

April 15, 2024

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:30 p.m., on the 15th day of April, 2024, 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
VERONICA ALLISON, Land Use Commission District 3
EDDIE LEBLANC, 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, prayer and Pledge of Allegiance was led by Mr. Darby.

Motion was then made by Mr. Darby seconded by Mrs. Allison that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. LeBlanc seconded by Mrs. Allison that the agenda be amended to remove item #2B:

Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

To extend temporary housing in a recreational vehicle located at 906 Taylor Street, in accordance with Ordinance No. 1694, M-C Series.

Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street. Mr. Hardy addressed the Commission and stated that this area has high commercial traffic and he'd like to

rezone it to Business. He hasn't considered anything yet. Mr. Darby stated that the Master Plan shows this area to be zoned Business. Mr. Abrahams, Land Use Administrator, read the permitted uses in a Business District. Mr. Darby stated that he's talked to several other residents along Beglis corridor, and they'd also like to rezone to Business. At this time Mrs. Carroll read the stipulations so Mr. Hardy was aware of them. After discussion, motion was made by Mrs. Allison seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street for the following described property:

A PORTION OF LOT 159 OF BLOCK 3 OF WEST POINT SUBDIVISION, PART C, A SUBDIVISION LOCATED IN SECTION 35, TOWSHIP 9 SOUTH, RANGE 10 WEST, MORE PARTICULARLY DESCRIBED AS A PORTION OF PARCEL #6-3 AND BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 159 OF BLOCK 3 OF SAID SUBDIVISION, BEING THE INTERSECTOIN OF THE NORTHEASTERLY RIGHT OF WAY LINE AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF TEXAS STREET, THENCE WEST 92 FEET, THENCE NORTH 54 DEGREES WEST 40.21 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ARIZONA STREET, THENCE NORTH 52.45 FEET TO THE NORTHWEST CORNER OF LOT 159, THENCE EAST 125 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 75.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

BE IT FURTHER RESOLVED, that the following stipulations be placed on property:

1. A 6-foot privacy fence shall be along the north and east property lines.
2. Shall maintain a 6-foot-wide buffer yard along the north and east property lines.
3. Shall develop a drainage plan and have it approved as part of the permit process.
4. Access shall be limited to Beglis Parkway and Mississippi Road.

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.

Upon approval of 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 rezone.

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.

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street with the above stipulations.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 15th day of April, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

The next item on the agenda is an extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

- a. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1694, M-C Series.

Mr. Abrahams, Land Use Administrator, stated that the occupant of the RV approached him prior to the meeting and said he needed about 45 more days. He was going to work out of town and

won't be needing the RV any longer. Motion was made by Mr. Darby seconded by Mrs. Allison that the above address be granted another 6-month extension.

A vote was then called with the results as follows:

YEAS: None
NAYS: Mrs. Carroll, Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell
ABSENT: None

And the said extension failed on this 15th day of April, 2024.

ATTEST:

_____ ARLENE BLANCHARD, Secretary	_____ LENORE CARROLL, Chairman
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There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

_____ ARLENE BLANCHARD, Secretary	_____ LENORE CARROLL, Chairman
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4/15/24
6:00 P.M.