

September 20, 2021

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, held at 5:30 p.m., on the 20th day of September 2021, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT: LENORE CARROLL, Land Use Commission District 1
VERONICA ALLISON, Land Use Commission District 3

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

After the meeting was called to order and the roll called with the above results, motion was made by Ms. Baudoin seconded by Mrs. Wilson that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Wilson seconded by Ms. Baudoin that the agenda stand as written.

Motion carried unanimously.

The first item on the agenda is a resolution granting the subdividing of lots to Sealy-Ratcliff Swisco Road LLC, for Lots J, K and L of Calcasieu Industrial Park Subdivision located on the east side of Calcasieu Industrial Drive. Motion was made by Ms. Baudoin seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO SEALY-RATCLIFF SWISCO ROAD LLC, FOR LOTS J, K AND L OF CALCASIEU INDUSTRIAL PARK SUBDIVISION LOCATED ON THE EAST SIDE OF CALCASIEU INDUSTRIAL DRIVE.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Sealy-Ratcliff Swisco Road LLC, Calcasieu Industrial Drive, for property described as follows:

RESUBDIVISION OF LOTS J, K AND L OF CALCASIEU INDUSTRIAL PARK SUBDIVISION

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this plat, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto; and

WHEREAS, if City Council does hereby accept this plat and the owner of such shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Sealy-Ratcliff Swisco Road LLC, Calcasieu Industrial Drive.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 20th day of September, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Phillip Grindol, 2320 Timberlane Drive. Mr. Grindol stated that the back porch to these homes will be constructed over the pond. Once the homes are complete, he'll put fencing around the whole subdivision. The only way you will be able to get to the pond is through the back door of each home. These will be rental units. Motion was made by Ms. Baudoin seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots to Phillip Grindol, 2320 Timberlane Drive.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Phillip Grindol, 2320 Timberlane Drive, for property described as follows:

(BACK YARD POND SUBDIVISION)
THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4-
NW/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST,
LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF TIMERLAND DRIVE AT
A POINT THAT IS 190.00 FEET NORTH AND 177.66 FEET EAST OF
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER (SW/4-NW/4) OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH
00°50'10" EAST 295.00 FEET TO THE SOUTH LINE OF KEENE
DRIVE; THENCE SOUTH 89°07'16" EAST ALONG SAID SOUTH
LINE 362.33 FEET; THENCE SOUTH 00°58'10" WEST 295.00 FEET
TO THE AFORESAID NORTH LINE OF TIMBERLAND DRIVE;
THENCE NORTH 89°07'16" WEST ALONG SAID NORTH LINE
362.33 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT/SUBDIVISION CONTAINING 2.454 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this plat, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto; and

WHEREAS, if City Council does hereby accept this plat and the owner of such shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Phillip Grindol, 2320 Timberlane Drive.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 20th day of September, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

At this time motion was made by Mrs. Wilson seconded by Ms. Baudoin that item #4 be moved up to item #3.

Motion carried unanimously.

The next item on the agenda is a rezone to Carmen Holland, 1515 LeBlanc Street, from Residential to Mixed Residential to build 2 sets of duplexes. Motion was made by Mrs. Wilson seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE TO CARMEN HOLLAND, 1515 LEBLANC STREET, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO BUILD TWO SETS OF DUPLEXES.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carmen Holland, 1515 LeBlanc Street, from Residential to Mixed Residential to build two sets of duplexes for the following described property:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 69 OF THE THIRD SUBDIVISION OF SULPHUR FARMS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA, MER., AS PER PLAT FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 629.99 FEET WEST AND 20.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 69; THENCE WEST A DISTANCE OF 100.0 FEET; THENCE NORTH A DISTANCE OF 154.79 FEET; THENCE EAST A DISTANCE OF 100.0 FEET; THENCE SOUTH A DISTANCE OF 154.79 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 0.355 ACRES, MORE OR LESS.

WHEREAS, this rezone is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the approval of this rezone including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto; and

WHEREAS, if City Council does hereby grant this rezone the owner of such shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this granting of rezone shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carmen Holland, 1515 LeBlanc Street, from Residential to Mixed Residential to build two sets of duplexes.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Brazzell

NAYS: Ms. Baudoin

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution failed on this 20th day of September, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Carmen Holland, 1515 LeBlanc Street, to allow for 2 sets of duplexes. Motion was made by Mrs. Wilson seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING THE SUBDIVIDING OF LOTS TO CARMEN
HOLLAND, 1515 LEBLANC STREET.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Carmen Holland, 1515 LeBlanc Street, for property described as follows:

DESCRIPTION TRACT A

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 69 OF THE THIRD SUBDIVISION OF SULPHUR FARMS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST LA. MER., AS PER PLAT FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 511 FEET WEST AND 20.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 69; THENCE WEST A DISTANCE OF 118.99 FEET;

THENCE NORTH A DISTANCE OF 154.79 FEET; THENCE EAST A DISTANCE OF 118.99 FEET; THENCE SOUTH A DISTANCE OF 154.79 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 0.423 ACRES, MORE OR LESS.

DESCRIPTION TRACT B

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 69 OF THE THIRD SUBDIVISION OF SULPHUR FARMS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA, MER., AS PER PLAT FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 629.99 FEET WEST AND 20.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 69; THENCE WEST A DISTANCE OF 100.0 FEET; THENCE NORTH A DISTANCE OF 154.79 FEET; THENCE EAST A DISTANCE OF 100.0 FEET; THENCE SOUTH A DISTANCE OF 154.79 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 0.355 ACRES, MORE OR LESS.

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this plat, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto; and

WHEREAS, if City Council does hereby accept this plat and the owner of such shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Carmen Holland, 1515 LeBlanc Street.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Brazzell

NAYS: Ms. Baudoin

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution failed on this 20th day of September, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

9/20/21

6:05 P.M.