

October 21, 2013

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 October, 2013, after full compliance with the convening of said meeting, with the following members present:

LENORE CARROLL, Land Use Commission District 1  
TROY DARBY, Land Use Commission District 2  
JOHNNY PEEL, 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. 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 Mr. Lawrence 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. Lawrence seconded by Mr. Peel that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution accepting petition from Bel Commercial LLC for the annexation of 247 acres south of I-10 east of Hwy. 27. Robert Daigle, representative, stated that they will proceed through the Parish with residential development prior to annexation approval. A Cooperative Endeavor Agreement will also be included in the annexation. The first phase will have single family housing for sale (north of Carlyss Drive extension) and multi-family living (south of Carlyss Drive extension). The lot sizes will be approximately 60x110. The square footage for the homes will be 1,700-2,600. The price range on the homes will be from \$175,000-\$300,000. The Carlyss Road extension is being negotiated by the City, Parish and

Developer at this time. If all goes as planned the construction of the road extension will begin within the next 6-9 months. The extension will go all the way to Wright Road. Mr. Bruce, Land Use Administrator, stated that the Parish may extend Carlyss Drive beyond Wright Road.

Henry Oliver, Arnold Road, addressed the Commission and asked if the City was going to annex their neighborhood. Mayor Duncan stated only if the residents petition the City. Mr. Oliver also stated that this development will have a bunch of concrete and wants to know where will the water will go. The water will back-up into his subdivision. Mr. Daigle stated that an impact analysis was done and submitted to the Parish. The impact analysis showed that pre-construction was 96.31 cu. ft./second and post-construction was 27.06 cu. ft./second. After discussion, motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting petition from Bel Commercial LLC for the annexation of approximately 247 acres located south of I-10, east of Hwy. 27.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Bel Commercial LLC for the annexation of approximately 247 acres located south of I-10, east of Hwy. 27 for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81' TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1,287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1,439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST

A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1,962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2,304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1,404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1,335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1,064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1,286.19 FEET; THENCE NORTH 00°53'58" EAST A DISTANCE OF 2,659.65 FEET TO THE POINT OF BEGINNING (P.O.B.).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Bel Commercial LLC for the 247 acres south of I-10 east of Hwy. 27. 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 OF BEL COMMERCIAL LLC FOR THE 247 ACRES SOUTH OF I-10 EAST OF HWY. 27.

WHEREAS, the City of Sulphur has received a petition from Bel Commercial 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 south side of I-10, east of Hwy. 27; 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 will have multiple land use districts, primarily including residential and business, with an interim classification of agricultural as applicable upon development of said district; and

WHEREAS, all land use classifications will ultimately require specific definition of types and delineation.

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

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81' TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1,287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1,439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1,962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2,304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1,404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1,335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1,064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1,286.19 FEET; THENCE NORTH 00°53'58" EAST A DISTANCE OF 2,659.65 FEET TO THE POINT OF BEGINNING (P.O.B.).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting an exception to Edward and Judith Ball, 312 E. Thomas Street and adjacent parcel fronting East Napoleon Street, to allow for 4 duplexes. Mr. Ball stated that they will build 2 duplexes first and may build the other two later. Motion was made by Mr. Lawrence seconded by Mr. Peel that the following stipulation be added:

- A drive-way permit must be obtained from Department of Transportation and Development for the lot fronting Hwy. 90.

Motion carried.

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

#### RESOLUTION

Resolution granting an exception to Edward and Judith Ball, 312 East Thomas Street and adjacent parcel fronting East Napoleon Street, to allow for 4 duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Edward and Judith Ball, 312 East Thomas Street and adjacent parcel fronting East Napoleon Street, to allow for 4 duplexes with the following stipulation:

A drive-way permit must be obtained from Department of Transportation and Development for the lot fronting Hwy. 90.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a second extension for a rezone from Residential to Commercial to James Guidry, 1813 Owen Street, to continue the production,

bottling and packaging of non-beverage cooking wines. Mr. Guidry stated that his partner got out of the business and he needs an extension on the rezone. Mr. Darby stated that Mr. Guidry has been a good neighbor with this business and he's received no complaints since he's opened. Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

### RESOLUTION

Resolution granting a second extension for a rezone from Residential District to Commercial District to James Guidry, 1813 Owen Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a second extension for a rezone from Residential District to Commercial District for two more years to James Guidry, 1813 Owen Street, to continue the production, bottling and packaging of non-beverage cooking wines which said extension shall expire November, 2015.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution accepting petition from Keith and Jane Lyons for the annexation of property located on the southwest corner of Patton and Broussard Road (9 acres). Mr. Darby stated that in speaking with Mr. Lyons he thought that the front part of the property (fronting Patton) could be zoned light commercial and the rear of property zoned mixed residential. Mr. Bruce stated that currently the Parish has it zoned mixed residential. He will communicate with Parish to see if this will be compatible to what their future plans were for this area. He also stated that it should be compatible with the surrounding neighborhood. The owners

can withdraw their petition if it is not zoned the way they want it to be zoned. Keith Ousley, neighbor, asked if this property had to touch the Bel Commercial property. Mr. Bruce stated, yes it has to be contiguous. There is the “corridor” approach but that isn’t preferred. Mr. Ousley stated that he didn’t think it was contiguous. Mr. Bruce stated that by the map and property description it indicates it is contiguous.

At this time Mr. Darby stated that these areas don’t have to be annexed for them to be developed. They can be developed even though they are in the Parish. After discussion, motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution accepting petition from Keith and Jane Lyons for 9 acres located on the southwest corner of Patton and Broussard Road.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Keith and Jane Lyons for 9 acres located on the southwest corner of Patton and Broussard Road for the following described property:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660 FEET; THENCE EAST 25 FEET; THENCE NORTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE SOUTH 75.6 FEET; THENCE EAST 488.5 FEET; THENCE NORTH 229.6 FEET; THENCE WEST 175 FEET; THENCE NORTH 400.4 FEET; THENCE WEST 485 FEET TO THE POINT OF COMMENCEMENT.

TRACT 4:

A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS:

COMMENCING 584.4 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE NORTH 75.6 FEET; AND THENCE WEST 146.25 FEET TO THE POINT OF COMMENCEMENT.

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Keith and Jane Lyons for 9 acres located on the southwest corner of Patton and Broussard 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 OF KEITH AND JANE LYONS FOR THE 9 ACRES LOCATED ON THE SOUTHWEST CORNER OF PATTON AND BROUSSARD ROAD.

WHEREAS, the City of Sulphur has received a petition from Keith and Jane Lyons 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 southwest corner of Patton and Broussard Road; 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 a Residential type land use district by the Parish; and

Whereas there exists isolated industrial and commercial land districts in the vicinity; and

Whereas the Petitioner has made the petition conditional, based on a commercial type land use classification; and



Whereas the Petitioner requires consideration of the impact of land use classification on the intended use and development standards; and

Whereas the City of Sulphur requires protection relative to orderly development of compatible land use types; and

Whereas, all land use classifications will subsequently require specific definition of types and delineation, mutually agreeable.

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660 FEET; THENCE EAST 25 FEET; THENCE NORTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE SOUTH 75.6 FEET; THENCE EAST 488.5 FEET; THENCE NORTH 229.6 FEET; THENCE WEST 175 FEET; THENCE NORTH 400.4 FEET; THENCE WEST 485 FEET TO THE POINT OF COMMENCEMENT.

TRACT 4:

A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS:

COMMENCING 584.4 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE NORTH 75.6 FEET; AND THENCE WEST 146.25 FEET TO THE POINT OF COMMENCEMENT

And that the Applicant may request the annexation to be rescinded within 45 days of the adoption of the Land Use Classification by the City of Sulphur;

And should said request be received, the City Council binds itself to rescinding the annexation.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution accepting petition from Olivet Baptist Church for the annexation of property located at 601 Patch Street. Motion was made by Mr. Lawrence seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Olivet Baptist Church for the annexation of property fronting Patch Street between Allen Street and Marshall Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Olivet Baptist Church for the annexation of property fronting Patch Street between Allen Street and Marshall Street for the following described property:

LOTS 1,2 BLK 8 J.A. BEL ET AL SUBN ACRES NO 1 REF1-JEAN, HARVEY M B 2723 P 391-98 REF2-JEAN, HARVEY M ET AL B 2727 P 778 (WD 4)-98

COM NE COR SUBURBAN ACRES NO 1 SUP (NW COR S ½ NE NE 10.10.10) E 200 FT S 521.8 FT ETC-2.4 ACS CHURCH 2 EDUC BLDGS @ 101010-1847-8 0003 0000 LT 3 BLK 8 SUBURBAN ACS #1 J A BEL ET AL @ 101010-1847-8 0004 0000 LT 4 BLK 8 SUBURBAN ACS #1 J A BEL ET AL

LOT 5 BLK 8 J A BEL ET AL SUBN ACS NO 1 REF1-ONELA H BREAUX AND ANNIE VINCENT BREAUX B 1195 P 219-71

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Olivet Baptist Church located at 601 Patch Street. Motion

was made by Mr. Peel 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 OF OLIVET BAPTIST CHURCH LOCATED AT 601 PATCH STREET.

WHEREAS, the City of Sulphur has received a petition from Olivet Baptist Church 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 fronting Patch Street between Allen Street and Marshall Street; 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 a Residential land use district by the Parish; and

WHEREAS, it is anticipated that a Residential classification will be maintained; and

WHEREAS, all land use classifications will ultimately require specific definition of types and delineation.

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

LOTS 1,2 BLK 8 J.A. BEL ET AL SUBN ACRES NO 1 REF1-JEAN, HARVEY M B 2723 P 391-98 REF2-JEAN, HARVEY M ET AL B 2727 P 778 (WD 4)-98

COM NE COR SUBURBAN ACRES NO 1 SUP (NW COR S ½ NE NE 10.10.10) E 200 FT S 521.8 FT ETC-2.4 ACS CHURCH 2 EDUC BLDGS @101010-1847-8 0003 0000 LT 3 BLK 8 SUBURBAN ACS #1 J A BEL ET AL @101010-1847-8 0004 0000 LT 4 BLK 8 USBURBAN ACS #1 J A BEL ET AL

LOT 5 BLK 8 J A BEL ET AL SUBN ACS NO 1 REF1-ONELA H BREAUX AND ANNIE VINCENT BREAUX B 1195 P 219-71

A vote was then called with the results as follows:

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

NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of October, 2013.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, 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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TROY DARBY, Chairman

10/21/13  
6:15 P.M.