

April 15, 2019

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 April, 2019, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
PHYLLIS WILSON, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

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

Motion was then made by Mrs. Wilson seconded by Mr. Brazzell that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is resolution accepting petition from Henry and Ann Misse, for the annexation of 2 lots located on the west side of Stillwell Street. Motion was made by Mrs. Allison seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition for annexation from Henry and Ann Misse, for property located on the west side of Stillwell Street.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, the Land Use Commission is revising the official Land Use map for the following described property:

SHOWING LOT 10 AND THE EAST 180.00 FEET OF LOT 9 AND THE EAST 180.00 FEET OF LOT 8 LYING SOUTH OF THE DRAINAGE DITCH OF BLOCK 1 OF THE J. A. BEL ET AL SUBURBAN ACRES

NO. 1 SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5
ON PAGE 94, RECORDS OF CALCASIEU PARISH, LOUISIANA.

Current Municipal Address: 3006 and 3010 Stillwell Street

WHEREAS, said property is currently zoned as C2 (Commercial-2) by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Henry and Ann Misse, for the annexation of property located on the west side of Stillwell Street.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the above resolution was declared duly adopted on this 15th day of April, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

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 Henry and Ann Misse, for 2 lots located on the west side of Stillwell Street. Motion was made by Mr. Brazzell seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE
CITY OF SULPHUR FOR THE ANNEXATION FOR HENRY AND ANN
MISSE FOR PROPERTY LOCATED ON STILLWELL STREET.

WHEREAS, the City of Sulphur has received a petition from Henry and Ann Misse, 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 herein; 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 is currently zoned as I1 (Light Industrial) land use district by the Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

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:

SHOWING LOT 10 AND THE EAST 180.00 FEET OF LOT 9 AND THE EAST 180.00 FEET OF LOT 8 LYING SOUTH OF THE DRAINAGE DITCH OF BLOCK 1 OF THE J. A. BEL ET AL SUBURBAN ACRES NO. 1 SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5 ON PAGE 94, RECORDS OF CALCASIEU PARISH, LOUISIANA.

Current Municipal Address: 3006 and 3010 Stillwell Street

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, does hereby recommend that the aforesaid property shall be designated as a Commercial District land use district, and that upon the effective date of an Ordinance approving this annexation that it does hereby accordingly revise the Official Land Use Map of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the above resolution was declared duly adopted on this 15th day of April, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution accepting Final Plat from Hambeck Holdings, LLC, for property located at 854 East Lyons Street, to allow for an additional lot. Motion was made by Mr. Brazzell seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Final Plat from Hambeck Holdings, LLC, for property located at 854 East Lyons 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 Hambeck Holdings, LLC, to accept final plat and revise the Land Use Map for property located at 854 East Lyons Street for property described as follows:

TRACT 1

COMMENCING 320 FEET WEST OF THE NORTHEAST CORNER OF LOT 3 OF LOUIS LEBRUN SUBDIVISION; THENCE SOUTH 197.00 FEET; THENCE WEST 50.0 FEET; THENCE NORTH 197.00 FEET; THENCE EAST 50.00 FEET, BACK TO THE POINT OF COMMENCEMENT. CONTAINING 9,850.00 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

TRACT 2

COMMENCING 370 FEET WEST OF THE NORTHEAST CORNER OF LOT 3 OF LOUIS LEBRUN SUBDIVISION; THENCE SOUTH 197.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 197.00 FEET; THENCE EAST 50.00 FEET, BACK TO THE POINT OF COMMENCEMENT. CONTAINING 9,850.00 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final 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 final 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 final 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 final 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 accept the final plat from Hambeck Holdings, LLC, for property located at 854 East Lyons Street, to subdivide property into 2 conforming lots.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the above resolution was declared duly adopted on this 15th day of April, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution accepting Final Plat from James Kressman, for property located at 801 East Carlton Street, to allow for an additional lot. The following people spoke about drainage on East Carlton:

Joe Dykes – East Carlton Street

Motion was then made by Mrs. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Final Plat from James Kressman, 801 East Carlton 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 James Kressman, to accept final plat and revise the Land Use Map for property located at 801 East Carlton Street for property described as follows:

TRACT A

THE EAST 50 FEET OF LOT FOUR (4) OF I. MILLER ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10

WEST, LA. MERIDIAN, AS PER PLAT RECORDED AT FILE NO. 848911,
RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.327 ACRES, MORE OR
LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR
EASEMENTS OF RECORD OR BY USE.

TRACT B

THE WEST 109.00 FEET OF LOT FOUR (4) OF I. MILLER ADDITION, A
SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER (SE/4-SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10
WEST, LA. MERIDIAN, AS PER PLAT RECORDED AT FILE NO. 848911,
RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.713 ACRES, MORE OR
LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR
EASEMENTS OF RECORD OR BY USE.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final 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 final 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 final 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 final 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 accept the final plat from James Kressman, 801 East Carlton Street, to subdivide property into 2 conforming lots.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the above resolution was declared duly adopted on this 15th day of April, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

4/15/19
5:50 P.M.