

# Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

**JULY 16, 2009, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of June 18, 2009

**D. COMMUNICATIONS**

**E. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential District) & C-3 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District); 102-222 Mid City Court, Terrebonne Parish, Louisiana; Mid-City Court Properties, L.L.C., c/o Judy & Franklin Bishop, applicants
2. Rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District); Lot 1-B, Block 3, Daigle Place Subdivision, Sections 6, 7, & 98, T17S-R17E, Houma, Terrebonne Parish, Louisiana; Doyle Properties, Inc., c/o Brad Doyle, applicant

**F. NEW BUSINESS:**

1. Home Occupation:  
Proposed cooking classes in a R-1 (Single-Family Residential) zoning district; 310 Wildwood Drive, Houma, Terrebonne Parish, Louisiana; Reed & Lynette Callahan, applicants
2. Planned Building Group:  
Placement of (2) additional duplexes; 388E, 388F, 388G, & 388H Monarch Drive; Houma, Terrebonne Parish, Louisiana; LeGrace Properties, c/o James Leo Brown, Jr.; applicant
3. Preliminary Approvals:
  - a) Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); Lot 4, Square 4, Barrowtown; 2607 Isabel Street, Houma, Terrebonne Parish, Louisiana; Pearl C. Nixon, applicant; and call a public hearing on said matter for August 20, 2009 at 6:00 p.m.
  - b) Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); Lot 26, Block D, Mechanicville; 144 Samuel Street, Houma, Terrebonne Parish, Louisiana; Angela Castle, applicant; and call a public hearing on said matter for August 20, 2009 at 6:00 p.m.

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

**I. PUBLIC COMMENTS**

**J. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 18, 2009
2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 18, 2009

### **D. APPROVE EMITTENCE OF PAYMENT FOR JULY 16, 2009 INVOICES AND TREASURER'S REPORT OF JUNE 2009**

### **E. COMMUNICATIONS**

### **F. APPLICATIONS:**

1. a) Subdivision: Burnette Place Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Section 105, T17S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Burnette Place Subdivision, LP, % Dale C. Thompson, Sr.  
Surveyor: GSE Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Rickie & Gwynne Pitre  
Approval Requested: Process D, Minor Subdivision  
Location: Section 4, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Rickie Pitre  
Surveyor: Charles L. McDonald Land Surveyors, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Palm Gardens Subdivision (Phase A)  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Section 9, T16S-R17E, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Cypress Gardens Development, L.L.C.  
Engineer: David A. Waitz Engineering and Surveying, Inc.  
  
b) Consider Approval of Said Application
4. a) Subdivision: Ardoyne Plantation Estates, Addendum No. 3  
Approval Requested: Process C, Major Subdivision-Final  
Location: Section 16, T16S-R16E, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Mid-South Mortgage Company, % Mr. Rodney Burns  
Engineer: GSE Associates, Inc.  
  
b) Consider Approval of Said Application

### **G. STAFF REPORT**

### **H. ADMINISTRATIVE APPROVALS:**

1. Survey of Revised Lot 9-A, Block 2 of Plantation Gardens Subdivision and Revised Lots 10 & 12, Block 1 of Addendum No. 2 to Terra Cane Heights Subdivision
2. Plan showing a 29.7± acre tract on a portion of Property belonging to C.S. Gaidry, Inc., Sections 9, 23, & 24, T17S-R17E, Terrebonne Parish, LA
3. Map showing the Redivision of Property belonging to the Estate of Roland P. Thibodaux, Sections 55 & 56, T16S-R14E, Terrebonne Parish, LA
4. Survey of Revised Lots 17 thru 19, Block 1 of Addendum No. 2 and Revised Lot 20, Block 1 of Addendum No. 3 to Terra Cane Heights Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
5. Survey and Redivision of the southern half and northern portion of Lot 3, Block 4, of Redivision No. 2 of Westside Plaza into Lot 3-A and Lot 3-B belonging to Cypress Court Apartments, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
6. Survey showing Lot Line Shift of Lots A, B, & C of Property belonging to Burtman A. & Maxine Poiencot, Sr., Section 18, T18S-R17E, Terrebonne Parish, LA

**I. COMMITTEE REPORTS:**

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update Committee

**J. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

**K. PUBLIC COMMENTS**

**L. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JUNE 18, 2009**

- A. The Chairman called the meeting of June 18, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Dr. L.A. "Budd" Cloutier, Vice-Chairman; Daniel Babin, Chairman; Mr. Richard Elfert; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. Keith Kurtz. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier moved, seconded by Ms. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, of the Zoning and Land Use Commission for the regular meeting of May 21, 2009."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

1. Planning Approval:

a) The Chairman stated the next item under new business was an application by Floyd Lawson requesting planning approval for Refuge Restoration Outreach Ministry in a C-2 (General Commercial District) located at 6905 Alma Street.

- (1) Mr. Lawson was not present to represent his application for planning approval.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.
- (3) Discussion was held with regard to the plan submitted with the application.
- (4) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planning approval application for Refuge Restoration Outreach Ministry in a C-2 (General Commercial District) located at 6905 Alma Street."
- (5) Discussion was held with regard to parking; whereas, it was a small church and would take place when the adjacent businesses were closed.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearings:

a) Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to Rezone from R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) 102-222 Mid City Court, Terrebonne Parish, Louisiana; Mid-City Court Properties, L.L.C., applicant; and call a public hearing on said matter for Thursday, July 16, 2009 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to Rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) Lot 1-B, Block 3, Daigle Place Subdivision, Sections 6, 7, & 98, T17S-R17E, Houma, Terrebonne Parish, Louisiana; Doyle Properties, Inc., c/o Brad Doyle, applicant; and call a public hearing on said matter for Thursday, July 16, 2009 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT:

*The Chairman relinquished the chair to the Vice-Chairman at this time.*

1. Mrs. Robinson discussed a notice of violation that was sent to Mr. Abel Cantrelle for parking a commercial vehicle in an R-1 (Single-Family Residential District) zoning district. She stated Mr. Cantrelle began working with his councilman to resolve the issue, which was brought to the full council and back to the Zoning and Land Use Commission for a recommendation.
  - (a) Mrs. Robinson stated Staff recommended the ordinance not be amended to recognize tow trucks as first responder vehicles and will stand by their notice of violation to have the commercial vehicle removed from the R-1 zoning district.
  - (b) Mr. Ostheimer discussed no evidence to indicate tow truck’s response time as a safety issue or drivers being required to have E.M.T. training.
  - (c) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, advise the Terrebonne Parish Council that they can see no basis for modifying the ordinance from what it is now and no information has been provided to justify the same with regard to allowing tow trucks in residentially-zoned areas.”
  - (d) Mr. Elfert questioned what allows or not allows anyone from taking a commercial vehicle home. It was clarified that any business functions or commercial use could not be permitted in residentially zoned areas.

The Vice-Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Mr. Babin, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny and Mr. Kurtz. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

*The Chairman resumed the chair.*

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - (a) Mr. Ostheimer stated not enough information was provided for the public hearing that was called for Judy & Franklin Bishop and would like it clarified before the next meeting.
2. Chairman’s Comments: None

H. PUBLIC Comments: None.

- I. Dr. Cloutier moved, seconded by Mr. Navy: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:26 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE  
ZONING AND LAND USE COMMISSION MEETING OF JUNE 18, 2009.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, July 16, 2009***

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***@ 6:00 p.m.***

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***Z&LU / E2(a)***

***Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Dist 5

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: June 1, 2009

Judy E. Franklin Bishop - Mid-City Court Properties, LLC  
Applicant's Name

2103 Laban Avenue                      Houma                      LA                      70363  
Address                                      City                                      State                                      Zip

(985) 876-7272                                      (985) 855-9640  
Telephone Number (Home)                                      (Work) Cell

100%  
Interest in Ownership (Owner, etc.)

102-222 Mid-City Court - Legal Description Attached  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

From: C-3 & R-1                                      To: R-3

Previous Zoning History:                      X                      No                      Yes

If Yes, Date of Last Application: \_\_\_\_\_



**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

\_\_\_\_\_ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

4. **Market Information:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **Development Schedule:** Indicate a time schedule for the beginning and completion of development planned by the applicant:

6 months - 1 year to complete expansion of existing  
mobile home park

6. **Effect of the Amendment:** On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Mid-City Court Properties, LLC / Judy & Franklin Bishop

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

Judy Bishop  
Franklin Bishop

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

N/A

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

Judy Bishop  
Franklin Bishop

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 2.8 acres. A sum of \$31.30 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

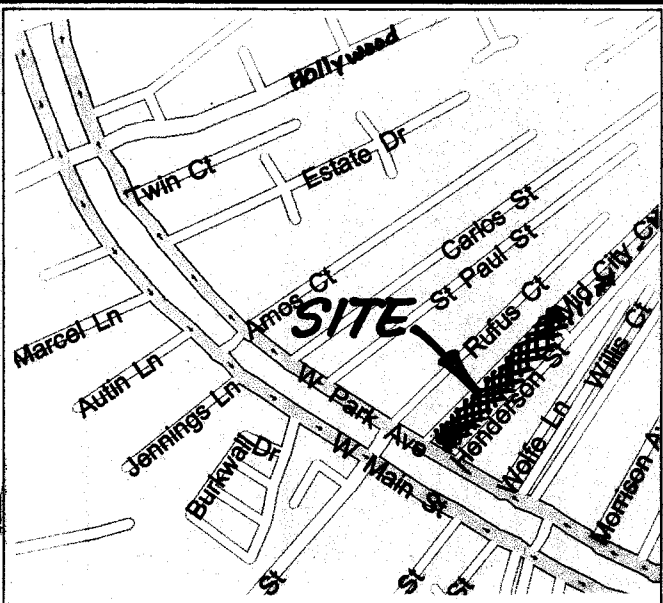
Judy Bishop  
Franklin Bishop 06/01/09  
Signature of Owner or Authorized Agent

EXHIBIT "A"

A certain tract of land situated in the Parish of Terrebonne, Louisiana, at about three-fourths (3/4) of a mile from the City of Houma, measuring a front of 119.10 feet on the North side of West Park Avenue, which line has a bearing of S 59° 25' 30" E, by depth of 1296 feet on its West line, which has a bearing of S 46° 45' W, and a depth of 1296 feet on its East line, which has a bearing of N 44° 50' 30" E, and measuring 78.51 feet on the rear or North line which has a bearing of N 57° 42' 30" W, as shown on the "Map Showing Survey of Property Belonging to Dennis Cenac Within City of Houma in Section 6, T17S-R17E, Terrebonne Parish, Louisiana", made by Wm. Clifford Smith, C.E., on February 12, 1963, recorded in COB 397, folio 62, Entry No. 279,778, Terrebonne Parish; together with all buildings and improvements thereon, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

**FOR PRIOR TITLE SEE ENTRY NUMBER 968708 OF THE  
PUBLIC RECORDS OF TERREBONNE PARISH, LOUISIANA.**

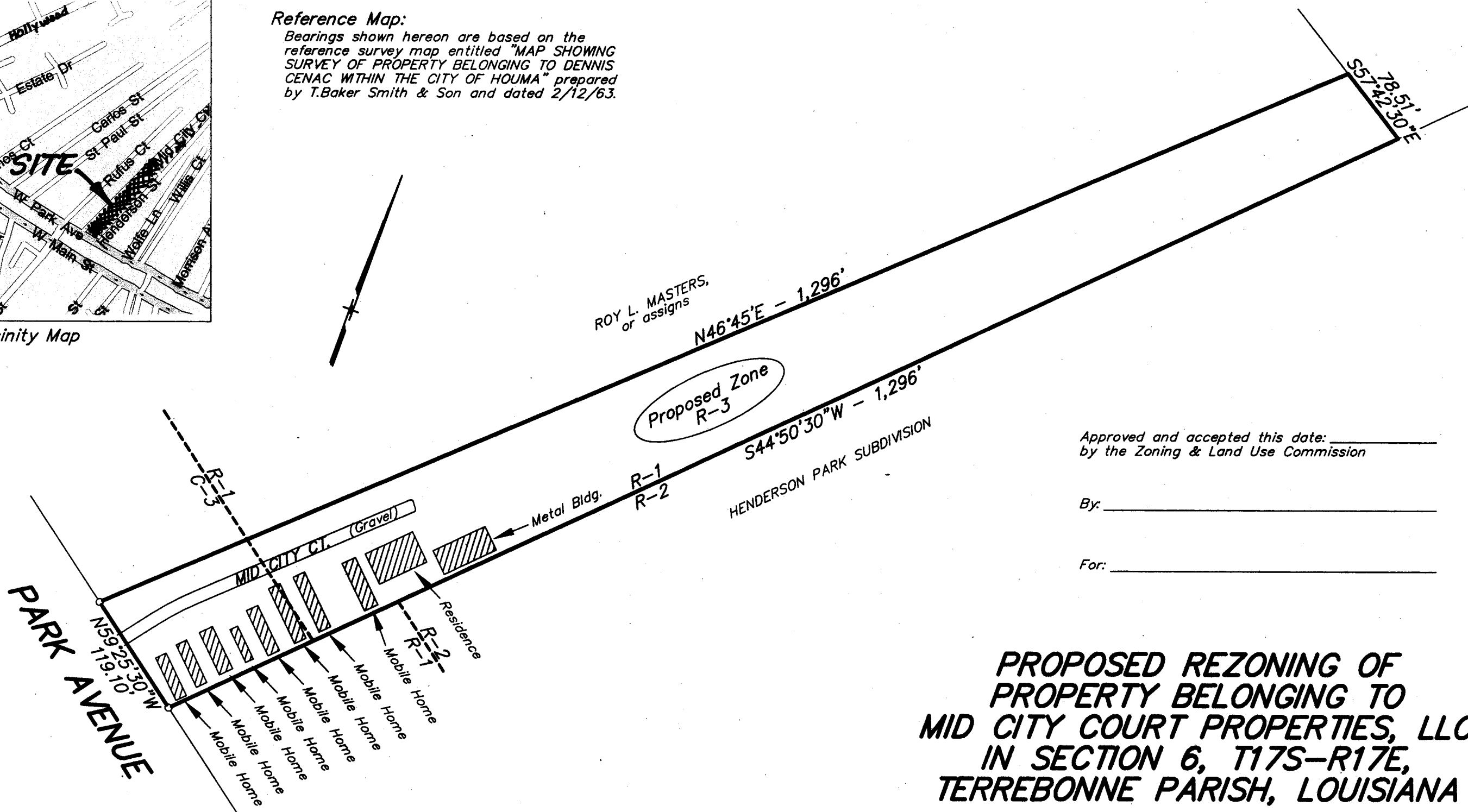
**MUNICIPAL ADDRESS: 122 MID CITY COURT  
HOUMA, LOUISIANA 70360**



Vicinity Map

**Reference Map:**

Bearings shown hereon are based on the reference survey map entitled "MAP SHOWING SURVEY OF PROPERTY BELONGING TO DENNIS CENAC WITHIN THE CITY OF HOUMA" prepared by T.Baker Smith & Son and dated 2/12/63.



ROY L. MASTERS,  
or assigns

Proposed Zone  
R-3

HENDERSON PARK SUBDIVISION

Approved and accepted this date: \_\_\_\_\_  
by the Zoning & Land Use Commission

By: \_\_\_\_\_

For: \_\_\_\_\_

**PROPOSED REZONING OF  
PROPERTY BELONGING TO  
MID CITY COURT PROPERTIES, LLC  
IN SECTION 6, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

29 JUNE 2009

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
HOUMA, LOUISIANA



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: *Galen F. Bollinger* REG. P.L.S. No. 4850

**Notes:**

This map does not purport to show any pipelines, servitudes and/or rights of ways which may affect this property.

This property is within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0405 C)

**Legend:**

- Indicates 1/2" iron rod set
- Indicates 5/8" iron rod found

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, July 16, 2009***

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***@ 6:00 p.m.***

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***Z&LU / E2(b)***

***Houma-Terrebonne Regional Planning Commission***  
***Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: June 1, 2009

Brad Doyle - Doyle Properties, Inc.

Applicant's Name

<u>7731 Park Avenue</u>	<u>Houma</u>	<u>LA</u>	<u>70364</u>
Address	City	State	Zip

<u>985-868-7575</u>	<u>(985) 209-2846</u>
Telephone Number (Home) office	(Work) Cell

100%  
Interest in Ownership (Owner, etc.)

7731 Park Avenue Houma, LA 70364 / Lot 1-B, Block 3  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

of Daigle Place Subdivision located in Sec.'s 6, 7 & 98, T17S-R17E

Zoning Classification Request:

From: C-3 To: R-1

Previous Zoning History: \_\_\_\_\_ No \_\_\_\_\_ Yes

If Yes, Date of Last Application: \_\_\_\_\_

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

**CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses of property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

4. **Market Information:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **Development Schedule:** Indicate a time schedule for the beginning and completion of development planned by the applicant:

NIA

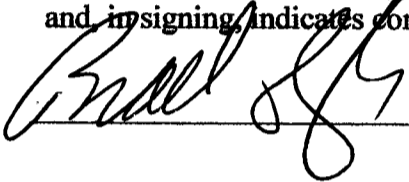
6. **Effect of the Amendment:** On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Doyle Properties, Inc. - Brad Doyle

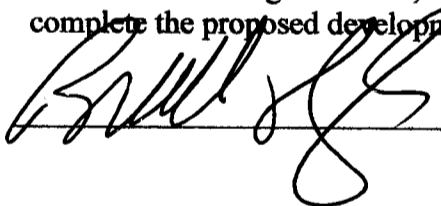
2. The undersigned is owner(s) of the entire land area included within the proposed district and insiging/indicates concurrence with application:



3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

Costal Commerce

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:



**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

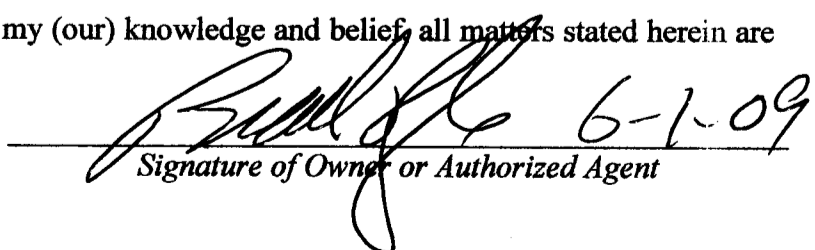
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own ≈ .32 acres. A sum of 25<sup>00</sup> dollars is enclosed and made a part of this application.

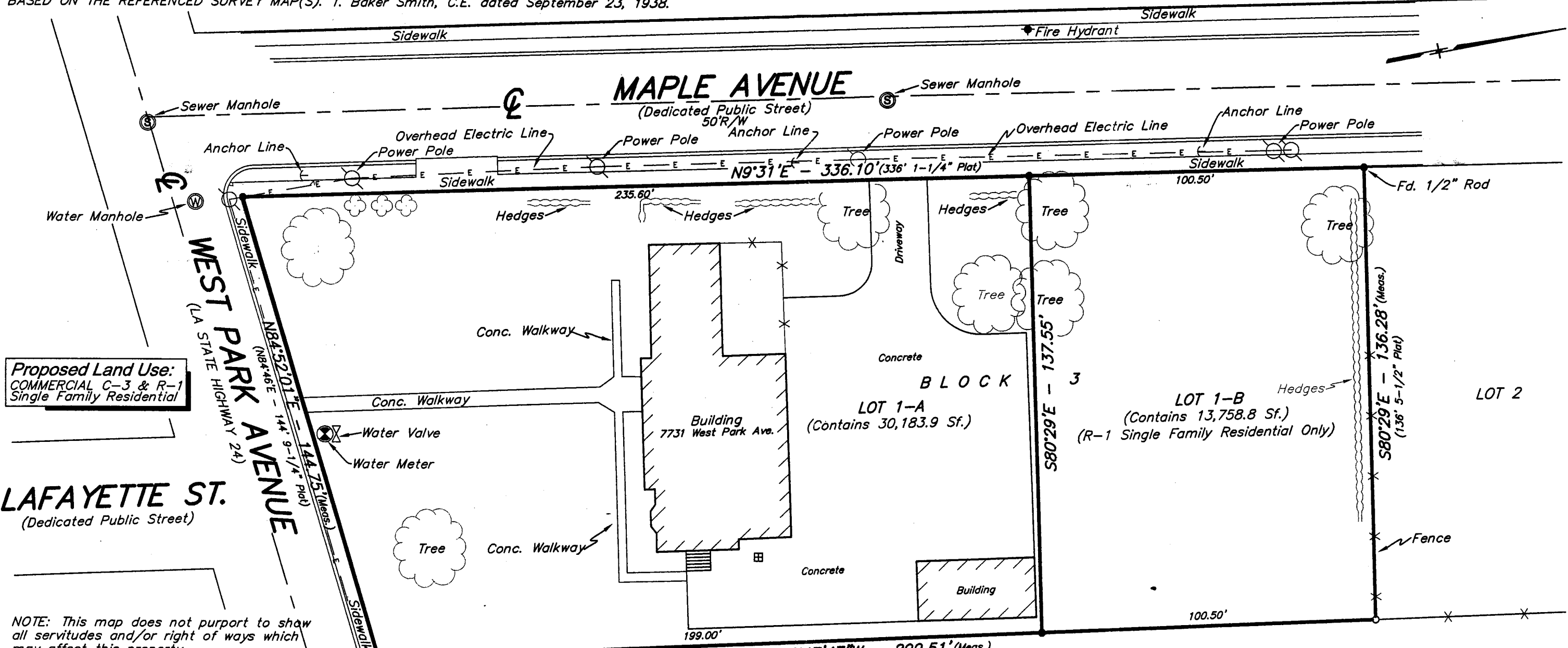
**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

 6-1-09  
Signature of Owner or Authorized Agent



NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S). Reference Map: "DAIGLE PLACE SUBDIVISION" prepared by T. Baker Smith, C.E. dated September 23, 1938.



**Proposed Land Use:**  
COMMERCIAL C-3 & R-1  
Single Family Residential

**LAFAYETTE ST.**  
(Dedicated Public Street)

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 19, 1981. (Map No. 220220 0005 C)

APPROVED AND ACCEPTED THIS DATE: \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY: \_\_\_\_\_ FOR \_\_\_\_\_ APPROVAL

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

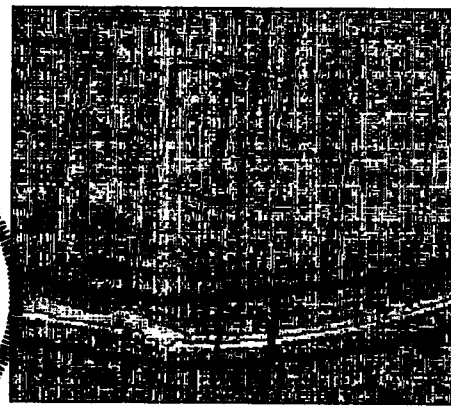
APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

- LEGEND**
- Indicates 3/4" Pipe Fd. Unless Noted
  - Indicates 1/2" Rod Set Unless Noted
  - ☼ Indicates Bush



WIDOW AND HEIRS OF L. H. JASTREMSKI,  
or assigns



VICINITY MAP

NOTE: All title information shown hereon was provided by the client and there was no additional title research done by Charles L. McDonald, Land Surveyor, Inc.

**MAP SHOWING THE REDIVISION OF  
LOT 1, BLOCK 3 OF  
DAIGLE PLACE SUBDIVISION\* LOCATED  
IN SEC.'S 6, 7 & 98, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

9 JUNE 2008  
Revised 29 MAY 2009

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
HOUMA, LOUISIANA

**Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission**

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

ZLU09/22  
Dist 8

**Zoning & Land Use Commission  
Application**

Name: Lynette Callahan and Reed Callahan  
Address: 310 Wildwood Dr.  
Phone: Houma, Louisiana

Application For: \_\_\_\_\_ Planning Approval  Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 310 Wildwood Dr. in a  
RL Zoning District. The legal description of the property involved in this application  
is: see attached

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes  No

Applicant's interest in the premises affected: owner

Approximate cost of work involved: none

Explanation of property use: cooking classes

Plot Plan attached:  Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

Ground Floor Plan and Elevations attached:  Yes \_\_\_\_\_ No

Address of adjacent property owners:

1. see attached 2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lynette Callahan  
Signature of Applicant or Agent

853-0844  
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

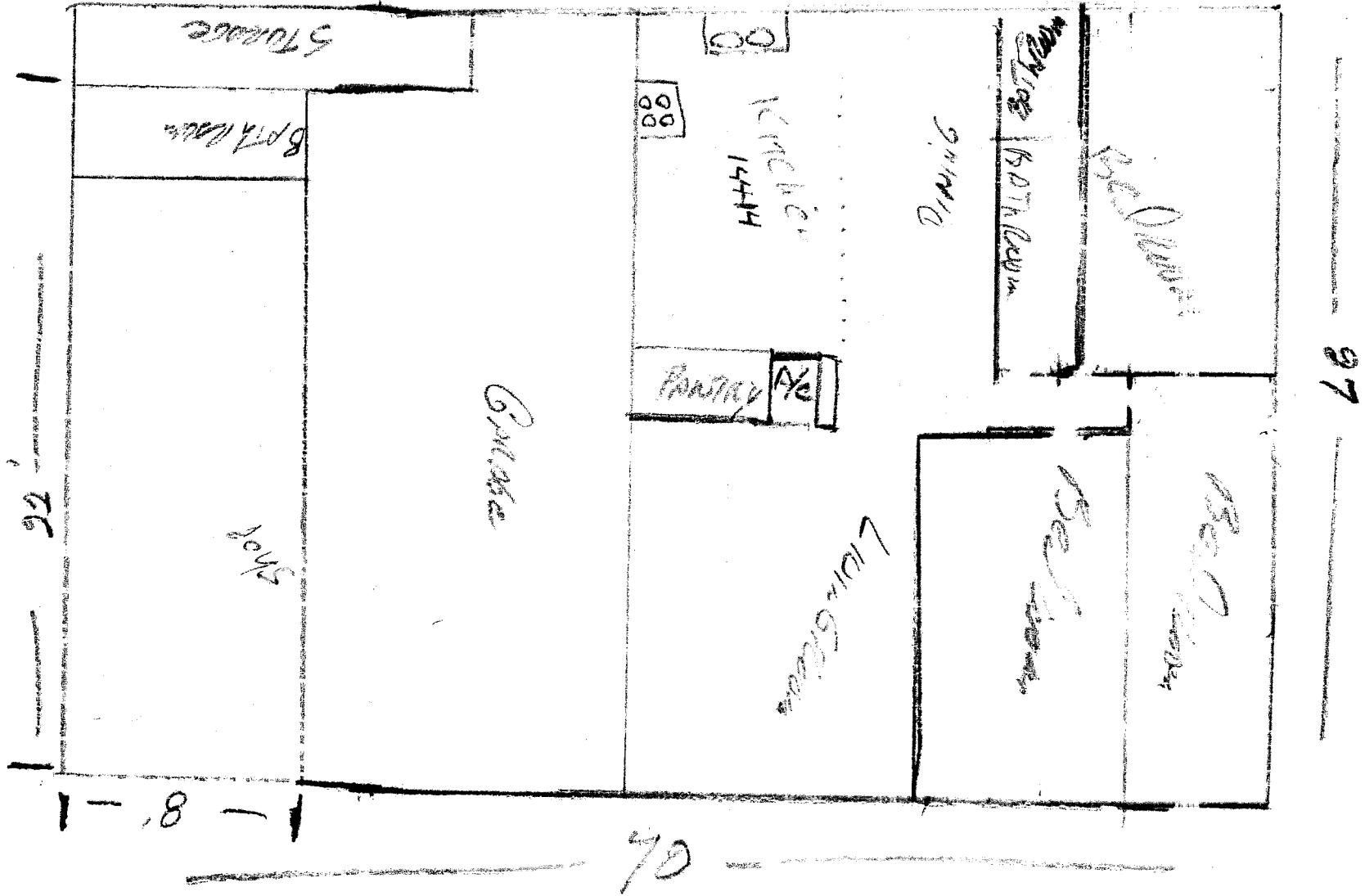
Lynette Callahan  
Signature of Applicant or Agent

6-10-09  
Date

= area of home occupation

Total Square Footage of Home Occupation: 372 sq. ft.  
Total Square Footage of Home: 1890 square feet

312 sq. ft. wood



wood

CITY OF HOUMA ZONING COMMISSION  
P.O. BOX 6097  
HOUMA, LA 70361  
(985)873-6563

ZLU09/25  
Dist. 3

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

James Leo Brown, Jr. / Le Grace Properties  
*Applicant's Name*

1021 Church Street      Houma      LA      70360  
*Address*                      *City*                      *State*                      *Zip Code*

7-1-2009      /      (985) 226-7802  
*Date*                                      *Telephone Number(s)*

VP of Le Grace Properties  
*Interest in Ownership (owner, etc.)*

**PROJECT INFORMATION:**

1. Name of Project: Le Grace Properties  
<sup>386 and</sup>
2. Location: 388 Monarch Drive
3. Zoning District: C-2 (General Commercial District)
4. Total Land Area: approx. .51 acres
5. Total Number of Units: 2 additional duplexes / total 4 buildings
6. Gross Floor Area: ≈ 2,356 square feet
7. Total Parking Spaces Provided: 8 additional spaces / 40 spaces total  
Total Parking Spaces Required: 40 spaces
8. Approximate Cost of Work Involved: approx. \$500,000
9. Has any previous application been made: NO X YES \_\_\_\_\_

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- A. Site Plan Depicting the Following:
  - 1) All proposed structures and setbacks;
  - 2) Parking;
  - 3) Emergency vehicle access;
  - 4) Lighting;
  - 5) Fire hydrant locations;
  - 6) Loading areas (if applicable);
  - 7) All public and private easements and rights-of-ways;
  - 8) Driveways;
  - 9) Buffer protection (if applicable);
  - 10) Play areas (if applicable);
  - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

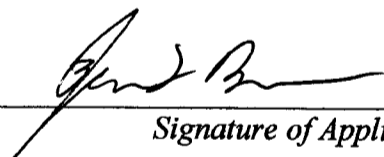
**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

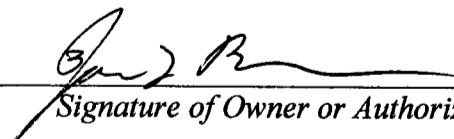
- 1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres
- Minimum Charge - \$25.00; Maximum Charge - \$100.00

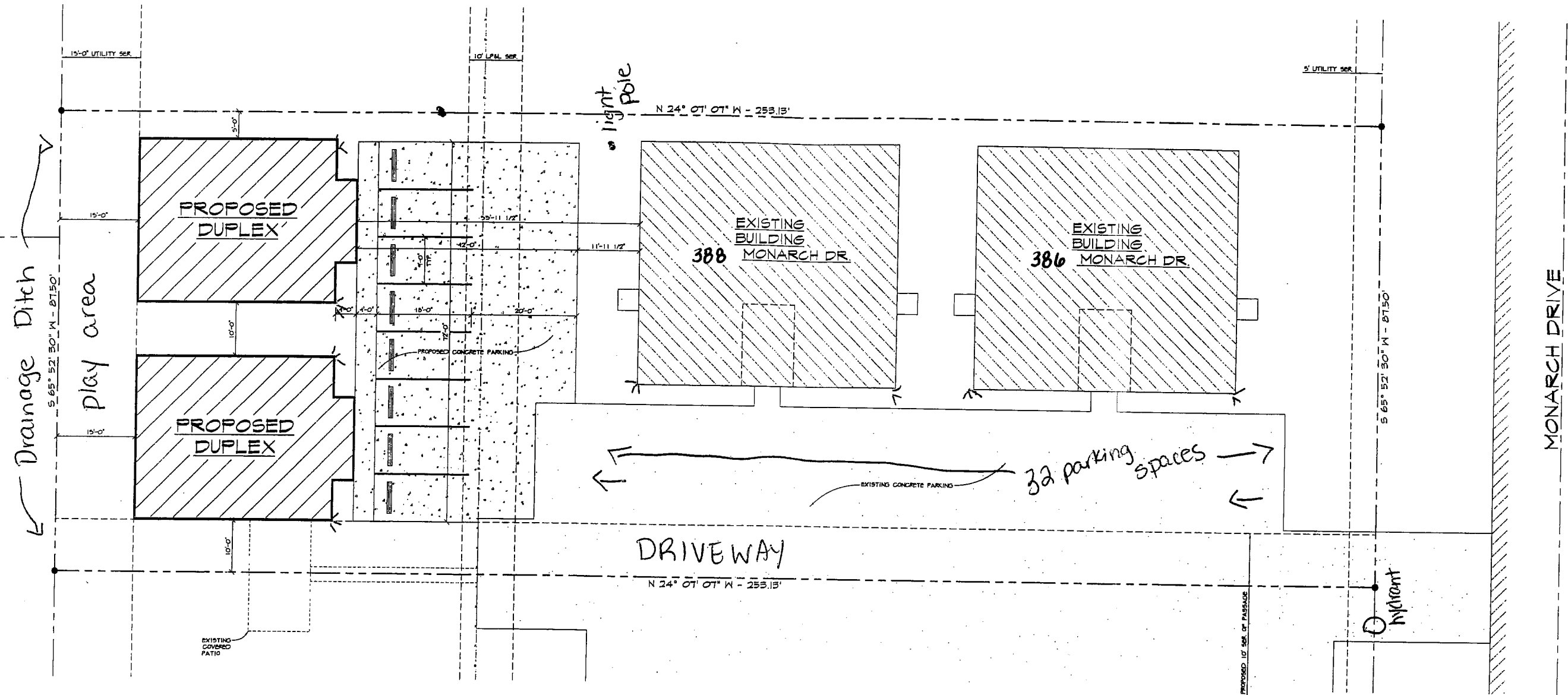
Note: Acreage is based on total area, exclusive of streets.

I (We) own .51 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant  
7-1-2009  
\_\_\_\_\_  
Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

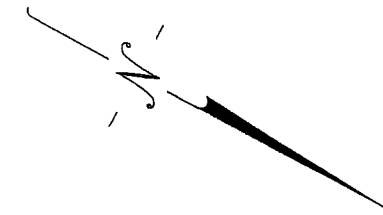
  
\_\_\_\_\_  
Signature of Owner or Authorized Agent  
7-1-2009  
\_\_\_\_\_  
Date



Construction Classification - Type RB  
 Occupancy Classification - R-2  
 Occupant load - 2 per dwelling  
 4 per building  
*Reviewed  
 Kara Dillard  
 MOP*

386 & 388 MONARCH DR.  
 HOUMA, LA 70360  
 TERREBONNE PARISH

**SITE PLAN**  
 SCALE: 1" = 10'-0"



PROPOSED APARTMENT COMPLEX FOR:	
<b>LE GRACE</b>	
PROPERTIES, LLC	
386 & 388 MONARCH DR. HOUMA, LA	
DRAWN: MMDSI	CHECKED:
SCALE: NOTED	DATE: 1/27/09
APPROVED BY: _____	

CITY OF HOUMA ZONING COMMISSION  
P.O. BOX 6097  
HOUMA, LA 70361  
(985)873-6563

ZLU09/23  
Dist.

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 6/24/09

Pearl Carvin Nixon  
Applicant's Name

2607 Isabel Street      Houma      LA      70363  
Address      City      State      Zip

985-226-5509  
Telephone Number (Home)      (Work)

owner 100%  
Interest in Ownership (Owner, etc.)

2607 Isabel Street      Houma      LA      70363  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

From: R-1      To: R-3

Previous Zoning History:      X      No      Yes

If Yes, Date of Last Application: \_\_\_\_\_

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

  x   **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

4. **Market Information:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.



5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

AS SOON AS APPROVED APPLICANT WILL ORDER.

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

Pearl Carvin Nixon

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 7200 sq. ft. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Pearl Carvin Nixon  
Signature of Owner or Authorized Agent



THIS LOT IS LOCATED IN ZONE "C", AN AREA OF MINIMAL FLOODING.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

MAP SHOWING LOT 4 BLOCK 4 OF BARROWTOWN SUBD TO BE REZONED FROM ZONE R-1 TO ZONE R-3 LOCATED IN SECTION 8, T17S-R17E, TERREBONNE PARISH, LOUISIANA

JUNE 23, 2009 SCALE: 1" = 200'

*Keneth L. Rembert*  
 KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.



**Houma-Terrebonne Regional Planning Commission**  
**Zoning & Land Use Commission**

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

ZLU 09/24  
Dist. 1

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 6/19/09

Angela Castle  
Applicant's Name

144 Samuel Street Houma LA 70363  
Address City State Zip

(985) 857-9929 (985) 873-4058  
Telephone Number (Home) (Work)

Olivia Castle  
Interest in Ownership (Owner, etc.) Lot 26

144 Samuel Street of Block "D" of Mechanicville  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

144 Samuel Street

**Zoning Classification Request:**

From: R-1 To: R-3

Previous Zoning History: ✓ No \_\_\_\_\_ Yes

If Yes, Date of Last Application: \_\_\_\_\_

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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  - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
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  - d. All existing and proposed structures with supporting open facilities;
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- 

6. **Effect of the Amendment:** On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:
- 
- 

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:
- 
- 

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:
- 
- 

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:
- 
- 

**APPLICATION FEE SCHEDULE**

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1. ~~Map Amendment:~~ ~~\$25.00 / first acre~~  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

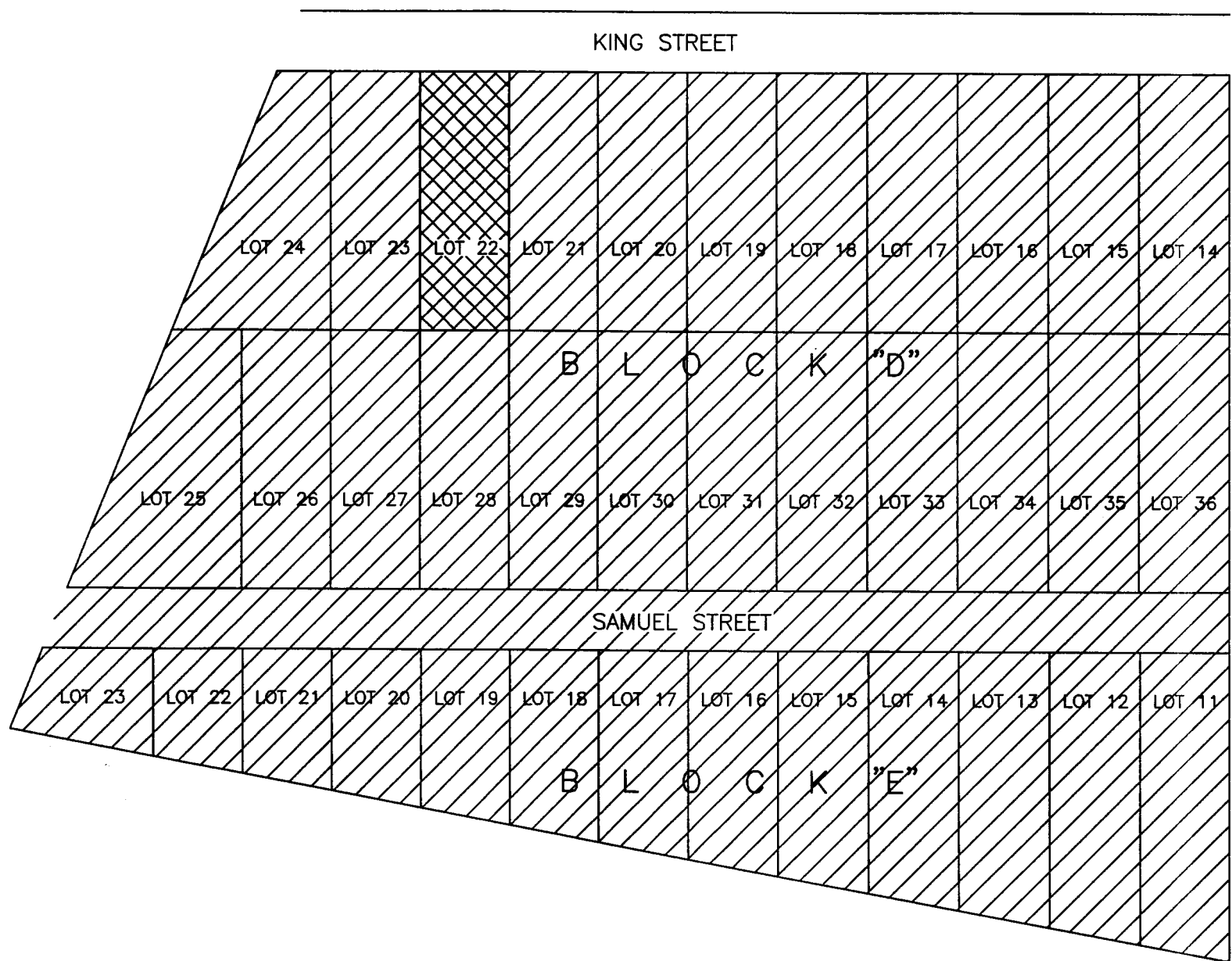
I (We) own .24 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.



**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of ~~Owner~~ Authorized Agent



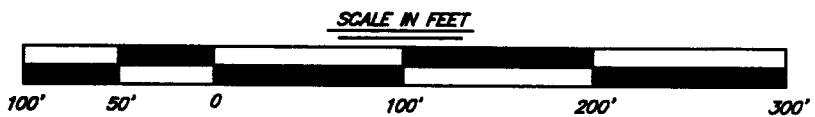
 EXISTING ZONE R1  
 EXISTING ZONE R3

OWNER: ANGELA CASTLE  
 144 SAMUEL STREET  
 HOUMA, LOUISIANA 70363

PREPARED BY:  
**DAVID A. WAITZ**  
**ENGINEERING AND SURVEYING, INC.**  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

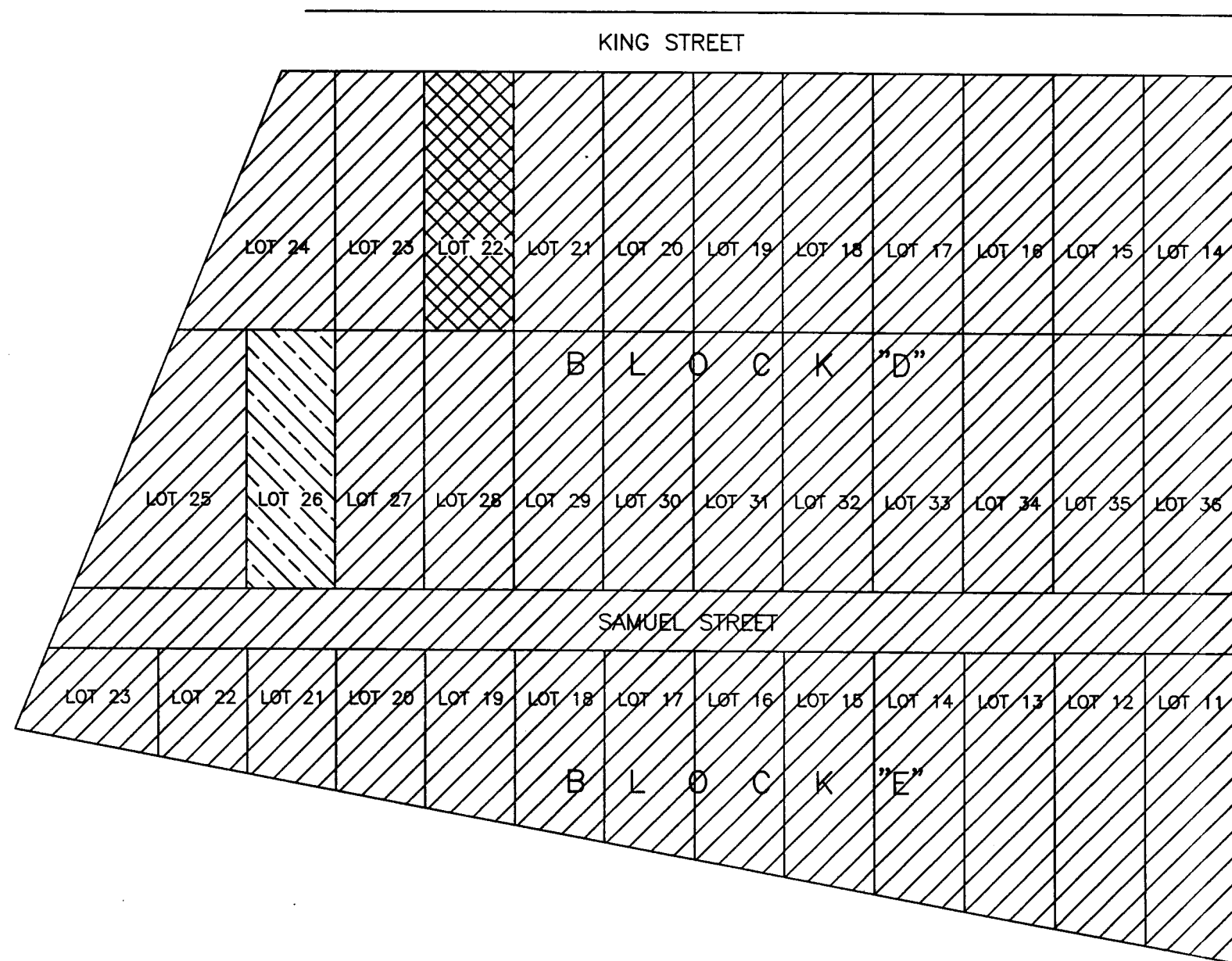
DATE: JUNE 29, 2009



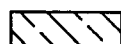
NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.



**EXISTING ZONING MAP FOR LOT 26, BLOCK D  
 OF MECHANICVILLE SUBDIVISION  
 LOCATED IN SECTION 9, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA**

**EXHIBIT "A"**

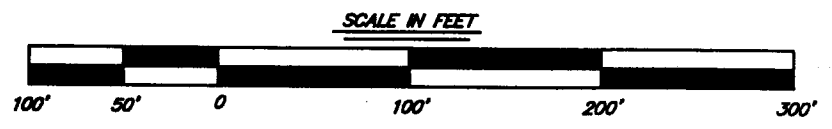


-  EXISTING ZONE R1
-  EXISTING ZONE R3
-  PROPOSED ZONE R3

OWNER: ANGELA CASTLE  
 144 SAMUEL STREET  
 HOUMA, LOUISIANA 70363

PREPARED BY:  
**DAVID A. WAITZ**  
**ENGINEERING AND SURVEYING, INC.**  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

NOTE: THIS MAP DOES NOT REPRESENT  
 A BOUNDARY SURVEY.



***PROPOSED ZONING MAP FOR LOT 26, BLOCK D  
 OF MECHANICVILLE SUBDIVISION  
 LOCATED IN SECTION 9, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA***

**EXHIBIT "B"**

DATE: NOVEMBER 11, 2008

FILE: DWGS\2008\08-212\ZONING MAPS.dwg

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### MEETING OF JUNE 18, 2009

- A. The Chairman, Daniel Babin, called to order the regular meeting of June 18, 2009 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Budd Cloutier and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. James Erny and Mr. Keith Kurtz. Also present were Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC accept the minutes, as corrected, for the Regional Planning Commission for the regular meeting of May 21, 2009.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of May 21, 2009.”  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the June 18, 2009 invoices and approve the Treasurer’s Report of May 2009.”  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. The Chairman read correspondence from Mr. Paul Labat, Terrebonne Parish Council Clerk, dated May 28, 2009, with regard to an ordinance amending the Parish Code relative to the Supplementary Major Corridor Overlay District Regulations clarifying the landscaping requirements in the required 10-foot vegetation green area [See *ATTACHMENT A*].
  2. The Chairman read an email from Mr. Terral Martin, GSE Associates, Inc., dated June 9, 2009 withdrawing Burnette Place Subdivision from the agenda [See *ATTACHMENT B*].
    - a) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC withdraw the engineering application for Burnette Place Subdivision, Item F6, as per the Developer’s request [See *ATTACHMENT B*].  
  
The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. APPLICATIONS:
1. The Chairman called to order the Public Hearing for an application by David A. Stoufflet, Jr. requesting approval for Process D, Minor Subdivision for the Plat creating Lot 1 & 2 (remaining property) of David A. Stoufflet, Jr. Property.
    - a) Mr. Michael Blanchard, Acadia Land Surveying, L.L.C., discussed the location and division of property.
    - b) No one was present from the public to speak.



- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to an existing mobile home on the property to be removed but not depicted on the plat, access to the rear, and Board of Health requirements.
- e) Mr. Gordon read a letter from the fire chief with regard to a draft site. He discussed the Staff Report and stated Staff recommended conditional approval provided upon an approval letter from the Board of Health and some type of fire hydrant be installed, either a dry hydrant approved by the Fire Chief or a conventional one in the front.
- f) Discussion was held with regard to the existing mobile home that was to be removed not labeled on the plat.
- g) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Plat creating Lot 1 & 2 (remaining property) of David A. Stoufflet, Jr. Property conditioned upon a letter from the Fire Chief allowing a dry fire hydrant, an approval letter from the Board of Health, and the existing mobile home be drawn in on the plat and noted ‘to be removed’.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Kevin & Jenny Do requesting approval for Process B, Mobile Home Park for Four Seasons Mobile Home Park.

- a) The Chairman stated not all pertinent information was received for this application.
- b) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC deny the application for Process B, Mobile Home Park for Four Seasons Mobile Home Park due to the submittal of an incomplete application.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Brad Doyle requesting approval for Process D, Minor Subdivision for the Redivision of Lot 1, Block 3 of Daigle Place Subdivision.

- a) Mr. Brad Doyle, Developer, discussed the location and division of property and stated he was in the process of applying for a rezoning of the property.
- b) Discussion was held with regard to the building in the rear not meeting the setback requirements.
- c) The Chairman recognized Mr. Charles Frederick, 126 Wilson Avenue, who expressed confusion of the development due to Mr. Doyle’s uncertainty of the intentions of the property.
- d) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon a drainage plan, a line shift to conform to the setback requirements, and stated another sewer tap will be necessary for the rear tract.
- f) Discussion was held with regard to the proposed rezoning of the property and the R-1 designation on the plat.
- g) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Redivision of Lot 1, Block 3 of Daigle Place Subdivision per Staff’s recommendations; conditional approval provided upon a drainage plan, a line shift between the two properties to conform with the setback requirements, and the plat be labeled ‘no commercial development allowed’ on Lot 1-B.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Patricia Gouner Gilbert requesting approval for Process D, Minor Subdivision for the Plan showing Tracts “A” & “B”, A Redivision of Property belonging to Patricia Gouner Gilbert.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) The Chairman recognized Ms. Robin Thibodaux, 4518 North Bayou Black Drive, who inquired about the location of the development and whether or not everyone received notice.
- c) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended approval.
- e) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC grant approval to the application for Process D, Minor Subdivision for the Plan showing Tracts “A” & “B”, A Redivision of Property belonging to Patricia Gouner Gilbert.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Diane Blanchard requesting approval for Process D, Minor Subdivision for the Redivision of Tract A, A portion of Tract 32 of Terrebonne Project LA-12 into Tracts A1, A2, and A3 belonging to Diane Blanchard.

- a) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., discussed the location and division of property.
- b) The Chairman recognized Ms. Diane Blanchard, 415 Back Project Road, who stated she received letters from the Board of Health.
- c) Mr. Gordon read the letter from the Board of Health addressing their objection.
- d) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Gordon read an email from the Fire Chief expressing concerns of the 48' right-of-way. He discussed the Staff Report and stated Staff recommended approval conditioned upon approval from the Board of Health.
- f) Discussion was held with regard to the width of the right-of-way and a ditch along the south side for drainage.
- g) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC grant approval to the application for Redivision of Tract A, A portion of Tract 32 of Terrebonne Project LA-12 into Tracts A1, A2, and A3 belonging to Diane Blanchard conditioned they comply with the Board of Health letter, indicate on the drawing clarifying the space is 50' measuring perpendicular, show drainage ditch where water will go, and a servitude in favor of the front piece over that drainage course for sewer treatment plant discharge."
- h) Discussion ensued with regard to the 50' opening and it being clearer on the plat.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. WITHDRAWN [See ATTACHMENT B] Burnette Place Subdivision

G. STAFF REPORT:

- 1. Mr. Gordon stated he received a call from a local engineer inquiring about four-laning Percy Brown Road and Audubon Road and obtaining right-of-ways to have better access to Nicholls State University. Mr. Gordon stated he would like to send a letter to Lafourche Parish and the City of Thibodaux requesting their master thoroughfare plan and endorsed by the Planning Commission.

Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC authorize Mr. Gordon to send a letter to Lafourche Parish and the City of Thibodaux requesting a copy of their Master Thoroughfare Plan to further research the possibility of widening Percy Brown Road and Audubon Drive."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- H. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

- 1. Map showing the Redivision of Lots 1, 2, & 3, Block 3 of Fanguy Sudivision, Section 24, T18S-R18E, Terrebonne Parish, LA
- 2. Plan showing Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B", Property belonging to Jason R. Lyle, et us, Section 42, T18S-R18E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMITTEE REPORTS:

- 1. The Chairman called to order the Public Hearing for the Subdivision Regulations Review concerning Planned Building Group Approvals [See ATTACHMENT C.

- a) No one was present from the public to speak.
- b) Ms. Amedée moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Amedée. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Elfert discussed zoning areas allowing one (1) structure per legal lots and receiving planned building group approval for the placement of more than one structure and it's inclusion of a variety of developments allowed for the same. He stated areas of focus included drainage, spacing, and allowing planned building groups in R-1 zoning areas.
- d) Dr. Cloutier moved, seconded by Mr. Ostheimer: "THAT the HTRPC accept the proposal regarding planned building group approvals and forward to the Terrebonne Parish Council for further approval."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman recognized Mr. Mart Black, Providence Engineering, 311 Raywood Drive, to give a status on the Comprehensive Master Plan Update.
  - a) He stated the citizen's survey and draft vision statement are currently on the parish website. He stated interviews were held with various agencies throughout the parish to identify questions to be asked in the survey. Field work has been completed on land use and will be downloaded onto the website as well. He stated there would be visioning sessions on August 11, 12, & 13. He invited Staff and the Chairman to attend interviews on Bayou Time to help represent.
  - b) Dr. Cloutier suggested adding the website to the public notices for awareness that the online surveys exist.
  - c) Discussion was held with regard to the LA Hwy. 311 widening and the proposed Valhi Extension.

K. COMMISSION COMMENTS:

1. PLANNING COMMISSIONERS' COMMENTS:

- a) Mr. Ostheimer informed the Commission of the American Planning Association's 2010 conference being held in New Orleans and requested Mr. Black to tell of any mobile workshops that may take place in the Houma area.
  - (1) Mr. Black stated he was part of the host committee for the 2010 conference and stated they may have a trip to Last Island, which was a reprise from 10 years prior.

2. CHAIRMAN'S COMMENTS:

- a) The Chairman addressed prior concerns of lengthy meetings and tonight's meeting being rather short, as well as heated items and special meetings to handle the same. Discussion was held between the Chairman and Mr. Ostheimer regarding these matters.

L. PUBLIC COMMENTS: None.

M. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:55 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk  
Houma-Terrebonne Regional Planning Commission*

ARLANDA J. WILLIAMS, CHAIRWOMAN

JOHNNY PIZZOLATTO, VICE-CHAIRMAN

DISTRICT 1

ALVIN TILLMAN, SR.

DISTRICT 2

ARLANDA J. WILLIAMS

DISTRICT 3

BILLY HEBERT

DISTRICT 4

TERI CAVALIER

**PARISH COUNCIL**

**PARISH OF TERREBONNE**

**POST OFFICE BOX 2768 - HOUMA, LOUISIANA 70361**

**Government Towers, 8026 Main Street, Suite 600  
Houma, Louisiana 70360**

**PHONE (985) 873-6519 - FAX (985) 873-6521**

**plabat@tpcg.org      www.tpcg.org**

PAUL A. LABAT, CLERK

DISTRICT 5

JOHNNY PIZZOLATTO

DISTRICT 6

KEVIN VOISIN

DISTRICT 7

CLAYTON J. VOISIN

DISTRICT 8

JOEY CEHAN

DISTRICT 9

PETE LAMBERT

May 28, 2009

MEMO TO: Michel H. Claudet,  
Parish President

FROM: Paul A. Labat *PAL*  
Council Clerk

RE: Major Corridor Overlay

Please allow this memo to serve as a reminder that the Council adopted and you ratified an ordinance that amends the Parish Code relative to the Supplementary Major Corridor Overlay District Regulations so as to clarify the landscaping requirements in the required 10-foot vegetation green area. By copy of this memo, the appropriate individuals are being given a copy of the ordinance for their files.

Feel free to call me if you have any questions regarding the Council's action.

PAL

Attachments

cc: Pat Gordon (with attachment)  
Danny Babin (with attachment)

OFFERED BY: Mr. B. Hebert.  
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7641

AN ORDINANCE TO AMEND ARTICLE IV, "SUPPLEMENTARY REGULATIONS," OF CHAPTER 28 "ZONING," SECTION 28-76(3)(a) "SUPPLEMENTARY MAJOR CORRIDOR OVERLAY DISTRICT REGULATIONS" OF THE TERREBONNE PARISH CODE OF ORDINANCES SO AS TO CLARIFY THE LANDSCAPING REQUIREMENTS IN THE REQUIRED TEN (10) FOOT VEGETATIVE GREEN AREA.

CHAPTER 28  
ZONING

Article IV. Supplementary Regulations

Sec. 28-76. Supplementary major corridor overlay district regulations.

- (3) *Landscaping generally.* A landscaping plan must be submitted to the Terrebonne Parish Department of Planning and Zoning for review at the time a building permit is applied for.
- a. Landscape buffer requirements. The landscape buffer area, identified as the required ten-foot vegetative green area within the property line abutting all public rights-of-way, shall contain small trees, shrubs and other landscape elements.

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) "Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, T. Cavalier, K. Voisin, C. Voisin, J. Cehan, and P. Lambert.

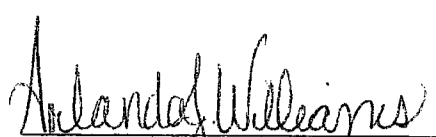
NAYS: None.

ABSTAINING: None.

ABSENT: J. Pizzolatto.

The Chairwoman declared the ordinance adopted on this, the 27<sup>th</sup> day of May, 2009.

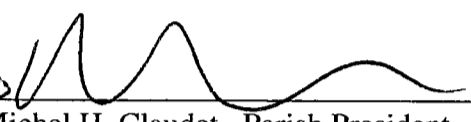
  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

  
ARLANDA WILLIAMS, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\*\*\*\*\*

Date and Time Delivered to Parish President:

5-29-09 8:35am CP

Approved  Vetoed  
Michel H. Claudet, Parish President  
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

6-1-09 1:15 PM PBL

\*\*\*\*\*

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on May 27, 2009, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 1<sup>st</sup>  
DAY OF June, 2009.

  
PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

**TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT**

---

May 1, 2009

**MEMO TO:** Michel Claudet  
Parish President

**FROM:** Jennifer M. Robinson, Senior Planner *JMR*  
Planning & Zoning Department

**SUBJECT:** Agenda Item  
Amend Parish Code – Article IV, “Supplementary Regulations,” of  
Chapter 28 “Zoning,” Section 28-76(3)(a) “Supplementary Major  
Corridor Overlay District Regulations”

---

Attached is a Resolution and Ordinance to amend Article IV, “Supplementary Regulations,” of Chapter 28 “Zoning,” Section 28-76(3)(a) “Supplementary Major Corridor Overlay District Regulations” of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

Should you have any questions or require more information, please advise.

Attachment:

CC: Patrick Gordon, Parish Manager  
Paul Labat, Council Clerk  
Council Reading File

**ATTACHMENT A**

**Page 4 of 5**





OFFERED BY: Mr. K. Voisin.  
SECONDED BY: Mr. J. Cehan.

RESOLUTION NO. 09-239

A Resolution giving Notice of Intent to adopt an Ordinance to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) " Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area.

THEREFORE, BE IT RESOLVED by the Terrebonne Parish Consolidated Government, that notice of intent is given for adopting an ordinance to amend to amend Article IV, "Supplementary Regulations," of Chapter 28 "Zoning," Section 28-76(3)(a) " Supplementary Major Corridor Overlay District Regulations" of the Terrebonne Parish Code of Ordinances so as to clarify the landscaping requirements in the required ten (10) foot vegetative green area; and,

BE IT FURTHER RESOLVED that a public hearing on said ordinance be called for Wednesday, May 27, 2009 at 6:30 p.m.

THERE WAS RECORDED:

YEAS: J. Cehan, B. Hebert, P. Lambert, A. Tillman, K. Voisin and A. Williams.

NAYS: None.

ABSTAINING: None.

NOT VOTING: None.

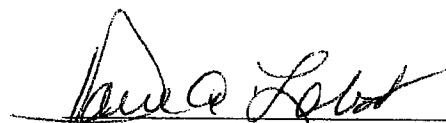
ABSENT: T. Cavalier, J. Pizzolatto and C. Voisin.

The Chairman declared the resolution adopted on this, the 11<sup>th</sup> day of May, 2009.

\*\*\*\*\*

I, PAUL A. LABAT, Clerk of the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Community Development and Planning Committee on May 11, 2009 and subsequently ratified by the Assembled Council in Regular Session on May 13, 2009 at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 14<sup>TH</sup> DAY OF MAY, 2009.



PAUL A. LABAT, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

**Becky Becnel**

---

**From:** Terral Martin [terral@gulf-south.com]  
**Sent:** Tuesday, June 09, 2009 3:59 PM  
**To:** 'Becky Becnel'  
**Subject:** Burnette Place Subdivision

Becky,

We need to pull Burnette Place Subdivision from the June 18<sup>th</sup> Planning Commission meeting.

Thanks,

Terral

**Terral J. Martin Jr., L.S.I.T.**  
*Manager, Survey Department*  
GSE Associates, Inc.  
991 Grand Caillou Road  
Houma, LA 70363  
Phone: 985-876-6380  
Fax: 985-876-0621

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6/18/2009

# Houma-Terrebonne Regional Planning Commission

## Subdivision Regulations Review

### Planned Building Groups

#### Item 25      Planned Building Groups

##### Issue:

Inside the zoned areas of the Parish a separate building site is required for each structure other than an accessory structure. The only exception is a Planned Building Group (PBG), which is allowed per Article V of the Zoning Regulations. PBG's are allowed in all zoning districts except OL-1 and the standards must accommodate many different types of PBG's. Examples of PBG developments include:

- Retail Commercial – Shopping Centers
- Multi Family Residential – Apartments
- Residential – Single-Family and Two-Family (duplexes)
- Manufactured Homes
- Pre-fabricated temporary work housing
- RV Parks
- Mobile Homes
- Commercial Parks
- Industrial Parks

Because of the different types of development, the standards are broad and in some cases allow undesirable development or hinder desirable development. Specific examples which will be addressed include:

- There are no street or driveway standard for those PBG developments which include private streets and driveways
- There is no requirement to meet the SDDM requirements in those PBG developments which do have an impact on drainage
- Development of higher density housing (higher than normally encountered in a R-1 District) can be proposed.
- Existing building spacing requirements for single-family residential and two-family residential PBG developments are greater than necessary.

May 14, 2009

**Proposal:**

Revise Sec. 28-91. Policy on planned building groups and Sec.28-92. Conditions to be met by special plans for building groups as shown below:

**Sec. 28-91. Policy on planned building groups.**

(a) *Purpose of provisions.* Under the regulations prescribed by this chapter for the various districts, a separate building site is required for each structure other than an accessory structure. For the purpose of allowing and encouraging greater variety of design and flexibility of location for buildings comprising a planned group, the provisions of this section waive the requirement for a separate building site for each building and permit two (2) or more buildings to be erected and maintained on the same building site when certain conditions hereinafter set forth are met. Examples of such building groups that might be erected under the provisions of this section are "mobile homes", multiple-family dwelling projects, and shopping centers.

(b) *Limitations.* The provisions of this section are applicable in all districts established in Article III of this chapter except the O-L District and the R-1 District.

(City Code 1965, App. A, art. V, § A; Ord. No. 6852, § I, 3-10-04; Ord. No. 7350, § I, 9-12-07)

**State law references:** Zoning of condominiums, R.S. 9:1121.106.

**Sec. 28-92. Conditions to be met by special plans for building groups.**

(a) *District regulations.* Every building group erected and maintained under the provisions of this section shall comply with all of the regulations established by this chapter for the district in which the building group is located except the regulation requiring a separate building site to be provided and maintained for each principal structure; such building group may be considered as one (1) building for the purpose of complying with the building site area, height, yard and other regulations of this chapter.

(b) *Site plan and improvements.* A special plan for a building group shall show, and there shall be provided, the following:

(1) *Drainage.* Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving and the proper design of finished grades; developments on property comprising one (1) or more acres must meet the requirements of the Terrebonne Parish Stormwater Drainage and Detention Manual;

(2) *Circulation.* Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking areas, off-street loading areas and landscaped separation spaces between pedestrian and vehicular ways; private streets or driveways shall be built in accordance with Chapter 24, Subdivision Regulations and with Article VII, Section 28-136(g).

May 14, 2009

(3) *Play areas.* In dwelling building groups, adequate and safely located play areas for small children;

(4) *Protection of residential districts.* In business building groups near or adjoining residential districts, adequate provision, including fences, walls and planting, to screen and protect the residential districts from parking lot illumination, headlights, fumes, heat, noise, blowing papers and dust and the visual encroachment of commercial buildings, service areas, signs and commercial activity on the privacy and neighborhood character of the residential districts.

(c) *Building spacing and orientation.* The following spacing between buildings shall be measured perpendicularly between exterior walls; it does not apply to corner-to-corner placement of buildings where walls do not overlap:

(1) In single-family residential and two-family residential developments, a building wall shall be located no closer than fifteen (15) feet in the case of a wall having windows and not less than ten (10) feet in the case of a wall having no windows. In multi-family residential and commercial developments, a building wall shall be located no closer to another building than fifty (50) feet in the case of a wall having windows and not less than twenty-five (25) feet in the case of a wall having no windows;

(2) *Orientation of buildings containing dwelling units.* In buildings containing dwelling units, walls having main window exposures shall be so oriented as to insure adequate light and air, to avoid exposure to highways and other high-volume trafficways and to preserve visual and auditory privacy between buildings;

(3) *Access by emergency vehicles.* The buildings in a planned building group shall be so arranged that every inhabited building is accessible by emergency vehicles.

(City Code 1965, App. A, art. V, § B)

**Cross references:** Fire protection and prevention, Ch. 8; ambulances, § 13-61 et seq.; police (city), § 19-121 et seq.

**State law references:** Authorized emergency vehicles, R.S. 32:1(1).

May 14, 2009

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C.  X  Major Subdivision  
\_\_\_\_\_  X  Conceptual  
\_\_\_\_\_  X  Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D. \_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Burnette Place Subdivision  
Burnette Place Subdivision Limited Partnership
2. Developer's Name & Address: Dale C. Thompson Sr., 313 Venture Blvd., Houma LA 70360  
\*Owner's Name & Address: 313 Venture Blvd., Houma, LA Didco, Inc. To James J. Buquet, III  
[\* All owners must be listed, attach additional sheet if necessary] P.O. Box 7053  
Houma LA 70361
3. Name of Surveyor, Engineer, or Architect: Arthur A. DeFraités, Jr. P.E., P.L.S.

### SITE INFORMATION:

4. Physical Address: 600' East of North Van Avenue located on Payne Street
5. Location by Section, Township, Range: Section 105, T17S-R17E  
To create 35 Lots- Single Family Residential 2 Lots-Day Care/Comm.
6. Purpose of Development: Center.
7. Land Use:  
 x  Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
 x  Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
 X  Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map: 06/29/09 Scale: 1" = 40'
11. Council District: 1 - Tillman / COH 3rd Dist.
12. Number of Lots: 37 Lots
13. Filing Fees: \$219.30

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Terral J. Martin Jr.

Print Applicant or Agent

Signature of Applicant or Agent

Date

The undersigned certifies: \_\_\_\_\_ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or \_\_\_\_\_ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Didco, Inc. - James J. Buquet, III (owner)

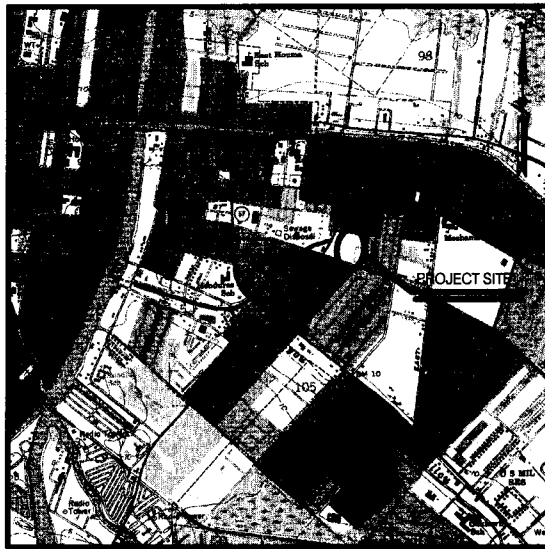
Print Name

Signature

Date

PC09/ 7 - 1 - 42

Record # 43



VICINITY MAP  
SCALE: 1"=200'

**GENERAL NOTES:**

- ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:
  - "SURVEY OF PROPERTY IN AND ADJACENT TO BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, LOCATED IN THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA" PREPARED BY DeFRATES ASSOCIATES, INC., AND DATED AUGUST 27, 1971. RECORDED UNDER ENTRY # 411238 IN TERREBONNE PARISH COURTHOUSE.
  - "BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, PREPARED BY LEROY ROELL AND DATED NOVEMBER 02, 1960.
- BEARINGS ARE BASED ON LOCAL BENCHMARK, GCB-01, AND VERTICAL DATUM FOR TOPOGRAPHY IS BASED ON LOCAL BENCHMARK, GCB-01. ELEVATION IS +8.39' NAVD88.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- THE PROPERTY IS LOCATED IN ZONE "A1" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0005 C AND DATED MAY 19, 1981. ZONE "A1" REQUIRES A FIRST FLOOR ELEVATION OF +8.00' NGVD29. FEMA ADVISORY BASE FLOOD ELEVATION +9.00' NGVD29. REFERENCE MAP LA Q103 DATED FEB. 23, 2006.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- FIELD WORK WAS PERFORMED SEPT. 14, 2006 FIELD BOOK T-551 PAGE 56 & 57.
- PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**CERTIFICATION:**

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_  
PRELIMINARY / CONCEPTUAL / ENGINEERING APPROVAL

**DEDICATION OF STREET SERVITUDE**

THE STREET AS DESIGNATED ON THE WITHIN PLAT IS HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE STREET SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING UTILITIES, PRIVATE OR PUBLICLY OWNED. SANITARY AND STORM SEWERS AND DRAINAGE STRUCTURES MAY BE PLACED WITHIN THE STREET SERVITUDE. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER OR ASSIGNS.

APPROVED BY: BURNETTE PLACE LIMITED PARTNERSHIP  
318 VENTURE BLVD.  
HOUMA, LA 70363

FOR: \_\_\_\_\_  
DALE C. THOMPSON

Prepared By:  
**Gulf South Engineers Inc.**

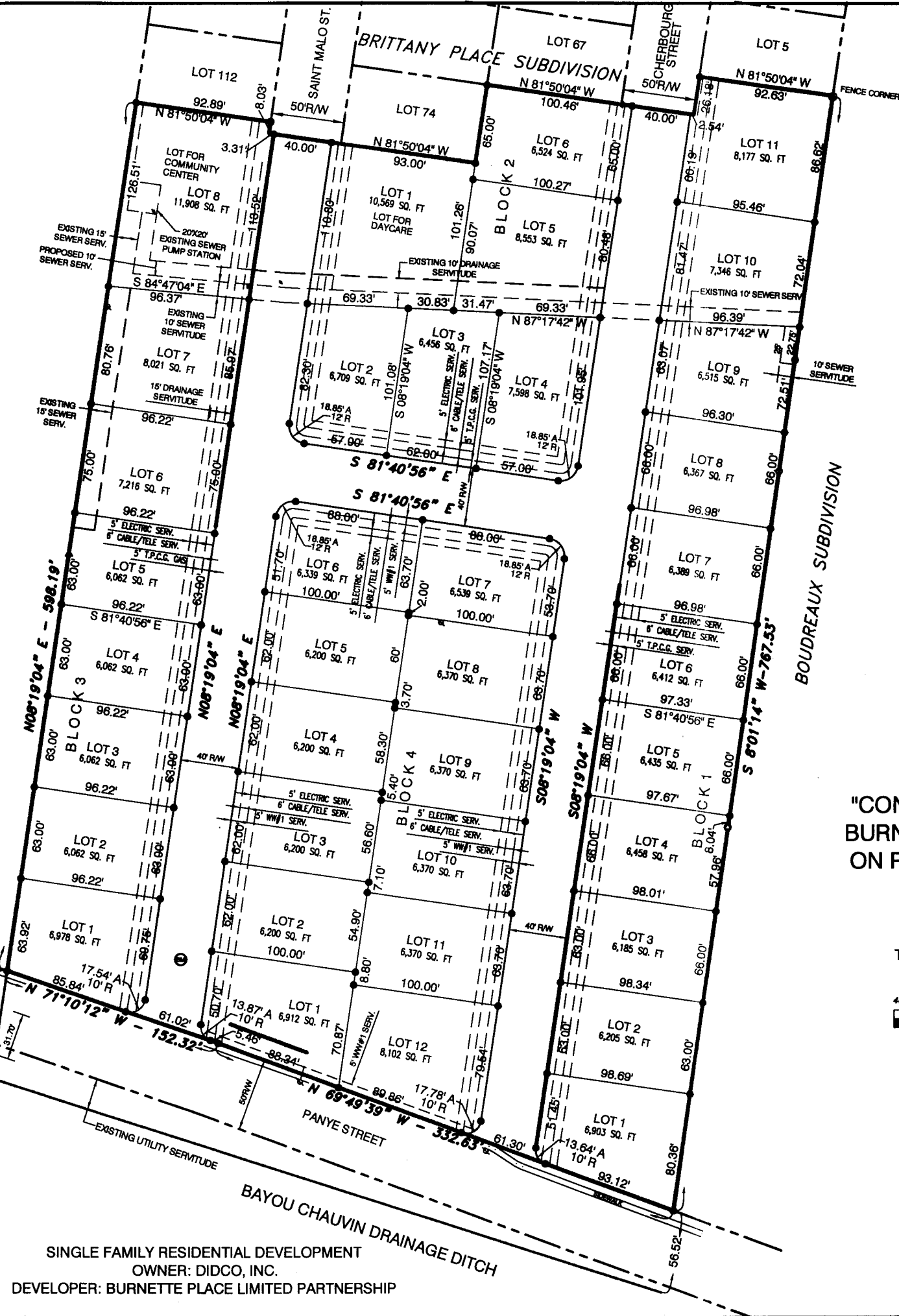
Engineers • Architects • Planners • Surveyors  
991 Grand Calais Road  
Houma, Louisiana 70363-5705  
Phone (985) 876-6380  
Fax (985) 876-0621  
2315 North Woodlawn Avenue  
Suite 201  
Morgan City, Louisiana 70302-7402  
Phone (504) 454-1710 Fax (504) 454-1781  
800 Youngs Road Morgan City, Louisiana 70381 Phone  
(985) 384-2321 Fax (985) 876-0621



**PRELIMINARY**

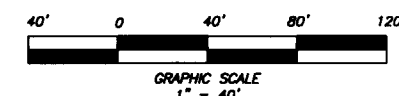
ARTHUR A. DeFRATES, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LA. LICENSE NO. 1199  
FILENAME: BURNETTESURVEYPLATREV09.DWG

DATE	DESCRIPTION	BY



"CONCEPTUAL / PRELIMINARY"  
BURNETTE PLACE SUBDIVISION  
ON PROPERTY BELONGING TO  
DIDCO, INC.

LOCATED IN  
SECTION 105, T17S-R17E  
TERREBONNE PARISH, LOUISIANA  
DATE: JUNE 29, 2009



- LEGEND**
- - SET 3/4" IRON PIPE
  - - FOUND 3/4" IRON PIPE
  - ⊙ - FOUND 1/2" IRON ROD
  - ⊙ - FOUND 1" IRON PIPE
  - ⊙ - FOUND 2" IRON PIPE
  - ▲ - FOUND ANGLE IRON
  - ⊙ - POWER POLE w/ GUY WIRE
  - ⊙ - BENCHMARK LOCATIONS

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
OWNER: DIDCO, INC.  
DEVELOPER: BURNETTE PLACE LIMITED PARTNERSHIP

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  \*\* Minor Subdivision

Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Redivision of property belonging to Rickie & Gwynne Pitre
- Developer's Name & Address: Rickie Pitre 214 Bayou Gardens Drive Houma, LA 70364  
\*Owner's Name & Address: Rickie & Gwynne Pitre  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- Physical Address: 3333 Hwy 316 Gray, LA 70359
- Location by Section, Township, Range: Section 4, T16S-R17E
- Purpose of Development: Creates a 1.08 acre homesite tract fronting Hwy. 316
- Land Use:  
 \*\* Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 \*\* Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 \*\* Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 29 June 2009
- Council District: 4. Cavalier / Schriever Fire Dist.
- Number of Lots: 2
- Filing Fees: \$169.40

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger  
Print Applicant or Agent

  
Signature of Applicant or Agent

29 June 2009  
Date

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Print Name

Signature

Date

PC09/ 7 - 2 - 43

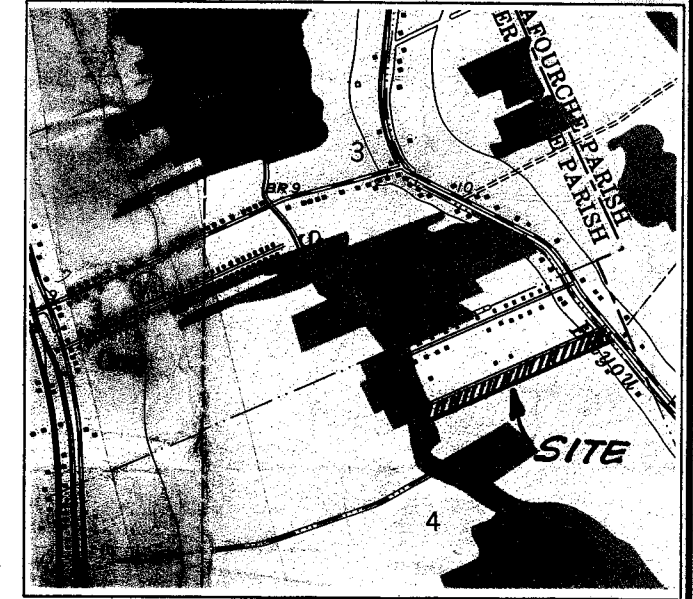
Record # 44

0-11-15/07

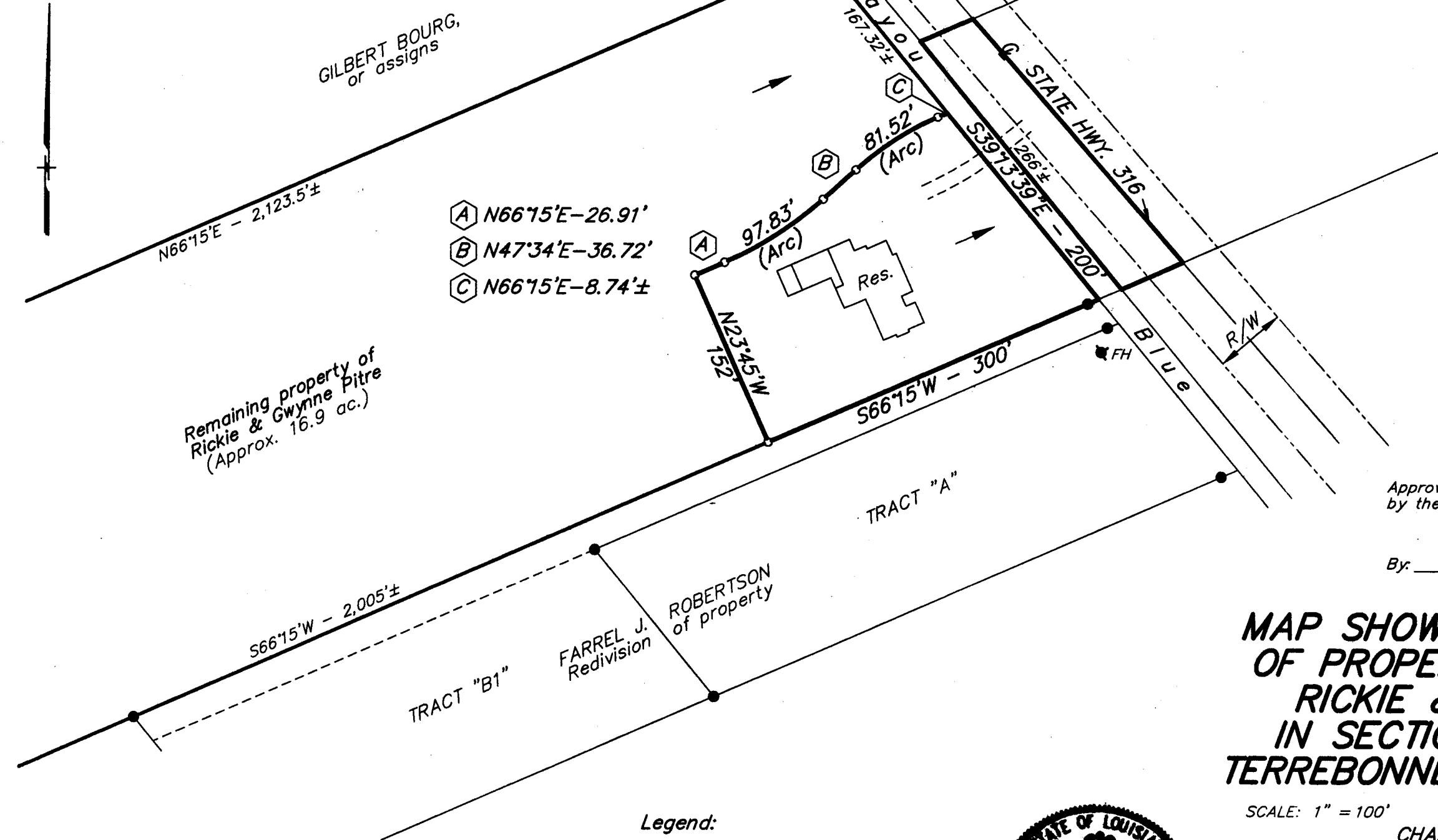


**Reference Map:**

Bearings shown hereon are based on the reference survey map entitled "SURVEY OF TRACT A, TRACT B1, AND TRACT B2, BELONGING TO FARREL JAMES ROBERTSON" prepared by David A. Waitz and dated 8/26/08.



Vicinity Map



- (A) N66°15'E - 26.91'
- (B) N47°34'E - 36.72'
- (C) N66°15'E - 8.74'±

Remaining property of Rickie & Gwynne Pitre (Approx. 16.9 ac.)

Approved and accepted this date: \_\_\_\_\_ by the Houma Terrebonne Regional Planning Commission

By: \_\_\_\_\_ For MINOR SUBDIVISION

**MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO RICKIE & GWYNNE PITRE IN SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

29 JUNE 2009

CHARLES L. McDONALD  
LAND SURVEYOR, INC.  
HOUMA, LOUISIANA

**Notes:**

This map does not purport to show any pipelines, servitudes and/or rights of ways which may affect this property.

This property is within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0405 C)

**Legend:**

- Indicates 1/2" iron rod set
- Indicates 5/8" iron rod found
- Drainage Flow

Proposed Land Use:  
**Single Family Residential**



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY, FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:

*Galen F. Bollinger*

REG. P.L.S. No. 4850

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park
- C.  X  Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
 X  Engineering  
\_\_\_\_\_ Final
- D. \_\_\_\_\_ Minor Subdivision

\_\_\_\_\_ Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision:  PALM GARDENS SUBDIVISION (PHASE A)   
 CYPRESS GARDENS DEVELOPMENT, L.L.C., 7 GOLF VILLA,
2. Developer's Name & Address:  NEW ORLEANS, LA 70131   
 CYPRESS GARDENS DEVELOPMENT, L.L.C., 7 GOLF VILLA,
- \*Owner's Name & Address:  NEW ORLEANS, LA 70131   
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect:  DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address:  VICARI DRIVE, HOUMA, LA
5. Location by Section, Township, Range:  SECTION 9, T16S-R17E
6. Purpose of Development:  DIVISION OF PROPERTY FOR RESIDENTIAL USE
7. Land Use:  
 X  Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
 X  Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
 X  Curb & Gutter  
 X  Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Date and Scale of Map:  MARCH 17, 2009 1" = 60'
11. Council District:  4. Cavalier / Bayou Cane Area
12. Number of Lots:  36
13. Filing Fees:  \$75.00 bmb

I,  DAVID A. WAITZ, AGENT , certify this application including the attached date to be true and correct.

DAVID A. WAITZ, AGENT   
Print Applicant or Agent

[Signature]   
Signature of Applicant or Agent

6/22/09   
Date

The undersigned certifies:  [Signature]  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application,  or  \_\_\_\_\_ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

ROBERT L. BROGGI, MANAGER   
Print Name

[Signature]   
Signature

6/22/09   
Date

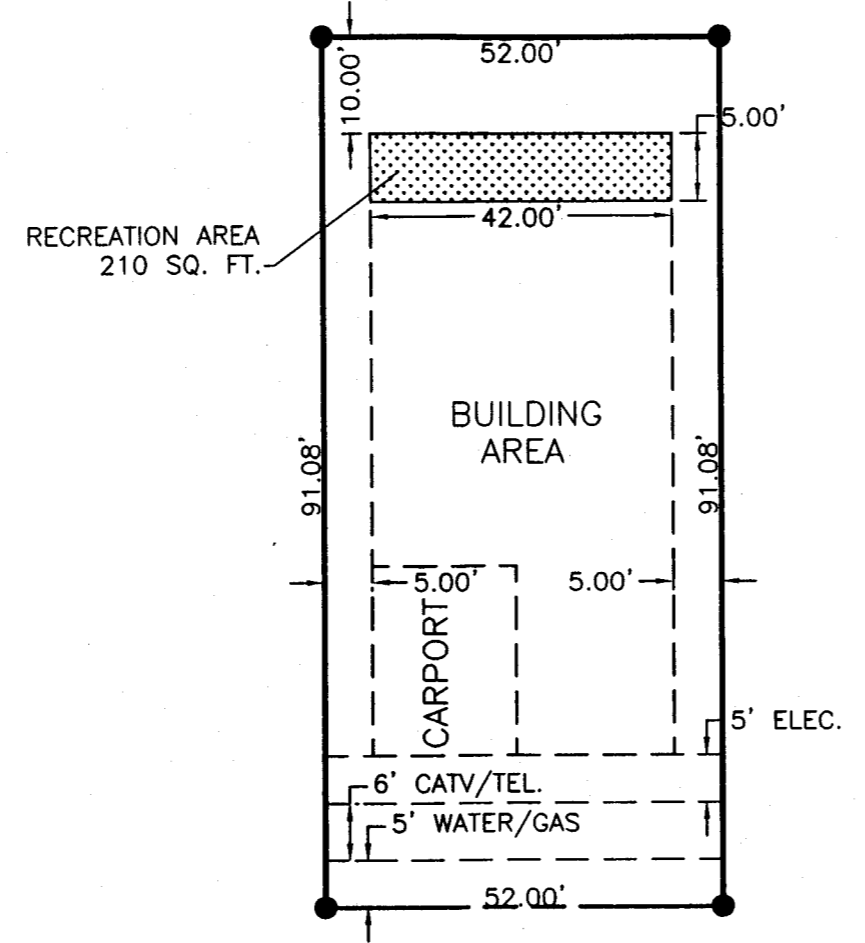
PC09/  7 - 3 - 44   
Record #  45

**REFERENCE MAPS & BEARINGS:**

- 1) A MAP ENTITLED:  
"BAYOU GARDENS SUBDIVISION - ADDENDUM NO.8"  
PREPARED BY: T. BAKER SMITH AND SON INC.  
DATED: DECEMBER 20, 1979
- 2) A MAP ENTITLED:  
"MAP SHOWING PROPERTY OF HAYNES GUIDRY,  
MAGNEL HEBERT, ILEY A. HEBERT AND IRENE WALLACE  
IN SECTION 9, T16S-R17E, TERREBONNE PARISH, LOUISIANA"  
PREPARED BY: T. BAKER SMITH AND SON INC.  
DATED: JANUARY 9, 1962

**LEGEND**

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL ⊞
- EXISTING WATER VALVE ⊕WV
- EXISTING FIRE HYDRANT ⊕FH
- EXISTING WATER METER ⊕WM
- EXISTING GAS VALVE ⊕GV
- EXISTING GAS METER ⊕GM
- EXISTING SEWER MANHOLE ⊕SM
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ⊕CB
- PROPOSED 2" DISK △

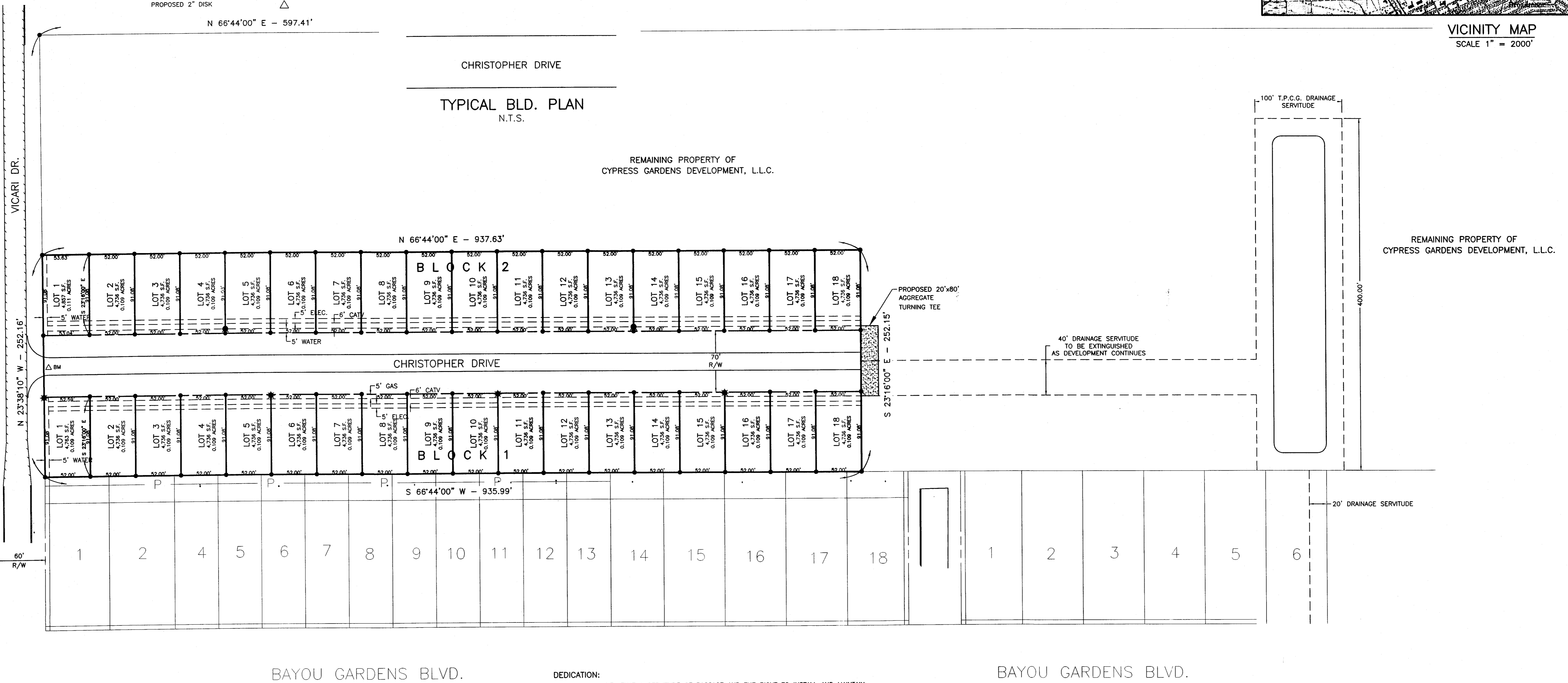
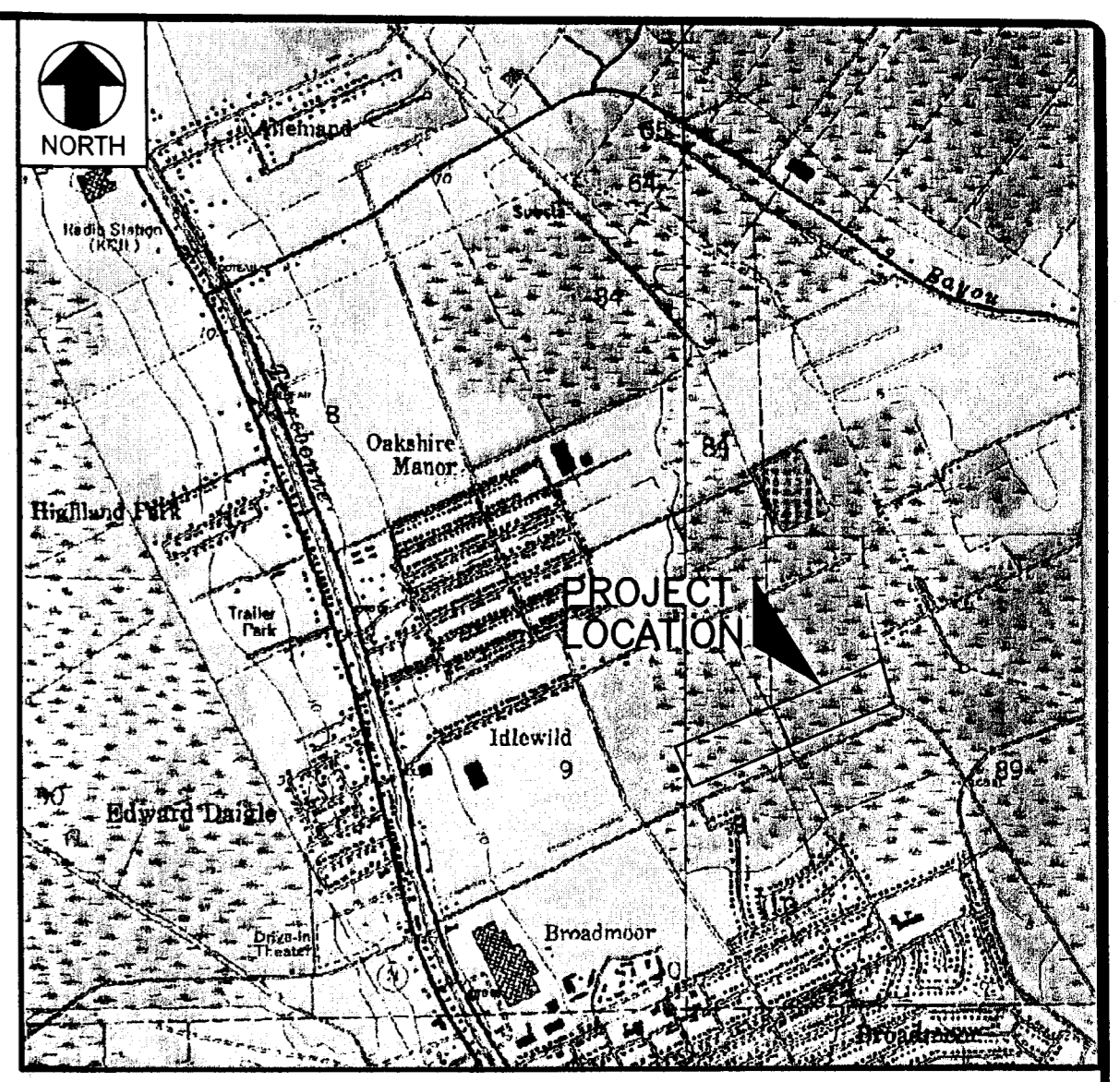


**MINIMUM DRIVEWAY CULVERT REQUIREMENTS:**

Block	Lot Range	Culvert Size
BLOCK 1	LOTS 1-2	15" DIA. CULVERT
	LOTS 3-10	18" DIA. CULVERT
	LOTS 13-18	24" DIA. CULVERT
BLOCK 2	LOTS 1-2	15" DIA. CULVERT
	LOTS 3-10	18" DIA. CULVERT
	LOTS 11-18	24" DIA. CULVERT

NOTE: ALL DRAIN PIPE SHALL BE PVC, HDPE, RCP, OR RCPC.

ILEY A. HEBERT  
OR ASSIGNS



**DEDICATION:**  
THIS IS TO CERTIFY THAT A SERVIDUTE OF PASSAGE AND THE RIGHT TO INSTALL AND MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, SOUTH CENTRAL BELL, TIME WARNER CABLE, AND SLECA OVER AND IN ALL THESE CERTAIN STREETS AND SERVIDUTES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVIDUTES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_  
CYPRESS GARDENS DEVELOPMENT, LLC

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY: \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**CERTIFICATION:**  
APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED: \_\_\_\_\_  
FOR: \_\_\_\_\_

**NOTE:**  
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVIDUTES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

**BUILDING SETBACK NOTE:**  
FRONT LINE: 16' SETBACK  
SIDE LINE: 5' SETBACK  
REAR LINE: 10' SETBACK



DATE	DESCRIPTION	BY

**PALM GARDENS SUBDIVISION (PHASE A)**  
LOCATED IN SECTION 9, T16S-R17E  
TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

DESIGNED: DAW	DETAILED: TFR	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: MARCH 17, 2009		FILE: F:\DWG\2009\05-146\PLAT(PHASE A).DWG
		JOB NO: 05-146

**FEMA FLOOD ZONE AND HAZARDS**  
THIS DEVELOPMENT IS LOCATED IN ZONE A2, AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. (B.F.E. = 44.0')  
FEMA MAP COMMUNITY PANEL NUMBER 225208 0245 C DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-5102  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: AE A.B.F.E. = 5.0'

**CERTIFICATIONS**  
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE APPROPRIATE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ON THIS PROPERTY EXCEPT AS SHOWN

**PRELIMINARY COPY**

APPROVED: David A. Waitz Reg. No. 4744

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- B.  Mobile Home Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: ARDOYNE SUBDIVISION ADDENDUM #3
- Developer's Name & Address: Mid-South Mortgage Company, 208 Venture Blvd., Houma LA 70360  
\*Owner's Name & Address: 208 Venture Blvd., Houma, LA 70360, Mid-South Mortgage Co.  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Arthur A. DeFraitas, Jr. P.E., P.L.S.

### SITE INFORMATION:

- Physical Address: 4000' +/- from intersection of LA Hwy 311 & Bull Run Road.  
(North of Bull Run Rd.)
- Location by Section, Township, Range: Section 16, T16S-R16E
- Purpose of Development: Create 28 single-family Residential lots.
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Date and Scale of Map: 2/01/08 Scale: 1" = 100'
- Council District: 2-Williams / Schriever III
- Number of Lots: 28
- Filing Fees: \$395.00 lmb

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

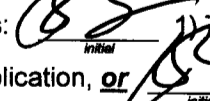
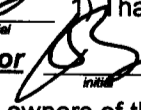
Terral J. Martin Jr.

Print Applicant or Agent

Date

6/29/09

Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Rodney Burns

Print Name

Date

6-29-09

Signature

PC09/ 7-4-45

Record # 46

Table of Driveway Culvert Sizes

BLOCK	LOT	SIZE
3	15	36" CMP A
3	16	36" CMP A
3	17	18" CMP
3	18 - SOUTH	24" CMP
3	18 - WEST	48" CMP A
3	19	48" CMP A
8	3	36" CMP A
8	4	36" CMP A
8	5	18" CMP
8	6	18" CMP
8	7 - NORTH	24" CMP
8	7 - WEST	48" CMP A
8	14 - WEST	36" CMP A
8	14 - SOUTH	24" CMP
8	13	18" CMP
8	12	18" CMP
8	11	36" CMP A
8	10	36" CMP A
9	6	36" CMP A
9	7	36" CMP A
9	8	36" CMP A
9	9	18" CMP
9	10	18" CMP
9	11 - NORTH	24" CMP
9	11 - WEST	18" CMP
10	7	48" CMP A
10	6	48" CMP A
10	5	48" CMP A
10	4	48" CMP A
10	3	36" CMP A
10	2	36" CMP A
10	1	18" CMP

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY \_\_\_\_\_  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**DEDICATION OF STREETS AND SERVITUDES**  
THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAN ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAN ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

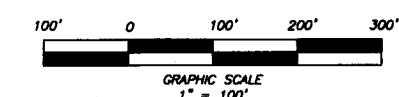
APPROVED BY: MID-SOUTH MORTGAGE COMPANY  
208 VENTURE BLVD.  
HOUMA, LA 70308

FOR:  
RODNEY L. BURNS

**CERTIFICATION:**  
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ DATE \_\_\_\_\_

ARDOYNE PLANTATION ESTATES  
ADDENDUM #3  
ON PROPERTY BELONGING TO  
MID-SOUTH MORTGAGE COMPANY  
LOCATED IN  
SECTION 16 T16S-R16E  
TERREBONNE PARISH, LOUISIANA  
DATE: FEBRUARY 01, 2008

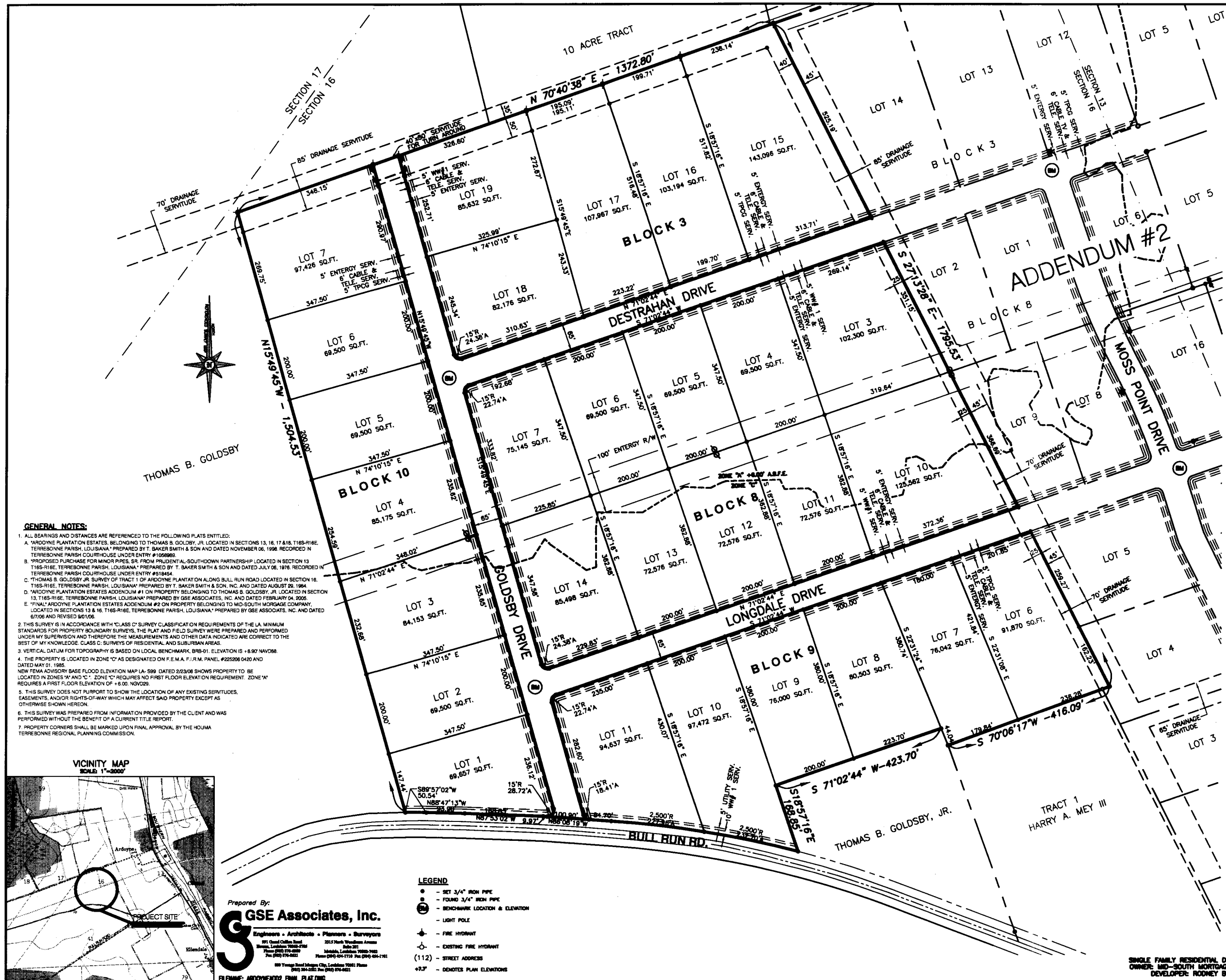


STATE OF LOUISIANA  
Arthur A. DeFraitos, Jr.  
REG. NO. 1199  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

Arthur A. DeFraitos, Jr.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LA. LICENSE NO. 1199

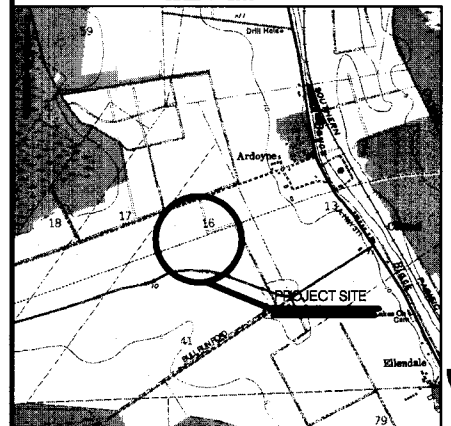
DATE	DESCRIPTION	BY
3/28/08	REVISED DRIVEWAY CULVERT SIZES	CJB



**GENERAL NOTES:**

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:  
A. ARDOYNE PLANTATION ESTATES, BELONGING TO THOMAS B. GOLDSBY, JR. LOCATED IN SECTIONS 13, 16, 17 & 18, T16S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON AND DATED NOVEMBER 06, 1998. RECORDED IN TERREBONNE PARISH COURTHOUSE UNDER ENTRY #1059689.  
B. PROPOSED PURCHASE FOR MINOR PIPES, SR. FROM PRUDENTIAL-SOUTHDOWN PARTNERSHIP LOCATED IN SECTION 13 T16S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON AND DATED JULY 06, 1978. RECORDED IN TERREBONNE PARISH COURTHOUSE UNDER ENTRY #918464.  
C. THOMAS B. GOLDSBY JR. SURVEY OF TRACT 1 OF ARDOYNE PLANTATION ALONG BULL RUN ROAD LOCATED IN SECTION 16, T16S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON, INC. AND DATED AUGUST 20, 1984.  
D. ARDOYNE PLANTATION ESTATES ADDENDUM #1 ON PROPERTY BELONGING TO THOMAS B. GOLDSBY, JR. LOCATED IN SECTION 13, T16S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY GSE ASSOCIATES, INC. AND DATED FEBRUARY 04, 2005.  
E. FINAL ARDOYNE PLANTATION ESTATES ADDENDUM #2 ON PROPERTY BELONGING TO MID-SOUTH MORTGAGE COMPANY, LOCATED IN SECTIONS 13 & 16, T16S-R16E, TERREBONNE PARISH, LOUISIANA, PREPARED BY GSE ASSOCIATES, INC. AND DATED 6/7/06 AND REVISED 9/2/06.
- THIS SURVEY IS IN ACCORDANCE WITH CLASS C SURVEY CLASSIFICATION REQUIREMENTS OF THE L.A. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- VERTICAL DATUM FOR TOPOGRAPHY IS BASED ON LOCAL BENCHMARK, BRB-91, ELEVATION IS + 8.92 NAVD83.
- THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225208 0420 AND DATED MAY 01, 1985.  
NEW FEMA ADVISORY BASE FLOOD ELEVATION MAP LA-599 DATED 2/23/06 SHOWS PROPERTY TO BE LOCATED IN ZONES "A" AND "C". ZONE "C" REQUIRES NO FIRST FLOOR ELEVATION REQUIREMENT. ZONE "A" REQUIRES A FIRST FLOOR ELEVATION OF + 6.00 NAVD83.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

VICINITY MAP  
SCALE 1" = 3000'



- LEGEND**
- - SET 3/4" IRON PIPE
  - - FOUND 3/4" IRON PIPE
  - ⊙ - BENCHMARK LOCATION & ELEVATION
  - ⊙ - LIGHT POLE
  - ⊕ - FIRE HYDRANT
  - ⊕ - EXISTING FIRE HYDRANT
  - (112) - STREET ADDRESS
  - +7.7 - DENOTES PLAN ELEVATIONS

Prepared By:  
**GSE Associates, Inc.**  
Engineers • Architects • Planners • Surveyors  
891 Canal Center Road, Suite 201, Metairie, Louisiana 70002-3602  
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800 Young Road, Suite 100, Metairie, Louisiana 70002-3602  
Phone (504) 885-8888 Fax (504) 885-8889

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
OWNER: MID-SOUTH MORTGAGE COMPANY  
DEVELOPER: RODNEY BURNS