

AGENDA
LAND USE SPECIAL MEETING
MONDAY, JANUARY 27, 2025, AT 5:30 P.M.

THERE WILL BE A SPECIAL MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, JANUARY 27, 2025, AT 5:30 P.M.**, IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

1. Resolution accepting petition for annexation from DV Property Holdings, LLC for property located at 2211 Patton Street (northwest corner of Patton Street and Post Oak Road).

ADJOURNMENT

******(Anyone addressing Commission will be limited to speak for 3 minutes only)**

If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.

***The next regular Land Use meeting will be held on Tuesday, February 18, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Street, Sulphur, Louisiana.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution accepting petition for annexation from DV Property Holdings, LLC for property located at 2211 Patton Street (northwest corner of Patton Street and Post Oak Road).

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the Land Use Commission is revising the official Land Use map and accepting annexation petition for the following described property:

COMMENCING 30.00 FEET NORTH AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 10 SOUTH RANGE 10 WEST;

THENCE NORTH 00°55'45" EAST 943.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTH 89°41'44" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 1246.67 FEET TO THE CENTERLINE OF BAYOU DINDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU DINDE THE FOLLOWING 8 COURSES:

SOUTH 21°53'25" EAST, 68.65 FEET; SOUTH 12°51'45" EAST, 174.36 FEET; SOUTH 16°05'41" EAST, 130.82 FEET; SOUTH 09°08'06" EAST, 148.22 FEET; SOUTH 08°02'09" EAST, 113.90 FEET; SOUTH 27°00'08" EAST, 182.83 FEET; SOUTH 35°01'08" EAST, 107.84 FEET; SOUTH 12°23'58" EAST, 51.94 FEET; THENCE SOUTH 89°01'15" EAST 935.32 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 23.76 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

Current Municipal Address: 2211 Patton Street, Sulphur, LA 70663

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; and

WHEREAS, at time of annexation 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 DV Property Holdings, LLC for property located at 2211 Patton Street and designate as Commercial District, with the Official Land Use map updated accordingly.

APPROVED AND ADOPTED by
the Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

PETITION FOR ANNEXATION OF PROPERTY
INTO THE CITY OF SULPHUR, LOUISIANA

1. Sean Casey Dagle / DU Property Holdings LLC.
FULL NAME, INCLUDING MAIDEN NAME

2. 2596 WPA Rd / Sulphur _____
CONTACT ADDRESS CONTACT TELEPHONE

3. Casey@dellindustries.com
EMAIL ADDRESS

4. 2211 Patton St. Sulphur La.
ADDRESS OF PROPERTY PROPOSED FOR ANNEXATION

5. STATUS: (CHECK AS MANY AS APPLY)

I OWN THE PROPERTY PROPOSED FOR ANNEXATION
(THE ADDRESS IN NUMBER 4 ABOVE)

I RESIDE AT THE ADDRESS OF THE PROPERTY PROPOSED FOR
ANNEXATION (THE ADDRESS IN NUMBER 4 ABOVE)

I AM REGISTERED TO VOTE AT THE ADDRESS OF THE
PROPERTY PROPOSED FOR ANNEXATION (THE ADDRESS IN
NUMBER 4 ABOVE)

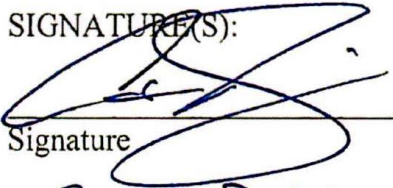
COMPLETE SURVEY OF PROPERTY TO BE ANNEXED IS
ATTACHED

6. FULL NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD (if
applicable)

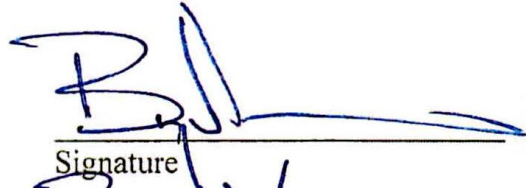
7. VOTING LOCATION (SCHOOL NAME, FIRE STATION NUMBER, ETC.) (if
applicable)

I HEREBY PETITION TO HAVE THE PROPERTY OWNED AND/OR OCCUPIED BY ME TO BE ANNEXED INTO THE CITY OF SULPHUR, LOUISIANA.

SIGNATURE(S):


Signature

Cytsey Daigle
Print Name


Signature

BRYAN VOLLMER
Print Name

Signature

Print Name

Signature

Print Name

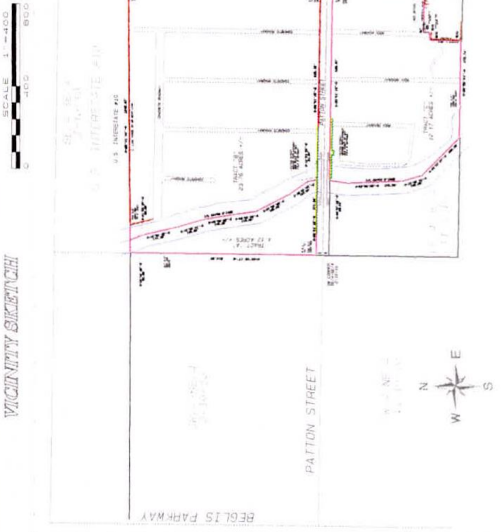
Commercial
HOW DO YOU WISH ANNEXED PROPERTY TO BE ZONED

A CERTIFIED SURVEY OF AREA TO BE ANNEXED MUST BE ATTACHED.

DESCRIPTION OF GENERAL AREA TO BE ANNEXED

We are wanting to Annex tract B on the
provided survey. +/- 23.76 acres

VICINITY SKETCH



DETAIL SKETCH



DESCRIPTION

THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, INTERSTATE #10, CALCAESIE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A"
 COMMENCING 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, INTERSTATE HIGHWAY #10; EAST 843.48 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER OF SAID SECTION 2; THENCE SOUTH 89°41'44" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 62.66 FEET TO THE CENTERLINE OF BAYOU D'INDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU D'INDE FOLLOWING 65 FEET COURSES: SOUTH 12°51'45" EAST, 174.36 FEET; SOUTH 15°05'41" EAST, 130.82 FEET; SOUTH 09°08'06" EAST, 148.22 FEET; SOUTH 08°02'09" EAST, 113.90 FEET; SOUTH 27°00'08" EAST, 182.83 FEET; SOUTH 35°01'08" EAST, 107.84 FEET; SOUTH 12°23'58" EAST, 51.84 FEET; THENCE SOUTH 89°41'15" EAST 835.32 FEET TO THE POINT OF COMMENCEMENT. HEREIN DESCRIBED TRACT CONTAINING 4.12 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

TRACT "B"
 COMMENCING 30.00 FEET NORTH AND 85.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, INTERSTATE HIGHWAY #10; EAST 843.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTH 89°41'44" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 62.66 FEET TO THE CENTERLINE OF BAYOU D'INDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU D'INDE FOLLOWING 65 FEET COURSES: SOUTH 12°51'45" EAST, 174.36 FEET; SOUTH 15°05'41" EAST, 130.82 FEET; SOUTH 09°08'06" EAST, 148.22 FEET; SOUTH 08°02'09" EAST, 113.90 FEET; SOUTH 27°00'08" EAST, 182.83 FEET; SOUTH 35°01'08" EAST, 107.84 FEET; SOUTH 12°23'58" EAST, 51.84 FEET; THENCE SOUTH 89°41'15" EAST 835.32 FEET TO THE POINT OF COMMENCEMENT. HEREIN DESCRIBED TRACT CONTAINING 23.76 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

TRACT "C"
 COMMENCING 30.00 FEET SOUTH AND 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, INTERSTATE HIGHWAY #10; WEST 452.84 FEET; THENCE NORTH 88°55'10" WEST 212.00 FEET; THENCE SOUTH 01°59'48" WEST 452.84 FEET; THENCE NORTH 89°30'32" WEST 35.45 FEET; THENCE SOUTH 01°59'48" WEST 30.96 FEET; THENCE NORTH 88°55'10" WEST 153.00 FEET TO THE CENTERLINE OF BAYOU D'INDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU D'INDE FOLLOWING 4 COURSES: NORTH 45°07'27" WEST, 260.05 FEET; NORTH 15°46'33" WEST, 100.29 FEET; NORTH 02°06'09" WEST, 270.99 FEET; NORTH 02°06'09" WEST, 88.54 FEET; THENCE SOUTH 01°59'48" WEST 452.84 FEET TO THE POINT OF COMMENCEMENT. HEREIN DESCRIBED TRACT CONTAINING 12.17 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

**SURVEY AND MAP
 PREPARED FOR**
DIAMOND D INDUSTRIES
 PATTON STREET
 SULPHUR LA. 70665

THE SERVITUDES, EASEMENTS AND/OR RIGHTS OF WAY SHOWN (IF ANY) ON THIS SURVEY, THE CLAIMED AND THERE IS NO REPRESENTATION THAT ANY PARTICULAR SERVITUDE OR EASEMENT IS IN FACT A SERVITUDE, EASEMENT OR RIGHT OF WAY. SUCH SERVITUDES, EASEMENTS AND/OR RIGHTS OF WAY MAY AFFECT THE PROPERTY. CERTIFICATION: THAT THIS IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE SURVEY AS SHOWN HEREON AND THAT THE SURVEYOR HAS PERSONALLY EXAMINED THE PROPERTY AND THE RECORDS OF THE PUBLIC RECORDS OF THE PARISH AND STATE OF LOUISIANA.

BOUNDARY SURVEY

AMERICAN SURVEYORS
 210 WY MALDENBLISS ST.
 SULPHUR LA. 70665
 PH. 557-5277-0420
 FAX. 557-558-3891

DATE: MAY 13, 2024



