

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

APRIL 17, 2025, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of March 20, 2025
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. Planned Building Group:
Placement of (4) multi-family residential buildings and (1) clubhouse; 5041 Imperial Drive; Coleman Partners Architects, applicant (*Council District 6 / Bayou Cane Fire*)
- G. NEW BUSINESS:**
 - 1. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial); 132 Armour Drive; Terrebonne Children’s Advocacy Center, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 3 / Bayou Cane Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
- H. STAFF REPORT**
 - 1. Discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50
- I. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 20, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 17, 2025 INVOICES AND THE TREASURER’S REPORT OF MARCH 2025**
 - 1. Martin & Pellegrin, CPAs to present 2024 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al
Approval Requested: Process D, Minor Subdivision
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul B. Carter
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
Approval Requested: Process D, Minor Subdivision
Location: 10307 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Sealevel Construction
Surveyor: Duplantis Design Group, PC

b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6443 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Thomas R. Persac
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC
Approval Requested: Process D, Minor Subdivision
Location: 268 Corporate Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Wan, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land)
Approval Requested: Process D, Minor Subdivision
Location: 6380 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Zebec, LLC; Eric Boudreaux
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 6870 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 5130 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson East Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 2513 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Tract 2, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.; Section 17, T20S-R16E, Terrebonne Parish, LA (3310 Bayou Dularge Road / Councilman Danny Babin, District 7)
2. Survey of the Western Boundary Line of Lot 6, Block 27 Creating Lot Line Shift with Lot 1, Lot 2, Block 27 and Northern Portion of Lot 3, Block 27; Section 7, T17S-R17E, Terrebonne Parish, LA (716 Wood Street / Councilman Kevin Champagne, District 5)
3. Revised Lots 5 & 9, A Redivision of Lots 5 & 9, Block 58 of Lovenstein Addition to the City of Houma belonging to Ladon A. Miller, et al; Section 7, T17S-R17E, Terrebonne Parish, LA (817 High Street / Councilman Charles "Kevin" Champagne, District 5)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MARCH 20, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 20, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Robbie Liner and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *None*.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of February 20, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Aaron Baudoin requesting to table Item G.1 until the next regular meeting of April 17, 2025 [See *ATTACHMENT A*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission table the Planned Building Group application for the placement of (4) multi-family residential buildings and (1) clubhouse at 5041 Imperial Drive until the next regular meeting of April 17, 2025 as per the applicant’s request [See *ATTACHMENT A*].
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Judy Carter to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street.
- a) Ms. Judy Carter, 182 Acklen Street, discussed her request to rezone the property in order to place a mobile home for her niece.
- b) The Chairman recognized Lloyd Billiot, 199 Pitre Street, who stated he objected to the rezone request and expressed concerns of lowered property values in the neighborhood.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to R-2.
- e) Discussion was held regarding other mobile homes in the area and smaller sized mobile homes that could be placed on the small lot.

f) Mr. Thibodeaux moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 196 Pitre Street and forward to the Terrebonne Parish Council for final consideration.”

g) Discussion was held regarding buffers and the applicant having to get a Special Exception from the Board of Adjustment to place the mobile home on the property as well as meet the property setbacks. Clarification was given that the abutting property was zoned R-2 and why Ms. Carter was able to apply to rezone the property.

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Planned Building Group:

TABLED until next regular meeting of April 17, 2025 Placement of (4) multi-family residential and (1) clubhouse, 5041 Imperial Drive; Coleman Partners Architects, applicant [See *ATTACHMENT A*]

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners’ Comments: None.

2. Chairman’s Comments: None.

J. PUBLIC COMMENTS:

1. The Chairman recognized Lloyd Billiot, 199 Pitre Street, who asked if he could place a mobile home on his property. He was informed of the stipulations of rezoning property and he was not abutting a zone that would allow for a mobile home nor did he meet the minimum lot size requirements to request a rezone.

K. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:22 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot; Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Robbie Liner, 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 MARCH 20, 2025.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

From: Aaron Baudoin <abaudoin@cparch.com>

Sent: Thursday, March 20, 2025 1:44 PM

To: Christopher Pulaski <cpulaski@tpcg.org>; Becky Becnel <bbecnel@tpcg.org>

Cc: Joe Saffiotti <JSAFFIOTTI@cparch.com>; Victor Smeltz <vsmeltz@cox.net>; Vanessa Levine - Volunteers of America SELA <VLevine@voasela.org>; Jeanette Delery Capocaccia - Volunteers of America SELA <JDCapocaccia@voasela.org>; Elizabeth Hughes - Volunteers of America SELA <EHughes@voasela.org>; Jason Strealy - Volunteers of America SELA <JStrealy@voasela.org>

Subject: Imperial Terrace Multifamily Development Planned Building Group Approval Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chris,

Good afternoon, as you know our project for the new Imperial Terrace Multifamily Development is currently on the agenda for tonight's Planning Commission meeting to review our application for Planned Building Group Approval. Following your discussion on the phone with Joe Saffiotti earlier today we are formally requesting this discussion be pushed back to the April 17th meeting to make sure we have addressed all the concerns of the public.

Please let us know if this is acceptable, and if you need anything else from us to ensure we are on the agenda for next month.

Thanks,

AARON BAUDOIN

Architect, AIA / NCARB

T 225.387.4414 **M** 337.224.5013

E abaudoin@cparch.com **W** cparch.com

3377 North Blvd. Baton Rouge, Louisiana 70806

Baton Rouge / Houston / New Orleans



Practicing in Mississippi as Robert M. Coleman, Architect

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

ZLU 25/4
Dist. 6
Bayou Cane
Fire

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, LA 70361
(985)873-6793

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Aaron Baudoin, Coleman Partners Architects
Applicant's Name

3377 North Boulevard Baton Rouge Louisiana 70806
Address City State Zip Code

February 26, 2025 / 225-387-4414
Date Telephone Number(s)

Architect
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

- 1. Name of Project: Imperial Terrace Multifamily Development
- 2. Location: 5041 Imperial Drive, Houma, LA 70360
- 3. Zoning District: C-2 General Commercial District
- 4. Total Land Area: 6.481 Acres (282,312 SF)
- 5. Total Number of Units: 120
- 6. Gross Floor Area: 123,547 SF
- 7. Total Parking Spaces Provided: 190
Total Parking Spaces Required: 240
- 8. Approximate Cost of Work Involved: \$24,000,000
- 9. Has any previous application been made: NO YES X

If Yes, please describe: Board of Adjustment Variance Application for parking variance

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 6.481 acres. A sum of \$44.18 dollars is enclosed and made a part of this application.



Signature of Applicant

February 26, 2025

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

February 28, 2025

Date













Zoning & Land Use Commission

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: MARCH 20, 2025

TERREBONNE CHILDREN'S ADVOCACY CENTER

Applicant's Name

305 VERRET STREET	HOUMA,	LA	70360
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

985-872-5437	N/A
Telephone Number (Home)	(Work)

100%

Interest in Ownership (Owner, etc.)

132 ARMOUR DRIVE, HOUMA, LA 70364 - REMAINING PORTION OF LOT 1, BLOCK 1 OF TERREBONNE PLAZA SUBDIVISION
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R3 To: C2

Previous Zoning History: x No Yes

If Yes, Date of Last Application: _____

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

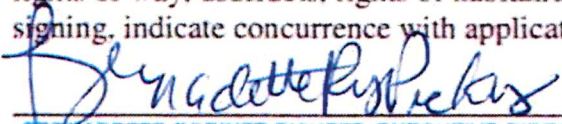
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

TERREBONNE CHILDREN'S ADVOCACY CENTER, 305 VERRET STREET, HOUMA, LA 70360 - 100% OWNERSHIP

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:


 BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR
 TERREBONNE CHILDREN'S ADVOCACY CENTER

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

SEE ATTACHMENT.

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

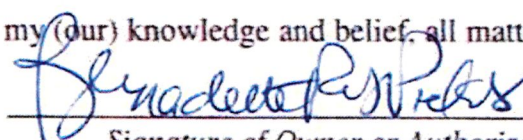
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.925 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 or Authorized Agent
 BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR

132 ARMOUR DRIVE, HOUMA, LA 70364

REMAINING PORTION OF LOT 1, BLOCK 1 OF TERREBONNE PLAZA SUBDIVISION

OWNED BY: TERREBONNE CHILDREN'S ADVOCACY CENTER

REQUEST TO REZONE FROM R3 (MULTI-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY)) TO C2 (GENERAL COMMERCIAL DISTRICT)

**2. Reason For Amendment
Change in Conditions**

The adjacent lot at 118 Armour Drive is zoned as C2 and we are requesting that the lot at 132 Armour Drive be switched from a R3 to a C2 zoning. Changing the zoning will allow the owners more options for the use of the property.

3. Development Schedule

Development of this property is going to occur after all of the processes have been finalized with FEMA. At this time there is no anticipated development schedule for this property.

4. Market Information

N/A

5. Public Need

This proposed development will address the needs of the community.

6. Effect of the Amendment

The nature of this application is to re-zone the above referenced lot along Armour Drive from R3 (multi-family residential district) to C2 (general commercial district) as this lot along with the adjacent lot are owned by the Terrebonne Children's Advocacy Center.

The Center is in the process of demolishing the existing building located at 118 Armour Drive and plans to eventually relocate their office buildings that were damaged by Hurricane Ida to this location.

The effect of the proposed amendment is to allow the lot to be classified as C2 (general commercial district) which is the same classification as the lot next door at 118 Armour Drive and would not alter the aesthetics of the neighborhood.

7. Error

N/A



NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES
ONLY AND IS NOT IN FULL COMPLIANCE WITH THE
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 25-027
DIRECTORY: 2025/25-027
FILE: ZONING EXHIBITS.dwg
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY
	REVISION	

N.T.S.

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MARCH 25, 2025		PROJECT: 25-027

OWNER	TERREBONNE CHILDREN'S ADVOCACY CENTER
PROJECT	ZONING CHANGE REQUEST LOCATED IN SECTION 1, T17S-R17E ALSO SECTION 9, T16S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET
1

***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: 3/25/2025

Lonzo Lavine
Applicant's Name

109 Merlin St. Gray LA 70359
Address City State Zip

985-991-3064
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

710 May St.; Lot 6, Block 4, Add. No. 1, FairSITE
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Subdivision

Zoning Classification Request:

From: R-1 To: C-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: n/a

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:
- Land area to be affected;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - All existing and proposed structures with supporting open facilities;
 - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - 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:

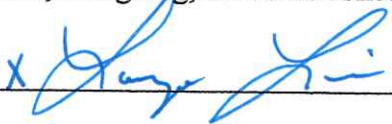
6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

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

Lonzo Lavine

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

X 

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:

X 

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 21 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.

X 
Signature of Owner or Authorized Agent

**710 May Street
Lot 6, Block 4, Add. No. 1, Fairsite Subdivision
Lonzo Lavine, Applicant**

Request to Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial)

Amendment Policy

2. Reasons For This Amendment

Change in Conditions

The availability of affordable housing has decreased in the area due to the aftermath of Hurricane Ida. The applicant intends to build a duplex on the property which is a permitted use within C-2 zoning district. This district would be more suitable than R-2 (Two-Family Residential) because mobile homes which would not be a good fit for the subdivision are not allowed in C-2.

Limitations On Proposed Amendments

The adjacent property at 708 May Street is currently zoned C-2 (General Commercial) so the proposed rezone is exempt from the minimum size requirement.

Exhibits Required

3. Legal Description

Lot 6, Block 4, Add. No. 1, Fairsite Subdivision

4. Market Information

N/A

5. Development Schedule

Immediately after approval, if granted.

6. Effect of Amendment

This change would not alter the aesthetics in the surrounding area.
