

June 15, 2015

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 15th day of June, 2015, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
SANDRA VINCENT, Land Use Commission District 2  
BRIAN LEVENS, Land Use Commission District 3  
LAWRENCE DAVID, Land Use Commission 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. Lawrence followed by the reciting of the Pledge of Allegiance led by Mrs. Vincent.

Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the minutes from the previous meeting stand as written. Motion carried.

Motion was then made by Mr. Levens seconded by Mr. Lawrence that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of property for KNI, LLC for 88 acres located north of railroad tracks and west of Prater Road. Motion was made by Mr. David seconded by Mr. Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR KNI, LLC FOR 88 ACRES LOCATED NORTH OF RAILROAD TRACKS AND WEST OF PRATER ROAD.

WHEREAS, the City of Sulphur has received a petition from KNI, LLC 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 west side of Prater Road, north of the railroad tracks; 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, currently zoned as R2 land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Commercial with Exception for recreational use/labor housing.

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

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 OF NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, LESS AND EXCEPT A RIGHT OF WAY ON THE SOUTH SIDE.

HEREIN DESCRIBED TRACT CONTAINING 40.80 ACRES, MORE OR LESS, AND

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2-SE/4) OF SECTION 1, TOWNSHIP 10 SOUTH RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA;

THENCE NORTH 88° 57' 53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) SAID SECTION 1, FOR A DISTANCE OF 1336.11 FEET TO AN EXISTING 5/8" ROD MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SAID SECTION 1;

THENCE NORTH 89° 05' 58" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1, FOR A DISTANCE OF 1335.90 FEET TO AN EXISTING 1 1/4" IRON PIPE

MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1;

THENCE NORTH 00° 56' 29" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SAID SECTION 1, FOR A DISTANCE OF 989.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 10;

THENCE SOUTH 89°29'17" EAST, ALONG THE SOUTH LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 2672.85 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SAID SECTION 1;

THENCE SOUTH 00°59'07" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SECTION 1, FOR A DISTANCE OF 1010.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A CERTAIN TRACT OF LAND LOCATED, IN SECTION 12, T10S-R10W, CALCASIEU PARISH, LOUISIANA AND CONTAINING 2.44 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 12, T10S-R10W; THENCE: N 01°25'17" E A DISTANCE OF 443.00'; THENCE N 89°06'44" W A DISTANCE OF 240.00'; THENCE S 01°25'17" W A DISTANCE OF 443.00'; THENCE S 89°06'44" E A DISTANCE OF 240.00' BACK TO THE POINT OF BEGINNING, AS PER SURVEY PREPARED BY COLBY C. BULLER DATED JANUARY 15, 2014.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of June, 2015.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of property for Hackberry Investments Four, LLC for 28 acres on west side of Prater Road north of railroad tracks. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

## RESOLUTION

### RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR HACKBERRY INVESTMENTS FOUR, LLC FOR 28 ACRES LOCATED NORTH OF RAILROAD TRACKS AND WEST OF PRATER ROAD.

WHEREAS, the City of Sulphur has received a petition from Hackberry Investments Four, LLC 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 west side of Prater Road, north of the railroad tracks; 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, currently zoned as A1 land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Commercial with Exception for recreational use/labor housing.

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

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST, CALCASIEU  
PARISH LOUISIANA, LESS 11 ACRES SOLD

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of June, 2015.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a rezone to Joey Smith & Joseph Smith III, 1808 Ruth Street, from Residential to Commercial to allow for cabins. Mr. Smith stated that he wants to put 8 duplexes. They will meet all setbacks and meet all building codes. Mrs. Blanchard, Secretary, stated that when Administration met with Mr. Smith he stated that he wanted to get the most out of his property. If he would rezone to Mixed Residential he could only get 12 du/a and with Commercial he could get 18 du/a. After much discussion, the Commissioners concern was rezoning to commercial and if Mr. Smith decided not to build the duplexes he could build whatever he wanted since it was zoned commercial. The Commissioners stated that they would be more in favor of zoning it to business since the front part of the property is zoned business.

Wanda Firestone, neighbor, stated that she doesn't want a bunch of neighbors. Mr. Smith doesn't even have an exact plan or architectural drawings. If he doesn't build the cabins and it gets rezoned he could build whatever he wants.

Mr. Smith stated that the cabins will all be on slabs and an 8 foot tall fence will be around perimeter of property.

Mike Daigle, Administrator, stated that Mr. Smith will have to build a fire access road. Once the Commission approves the rezone then Mr. Smith will submit construction drawings.

Mr. Levens stated that he doesn't have a problem with what Mr. Smith is building it's how the property will be used in the future. He would like the property to be rezoned to Business rather than Commercial.

After discussion Mrs. Carroll asked for a motion. With no motion made the following resolution died for lack of motion:

Resolution granting a rezone to Joseph Smith Jr. and Joseph Smith III, 1808 Ruth Street, from Residential to Commercial to allow for cabins.

And the said resolution failed on this 15<sup>th</sup> day of June, 2015.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution acknowledging that Michael Daigle attended the mandatory workshop for zoning boards and planning commissions. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution acknowledging that Michael Daigle attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Tuesday, January 20, 2015 in the City of Sulphur Council Chambers located at 500 North Huntington Street, Sulphur, LA.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby acknowledge that Michael Daigle attended the mandatory workshop for zoning boards and planning commissions on January 20, 2015.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of June, 2015.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LENORE CARROLL, 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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LENORE CARROLL, Chairman

6/15/15

5:55 P.M.