

July 20, 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 20th day of July, 2015, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
BRIAN LEVENS, Land Use Commission District 3  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5  
ABSENT: SANDRA VINCENT, Land Use Commission District 2

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 Mr. Levens.

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

Motion was then made by Mr. Lawrence seconded by Mr. Levens that items 1, 3 and 4 be removed from the agenda. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Levens that item #2 be amended to read as follows:

Resolution accepting final plat from Opelram, Inc. for property located on the north side of West Cal Boulevard.

Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. David that the agenda stand as changed. Motion carried.

The first item on the agenda is a resolution accepting final plat from Opelram, Inc. for property located on the north side of West Cal Boulevard. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Opelram, Inc. for property located on the north side of West Cal Boulevard.

WHEREAS, Opelram, Inc. has submitted a final plat for property located on the north side of West Cal Boulevard; and

WHEREAS, final plat does meet all requirements of the subdivision ordinance.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Opelram Inc. for the following described property:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON ROD MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SAID SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 00°52'51" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) A DISTANCE OF 575.14 FEET TO A FOUND 5/8" IRON ROD AT THE NORTH RIGHT OF WAY LINE OF WEST CAL BOULEVARD; THENCE SOUTH 89°35'04" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID WEST CAL BOULEVARD A DISTANCE OF 455.12 FEET, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 00°24'54" EAST A DISTANCE OF 404.08 FEET; THENCE NORTH 89°59'05" EAST A DISTANCE OF 57.96 FEET; THENCE NORTH 01°20'45" EAST A DISTANCE OF 85.19 FEET; THENCE SOUTH 89°29'39" EAST A DISTANCE OF 255.00 FEET; THENCE SOUTH 00°41'21" WEST A DISTANCE OF 489.30 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID WEST CAL BOULEVARD; THENCE NORTH 89°35'04" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 312.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 3.40 ACRES, MORE OR LESS,  
AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR  
EASEMENTS OF RECORD OR BY USE.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Vincent

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of July, 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 accepting final plat from The Willie R. Broussard and Shirley Broussard Revocable Living Trust, for property located at 2310 Jett Street. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from The Willie R. Broussard and Shirley Broussard Revocable Living Trust for property at 2310 Jett Street

WHEREAS, The Willie R. Broussard and Shirley Broussard Revocable Living Trust has submitted a final plat for property located at 2310 Jett Street; and

WHEREAS, final plat does meet all requirements of the subdivision ordinance and applicant wishes to subdivide into 2 parcels to construct 2 single family dwellings; and

WHEREAS, there currently exist a mobile home on property; and

WHEREAS, once Certificate of Occupancy has been issued to the structure that will be built on the north parcel, said existing mobile home shall be removed from premises within 3 months of Certificate of Occupancy be issued.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from The Willie Broussard and Shirley Broussard Revocable Living Trust for the following described property:

COMMENCING AT THE NORTHEAST CORNER OF LOT 58 OF SECOND SUBDIVISION OF SULPHUR FARMS; THENCE WEST A DISTANCE OF 208.80 FEET; THENCE SOUTH 121.30 FEET; THENCE EAST A DISTANCE OF 208.80 FEET; THENCE NORTH 121.30 FEET BACK TO THE POINT OF COMMENCEMENT.

CONTAINING 25,315.31 SQUARE FEET OR 0.58 ACRES, MORE OR LESS.

ALSO BEING DESCRIBED AS:  
LOT 58 OF SECOND SUBDIVISION OF SULPHUR FARMS LESS 1 ACRES  
IN THE SOUTHEAST CORNER AND LESS THE WEST 434.80 FEET.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Vincent

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of July, 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 granting a rezone to Joseph L. Smith, 1808 Ruth Street, from Residential to Business with an Exception to allow for cabin rentals. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a rezone with exception to Joseph Smith, 1808 Ruth Street, from Residential to Business to allow for duplex cabin rentals.

WHEREAS, in accordance with Article IV, Part 3, Section 4 (3) duplexes are permitted by Exception with Land Use and Council approval; and

WHEREAS, an 8 foot tall privacy fence shall be constructed along less restricted uses; and

WHEREAS, containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone with Exception to Joseph Smith, 1808 Ruth Street, from Residential to Business to allow for duplex cabin rentals for the following described property:

THE WEST 220 FEET AND THE EAST 220 FEET OF LOT 24 OF A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AND THE WEST HALF OF THE EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 141, RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON, AND,

COMMENCING 220 FEET EAST OF THE NORTHWEST CORNER OF LOT 24 OF A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AND THE WEST HALF OF THE EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 141, RECORDS OF CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 100 FEET; THENCE EAST 5 FEET; THENCE NORTH 100 FEET; THENCE WEST 5 FEET TO THE POINT OF COMMENCEMENT, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON, AND,

COMMENCING 225 FEET EAST OF THE NORTHWEST CORNER OF LOT 24 OF A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AND THE WEST HALF OF THE EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 141, RECORDS OF CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 100 FEET; THENCE EAST 75 FEET; THENCE NORTH 100 FEET; THENCE WEST 75 FEET TO THE POINT OF COMMENCEMENT, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON, AND,

COMMENCING 300 FEET EAST OF THE NORTHWEST CORNER OF LOT 24 OF A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AND THE WEST HALF OF THE EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 141, RECORDS OF CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 100 FEET; THENCE EAST 80 FEET; THENCE NORTH 100 FEET; THENCE WEST 80 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON. (SAID PROPERTY DESCRIPTIONS DESCRIBING ALL OF LOT 24), BEING THE SAME PROPERTY AS DESCRIBED IN AFFIDAVIT OF CORRECTION OF CASH DEED, DATED JANUARY 20, 2010, RECORDED JANUARY 21, 2010, BEING CLERK'S FILE NO. 2949526, RECORDED IN

CONVEYANCE BOOK 3630, PAGE 365, RECORDS OF CALCASIEU  
PARISH, LOUISIANA.

THIS SALE IS MADE SUBJECT TO ANY RESTRICTIONS, MINERAL OR  
ROYALTY RESERVATIONS, MINERAL LESSES, RIGHTS OF WAY OR  
ANY OTHER SERVITUDE OR EASEMENT WHICH MAY APPEAR OF  
RECORD AND BEAR UPON THE PROPERTY HEREIN CONVEYED, ALL  
OF WHICH AS SPECIFICALLY EXCLUDED FROM THE GENERAL  
WARRANTY OF TITLE HEREIN CONTAINED.

LESS AND EXCEPT 185 FEET EAST OF THE CENTERLINE OF RUTH  
STREET WHICH SHALL STAY ZONED BUSINESS.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Vincent

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of July, 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 granting an exception to Michael Bertrand,  
east corner of South Stanford and West Napoleon Street to allow for a mobile home. Motion was  
made by Mr. Lawrence seconded by Mr. Levens to table this item since applicant wasn't at  
meeting to answer questions:

Resolution granting an Exception to Michael Bertrand for property located on the  
east corner of South Stanford and West Napoleon Street to allow for a mobile  
home.

A vote was then called with the results as follows:

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

NAYS: Mr. David

ABSENT: Mrs. Vincent

And the said resolution was tabled until August 17<sup>th</sup> Land Use meeting on this 20<sup>th</sup> day of July,  
2015.

ATTEST:

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ARLENE BLANCHARD, Secretary

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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

7/20/15

6:00 P.M.