

June 17, 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 17th day of June, 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. Carroll seconded by Mr. Brazzell that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Johnny Thomas, 229 Prater Road, from Residential to Mixed Residential to allow for duplexes/quadplexes. The following people had concerns about this development:

Mr. and Mrs. Martin – Stephanie Drive

Motion was made by Mr. Brazzell seconded by Mrs. Carroll that the following amendment be made:

- No mobile homes shall be allowed.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a rezone to Johnny Thomas, 225 Prater Road, from Residential to Mixed Residential to allow for duplexes/quadplexes.

WHEREAS, Johnny Thomas. has submitted application to rezone from Residential District to Mixed Residential District with the following stipulation:

- No mobile homes shall be allowed.

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Johnny Thomas, 225 Prater Road, from Residential District to Mixed Residential District for the following described property to wit:

COM 57.8 FT N OF SE COR SE NW 32.9.9 W 238.4 FT N 208.7 FT ETC LESS  
HWY PARCEL 6-2 FOR PRATER RD IMPS W/SP REF1-ELMO HARTMAN  
ET AL B 1198 P 269-72 REF2-B 2941 P 229 HWY PARCEL-02

COM 266.5 FT N AND 238.4 FT W OF SE COR SE NW SEC 32.9.9 TH S  
208.7 FT W 209 FT ETC – CONTG 1 AC M.L

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone 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.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting 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.

If City Council does hereby approve this Rezone the owner of this rezone 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 re-zone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.**

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Land Use Commission of the City of Sulphur, Louisiana, does hereby grant a rezone to Johnny Thomas, 225 Prater Road, from Residential to Mixed Residential to allow for duplexes/quadplexes.

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 said resolution was declared duly adopted on this 17<sup>th</sup> day of June, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution amending Article IV, Part 2, Section 2 (8) of the Land Use Ordinance of the City of Sulphur – Building Materials. Mr. Berry explained that this amendment clarified the “primary street front”. In the Land Use ordinance there are definitions for front, side and rear lot lines. The side that faces the addressed side of the street shall follow this ordinance. If a home or business is on a corner and it already has an existing address, then that shall remain the front of the home or business. If there isn’t an address, then the owner can pick the street that they want their front to face. Motion was then made by Mrs. Allison seconded by Mrs. Baudoin that the following resolution be adopted to-wit:

#### RESOLUTION

#### RESOLUTION AMENDING ARTICLE IV, PART 2, SECTION 2 (8) OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR –DEVELOPMENT STANDARDS, BUILDING MATERIALS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2, Section 2 (8) of the Land Use Ordinance of the City of Sulphur to read as follows:

Section 2. – Development Standards.

(8) Building Materials.

(a) Business and Commercial Districts

Exterior veneer finishes on primary street front of buildings shall include:

Approved non-metal finishes shall be brick, stone, architectural block, fiber cement siding (such as “Hardie Board”), stucco, wood or glass.  
Exclusions for None Metal Finishes include but not limited to vinyl siding.

Approved Metal Finishes shall be architectural metal panels with concealed fasteners set in multi-directional positions. Exposed fastener panels are to be of architectural design, which can include multi-directional panels.  
Exclusions for Metal Finishes include standard metal panels with exposed fasteners of the R-Panel and M-Panel type.

- (b) Residential and Mixed Residential Districts  
Exterior veneer finishes on dwellings shall include:  
Approved finishes shall be brick, stone, architectural block, fiber cement siding (such as “Hardie Board”), stucco, wood, vinyl siding and metal (metal to be on sides and back of dwelling only).  
Exclusion shall be NO metal on front exterior of dwelling. Front of dwelling shall be of one of the approved non-metal finishes.

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 said resolution was declared duly adopted on this 17<sup>th</sup> day of June, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, 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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PHYLLIS WILSON, Chairman

6/17/19  
6:17 P.M.