

February 18, 2020

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, immediately following the Board of Zoning Commission meeting held at 5:30 p.m., on the 18th day of February, 2020, 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 Mr. Brazzell seconded by Mrs. Carroll that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mrs. 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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business. Mr. Bruno, purchaser, stated that he has no timetable on this project. He's heard that the State may be widening Hwy. 1256 so he may wait until after they're complete with the project to start construction. Motion was made by Mr. Brazzell seconded by Mrs. Allison that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting the subdividing of lots to Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business.

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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business for property described as follows:

### TRACT 1

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 385 FEET; THENCE S00°51'04"W, A DISTANCE OF 220.5 FEET; THENCE S89°34'15"E, A DISTANCE OF 385 FEET, TO SAID WEST RIGHT-OF-WAY LINE; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.5 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.95 ACRES, MORE OR LESS.

### TRACT 2

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF

SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 385 FEET; THENCE N00°51'04"E A DISTANCE OF 11.1 FEET, TO THE SOUTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID SOUTH BACK OF CURB THE FOLLOWING 12 CALLS: S89°08'08"E 22.68 FEET, N86°01'26"E 9.92 FEET, N83°45'01"E 58.50 FEET, N84°09'01"E 30.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°43'27", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N87°30'44"E AND MEASURES 2.93 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 2.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'50", A RADIUS OF 271.13 FEET AND A CHORD WHICH BEARS N86°48'03"E AND MEASURES 38.52 FEET; THENCE ALONG SAID CURVE TO THE LEFT 38.55 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°17'23", A RADIUS OF 192.37 FEET AND A CHORD WHICH BEARS N79°18'38"E AND MEASURES 41.18 FEET, THENCE ALONG SAID CURVE TO THE LEFT 41.26 FEET; THENCE N73°33'07"E 38.56 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°59'22", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N78°19'29"E AND MEASURES 4.35 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 4.36 FEET; THENCE N83°19'10"E 38.41 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'34", A RADIUS OF 520.22 FEET AND A CHORD WHICH BEARS N87°44'07"E AND MEASURES 81.87 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 81.95 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°32'32", A RADIUS OF 54.48 FEET AND A CHORD WHICH BEARS S79°54'55"E AND MEASURES 21.30 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 21.44 FEET, TO THE WEST RIGHT OF WAY LINE OF LA HWY No. 27; THENCE S00°51'04"W, ALONG SAID RIGHT OF WAY LINE, 49.6 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.291 ACRES, MORE OR LESS.

### TRACT 3

AN ACCESS SERVITUDE LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4)

OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.6 FEET, TO THE POINT OF BEGINNING; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 43.05 FEET, TO A POINT ON THE NORTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°15'51", A RADIUS OF 45.00 FEET AND A CHORD WHICH BEARS S80°24'24"W AND MEASURES 14.28 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 14.34 FEET; THENCE S89°32'19"W, ALONG SAID NORTH BACK OF CURB AND EXTENSION THEREOF, A DISTANCE OF 94.1 FEET, TO A POINT ON THE NORTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID NORTH BACK OF CURB THE FOLLOWING 5 CALLS: A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°28'00", A RADIUS OF 20.00 FEET, A CHORD WHICH BEARS S38°26'23"W AND MEASURES 12.52 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT 12.73 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°07'34", A RADIUS OF 36.00 FEET, A CHORD WHICH BEARS S78°37'51"W AND MEASURES 13.82 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT 13.90 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°49'47", A RADIUS OF 109.00 FEET, A CHORD WHICH BEARS S79°36'58"W AND MEASURES 37.54 FEET; THENCE, ALONG SAID CURVE TO THE LEFT 37.72 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°08'06", A RADIUS OF 264.00 FEET, A CHORD WHICH BEARS S80°16'08"W AND MEASURES 96.83 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 97.38 FEET; THENCE N89°09'49"W 123.8 FEET; THENCE S00°51'04"W 41.6 FEET, TO THE SOUTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID SOUTH BACK OF CURB THE FOLLOWING 12 CALLS: S89°08'08"E 22.68 FEET, N86°01'26"E 9.92 FEET, N83°45'01"E 58.50 FEET, N84°09'01"E 30.98 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°43'27", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N87°30'44"E AND MEASURES 2.93 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 2.93 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'50", A RADIUS OF 271.13 FEET AND A CHORD WHICH BEARS N86°48'03"E AND MEASURES 38.52 FEET; THENCE ALONG SAID CURVE TO THE LEFT 38.55 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°17'23", A RADIUS OF 192.37 FEET AND A CHORD WHICH BEARS N79°18'38"E AND MEASURES 41.18 FEET, THENCE ALONG SAID CURVE TO THE LEFT 41.26 FEET; THENCE

N73°33'07"E 38.56 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°59'22", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N78°19'29"E AND MEASURES 4.35 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 4.36 FEET; THENCE N83°19'10"E 38.41 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'34", A RADIUS OF 520.22 FEET AND A CHORD WHICH BEARS N87°44'07"E AND MEASURES 81.87 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 81.95 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°32'32", A RADIUS OF 54.48 FEET AND A CHORD WHICH BEARS S79°54'55"E AND MEASURES 21.30 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 21.44 FEET, TO THE WEST RIGHT OF WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING.

SAID ACCESS SERVITUDE CONTAINING 0.306 ACRES, MORE OR LESS.

#### TRACT 4

A STORM WATER DETENTION POND SERVITUDE LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 435 FEET; THENCE N00°51'04"E A DISTANCE OF 9.6 FEET, TO THE POINT OF BEGINNING; THENCE N89°12'08"W A DISTANCE OF 135.5 FEET; THENCE S89°34'15"W A DISTANCE OF 29.0 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 88°38'05", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S45°15'13"W AND MEASURES 34.93 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 38.67 FEET; THENCE S00°56'10"W A DISTANCE OF 205.8 FEET; THENCE S89°34'15"E A DISTANCE OF 189.3 FEET; THENCE N00°51'04"E A DISTANCE OF 230.1 FEET, TO THE POINT OF BEGINNING.

SAID STORM WATER DETENTION POND SERVITUDE CONTAINING 0.998 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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of February, 2020.

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

2/18/20  
5:50 P.M.