

August 19, 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 19th day of August, 2019, after full compliance with the convening of said meeting with the following members present:

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

ABSENT - LENORE CARROLL, Land Use Commission District 1

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

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

The first item on the agenda is a resolution granting the subdividing of lots to Albert Andrepont, property located on the southeast corner of Hwy. 90 and Prater Road. Motion was made by Mrs. Allison seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots to Albert Andrepont, property located on the northeast and southeast corner of Hwy. 90 and Prater Road.

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 Albert Andrepont, to subdivide lots and revise the Land Use Map for property located on the northeast and southeast corner of Hwy. 90 and Prater Road for property described as follows:

SHOWING THE DIVISION OF LOT 6 OF BLOCKS A AND B, OF HEIRS OF SOL RYAN, LESS PART FOR PRATER ROAD PROJECT.

BEING MORE PARTICULARLY DESCRIBED AS,

TRACT 6B1:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK B, OF HEIRS OF SOL RYAN; THENCE SOUTH 00°50'32" WEST A DISTANCE OF 146.42 FEET; THENCE NORTH 89°31'44" WEST A DISTANCE OF 100.43 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°31'44" WEST A DISTANCE OF 82.90 FEET; THENCE NORTH 44°01'09" WEST A DISTANCE OF 28.38 FEET; THENCE NORTH 00°35'15" EAST A DISTANCE OF 126.44 FEET; THENCE SOUTH 89°27'16" EAST A DISTANCE OF 104.55 FEET; THENCE SOUTH 01°15'38" EAST A DISTANCE OF 146.56 FEET, TO POINT OF BEGINNING; CONTAINING 15,001.5 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

TRACT 6B2:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK B, OF HEIRS OF SOL RYAN; THENCE SOUTH 00°50'32" WEST A DISTANCE OF 146.42 FEET; THENCE NORTH 89°31'44" WEST A DISTANCE OF 100.43 FEET; THENCE NORTH 01°15'38" WEST A DISTANCE OF 146.56 FEET; THENCE SOUTH 89°27'16" EAST A DISTANCE OF 99.36 FEET, TO THE POINT OF COMMENCEMENT; CONTAINING 14,634.17 SQ. FT. OR 0.34 ACRES, MORE OR LESS.

TRACT 6A1:

COMMENCING AT THE MOST WESTERN NORTHWEST CORNER OF LOT 6 OF BLOCK A OF HEIRS OF SOL RYAN, A FOUND RIGHT OF WAY MONUMENT; THENCE NORTH 46°11'35" EAST FOR A DISTANCE OF 24.93 FEET; THENCE SOUTH 89°26'26" EAST FOR A DISTANCE OF 169.78 FEET; THENCE SOUTH 00°50'35" WEST A DISTANCE OF 147.11 FEET; THENCE NORTH 89°49'51" WEST A DISTANCE OF 187.52 FEET; THENCE NORTH 04°34'08" EAST A DISTANCE OF 8.88 FEET; THENCE NORTH 00°34'15" EAST A DISTANCE OF 122.18 FEET, BACK TO THE POINT OF COMMENCEMENT; CONTAINING 27,530.66 SQ. FT. OR 0.63 ACRES, MORE OR LESS.

TRACT 6A2:

COMMENCING AT THE MOST WESTERN NORTHWEST CORNER OF LOT 6 OF BLOCK A OF HEIRS OF SOL RYAN, A FOUND RIGHT OF WAY MONUMENT; THENCE SOUTH 00°34'15" WEST FOR A DISTANCE OF 122.18 FEET; THENCE SOUTH 04°34'08" WEST FOR A DISTANCE OF 8.88 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'51" EAST A DISTANCE OF 187.52 FEET; THENCE SOUTH 00°50'35" WEST A DISTANCE OF 185.22 FEET; THENCE NORTH 89°27'35" WEST A DISTANCE OF 199.50 FEET; THENCE NORTH 04°34'08" EAST A DISTANCE OF 184.46 FEET, BACK TO THE POINT OF BEGINNING; CONTAINING 35,785.34 SQ. FT. OR 0.82 ACRES, MORE OR LESS.

TRACT 6A3:

COMMENCING AT THE MOST WESTERN NORTHWEST CORNER OF LOT 6 OF BLOCK A OF HEIRS OF SOL RYAN, A FOUND RIGHT OF WAY MONUMENT; THENCE SOUTH 00°34'15" WEST FOR A DISTANCE OF 12.18 FEET; THENCE SOUTH 04°34'08" WEST FOR A DISTANCE OF 193.34 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°27'35" EAST A DISTANCE OF 199.50 FEET; THENCE SOUTH 00°50'35" WEST A DISTANCE OF 102.81 FEET; THENCE NORTH 89°29'21" WEST A DISTANCE OF 201.27 FEET; THENCE NORTH 01°40'14" EAST A DISTANCE OF 95.85 FEET; THENCE NORTH 04°34'08" EAST A DISTANCE OF 7.10 FEET, BACK TO THE POINT OF BEGINNING; CONTAINING 20,628.96 SQ. FT. OR 0.47 ACRES, MORE OR LESS.

TRACT 6A4:

COMMENCING AT THE MOST WESTERN NORTHWEEST CORNER OF LOT 6 OF BLOCK A OF HEIRS OF SOL RYAN, A FOUND RIGHT OF WAY MONUMENT; THENCE SOUTH 00°34'15" WEST FOR A DISTANCE OF 122.18 FEET; THENCE SOUTH 04°34'08" WEST FOR A DISTANCE OF 200.44 FEET, THENCE SOUTH 01°40'14" WEST A DISTANCE OF 95.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'21" EAST A DISTANCE OF 201.27 FEET; THENCE SOUTH 00°50'35" WEST A DISTANCE OF 125.66 FEET; THENCE NORTH 89°49'00" WEST A DISTANCE OF 202.94 FEET; THENCE NORTH 01°40'14" EAST A DISTANCE OF 123.30 FEET, BACK TO THE POINT OF BEGINNING; CONTAINING 25,155.76 SQ. FT. OR 0.58 ACRES, MORE OR LESS.

TRACT 6A5:

COMMENCING AT THE MOST WESTERN NORTHWEST CORNER OF LOT 6 OF BLOCK A OF HEIRS OF SOL RYAN, A FOUND RIGHT OF WAY MONUMENT; THENCE SOUTH 00°34'15" WEST FOR A DISTANCE OF 122.18 FEET; THENCE SOUTH 04°34'08" WEST A DISTANCE OF 200.44 FEET; THENCE SOUTH 01°40'14" WEST A DISTANCE OF 219.15 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'00" EAST A DISTANCE OF 202.94 FEET; THENCE SOUTH 00°50'35" WEST A DISTANCE OF 97.19 FEET; THENCE NORTH 89°30'19" WEST A DISTANCE OF 204.57 FEET; THENCE NORTH 01°40'14" EAST A DISTANCE OF 99.65 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 20,061.80 SQ. FT. OR 0.46 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 Albert Andrepont, for property located on the northeast and southeast corner of Hwy. 90 and Prater Road, to subdivide property into conforming lots.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of August, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Thomas Lee, property located at 943 Prater Road for Leeland Pointe Subdivision. Motion was made by Mr. Brazzell seconded by Mrs. Allison that the following amendment be made:

- All drainage shall flow towards Prater Road.

Motion carried unanimously.

The following people spoke in favor of the resolution:

Donnie Fuslier – Mustang Street

Bill LeBlanc – Roberta Drive

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

RESOLUTION AS AMENDED

Resolution granting the subdividing of lots to Thomas Lee, property located at 943 Prater Road for Leeland Pointe Subdivision.

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 Thomas Lee, to subdivide lots and revise the Land Use Map for property located at 943 Prater Road for Leeland Pointe Subdivision for property described as follows:

LOT FIVE OF M.R. WAIT SURVEY, ATTACHED PARTITION FILED FEBRUARY 7, 1949, CLERK'S FILE NO. 418320, RECORDED IN COB 450, PAGE 625, DESCRIBED AS COMMENCING 462 FEET NORTH AND 36.7 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE NORTH 167.65 FEET, THENCE WEST 624.86 FEET, THENCE SOUTH 167.58 FEET, THENCE EAST 624.84 FEET TO COMMENCEMENT, LESS PARCEL FOR ROAD RIGHT OF WAY, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED.

WHEREAS, all drainage shall flow towards Prater Road; and

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 Thomas Lee, property

located at 943 Prater Road for Leeland Pointe Subdivision to subdivide property into conforming lots.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of August, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

8/19/19
6:50 P.M.