Mrs. Prudhomme addressed the Commission and stated that they are under contract contingent upon the outcome of this rezone. Mr. Prudhomme stated that he will be doing grinding and welding in the shop.

There will be no noise. The air compressor that is located on the outside of the business will be moved inside to reduce the noise. Mr. Darby stated that the building is very dated and the property needs to be cleaned up. Mrs. Prudhomme stated that they would put a fence up wherever it was required. Motion was made by Mr. Darby seconded by Mr. Shelton that the following stipulation be added:

If said business closes or changes ownership it shall revert back to Mixed Residential District.

Motion carried.

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

### RESOLUTION

Resolution granting a rezone to Brian and Patricia Prudhomme, 1000 LaFargue Street, from Mixed Residential District to Commercial District to allow for an ornamental iron works business.

WHEREAS, rezoning from Mixed Residential District to Commercial District shall be limited as follows:

- (a) Usage restricted to light manufacturing
- (b) Signage shall conform to Mixed Residential District requirements (Article IV, Part 2, Section 9)
- (c) Variations from the existing size or architectural style of the building shall require prior approval from the Land Use Commission. The divergence of the building's architectural style and appearance from that of the adjacent improved properties' appearance shall not increase
- (d) Hours of operation shall be limited to 7:00 a.m. through 6:00 p.m.
- (e) If said business closes or changes ownership it shall revert back to Mixed Residential District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Brian and Patricia Prudhomme, 1000 LaFargue Street, to rezone from Mixed Residential District to Commercial District to allow for an ornamental iron works business.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Gary Babineaux, portion of property north of Louis Alleman Parkway from Business District to Commercial District. Motion was made by Mr. Darby seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Gary Babineaux, portion of property north of Louis Alleman Parkway from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Gary Babineaux, portion of property north of Louis Alleman Parkway from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman



The next item on the agenda a resolution granting a rezone to Mae Mae's Inc., 2618 Ruth Street, from Business District to Commercial District. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Mae Mae's Inc., 2618 Ruth Street, from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Mae Mae's Inc., 2618 Ruth Street, from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to BRE/LQ Properties, LLC (LaQuinta Corp.), 2600 Ruth Street, from Business District to Commercial District. Motion was made by Mr. David seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to BRE/LQ Properties, LLC (LaQuinta Corp.), 2600 Ruth Street, from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to BRE/LQ Properties, LLC (LaQuinta Corp.), 2600 Ruth Street, from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to PARC Investments Inc. (Wingate Inn), 300 Arena Road, from Business District to Commercial District.

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

RESOLUTION

Resolution granting a rezone to PARC Investments Inc. (Wingate Inn), 300 Arena Road, from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to PARC Investments Inc. (Wingate Inn), 300 Arena Road, from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Sulphur Development Corporation, property located west of Wingate Inn, from Business District to Commercial District. Motion was made by Mr. Darby seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Sulphur Development Corporation, property located west of Wingate Inn (Arena Road), from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Sulphur Development Corporation, property located west of Wingate Inn (Arena Road), from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to OPELRAM Inc., 2708 Ruth Street, from Business District to Commercial District. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting a rezone to OPELRAM Inc., 2708 Ruth Street, from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to OPELRAM Inc., 2708 Ruth Street, from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution granting a rezone to Pilot Travel Centers, LLC, (Speedway), 2700 Ruth Street, from Business District to Commercial District. Motion was made by Mr. David seconded by Mr. Darby that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting a rezone to Pilot Travel Centers, LLC (Speedway), 2700 Ruth Street, from Business District to Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Pilot Travel Centers, LLC (Speedway), 2700 Ruth Street, from Business District to Commercial District.

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of May, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

5/19/08  
6:12 P.M.