

January 27, 2025

The Land Use Commission of the City of Sulphur, Louisiana, met in special session at its temporary meeting place located at 501 Willow Street, Sulphur, LA, held at 5:30 p.m., on the 27th day of January, 2025, 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 was led by Mr. Darby followed by the Pledge of Allegiance led by Mr. LeBlanc.

Motion was then made by Mr. Brazzell seconded by Mrs. Carroll that item #2 be added to the agenda:

2. Resolution enlarging and extending the boundaries of the City of Sulphur for the annexation for DV Property Holdings, LLC for property located at 2211 Patton Street.

With no comments from the public, motion carried unanimously.

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

The first item on the agenda is a 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). Mayor Danahay stated that Casey Daigle, owner, reached out to him to be annexed into the city. There was then discussion concerning surrounding properties and getting the prospective buyers

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

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.

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 27th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation for DV Property Holdings, LLC for property located at 2211 Patton Street. Motion was made by Mr. LeBlanc seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR DV PROPERTY HOLDINGS, LLC FOR PROPERTY LOCATED AT 2211 PATTON STREET

WHEREAS, the City of Sulphur has received a petition DV Property Holdings, LLC, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a public hearing will be held in accordance with state law and will be duly advertised with public notice to enlarge and extend the boundaries to include said property. At time of public hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

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

WHEREAS, at time of annexation said property shall be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged

and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

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:

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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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, does hereby recommend that the aforesaid property shall be designated as a commercial land use district, and that upon the effective date of said ordinance approving this annexation that it does hereby revise the Official Land Use Map of the City of Sulphur.

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 27th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

1/27/25
5:38 P.M.