

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

AUGUST 15, 2019, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 18, 2019

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant; and call a public hearing for said matter on Thursday, September 19, 2019 at 6:00 p.m. (*District 1/City of Houma Fire*)

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. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 18, 2019

E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 15, 2019 INVOICES AND TREASURER'S REPORT OF JULY 2019

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Consider Approval of Said Application
2. a) Subdivision: Lots 6A-1 and 6A-2, Block 6, Addendum No. 2, A Redivision of Revised Lot 6A of Hollywood Fields Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 310 Venture Blvd., Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Scott G. & Rana Moise
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Patricia Gouner Gilbert
Approval Requested: Process D, Minor Subdivision
Location: 4552 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Black Fire District
Developer: Patricia Gouner Gilbert
Surveyor: Allen R. Woodard, P.L.S.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts B-1-A thru B-1-D, A Redivision of Tract B-1 belonging to Arthur Anthony Eschete
Approval Requested: Process D, Minor Subdivision
Location: 6467 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Arthur A. Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
5. a) Subdivision: Tracts 2-A, 2-B, 2-C, & 2-D, A Redivision of Tract 2 belonging to Arthur Anthony Eschete
Approval Requested: Process D, Minor Subdivision
Location: 6540-6545 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Arthur A. Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application
6. a) Subdivision: Survey of Tract of Land belonging to Chauvin Brothers, Inc. into Tract "A" (Raw Land) & Tract "B" (Raw Land)
Approval Requested: Process A, Raw Land Division
Location: 207 Ephie Street, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Thomas Chauvin
Surveyor: Delta Coast Consultants, LLC
b) Public Hearing
c) Variance Request: Variance from required right-of-way
d) Consider Approval of Said Application
7. a) Subdivision: Adley Oaks
Approval Requested: Process C, Master Proposal/ Conceptual & Preliminary
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Dantin Bruce Development, Inc.
Surveyor: Quality Engineering & Surveying, LLC
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

- 1. a) Subdivision: Lots 1 thru 12, A Redivision of Revised Tract 3B-1a belonging to Robert J. Carriles, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 1788 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Robert Carriles, et ux
 Surveyor: Keneth L. Rembert Land Surveyor
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts 4A & 4B, A Redivision of a portion of Tract 4 belonging to Warren A. Morvant, Jr.
 Approval Requested: Process D, Minor Subdivision
 Location: 223 Back Project Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Warren A. Morvant, Jr.
 Surveyor: Keneth L. Rembert Land Surveyor
- b) Public Hearing
- c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Shift for Tracts 7-A and 9-A of the Division of Property belonging to Huey Authement; Section 1, T18S-R17E, Terrebonne Parish, LA
- 2. Revised Tracts 3B-1a and 3B-2a, A Redivision of Tracts 3B-1a and 3B-2a, Section 65, T19S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between Property belonging to Lonnie W. & Pamela Matherne and Gary J. and Jill Nelton, Section 44, T18S-R18E, Terrebonne Parish, LA
- 4. Revised Tracts "A" & "B", A Redivision of Property belonging to Patrick J. Kane, et al, Section 28, T16S-R17E, Lafourche Parish and Section 61, T16S-R17E, Terrebonne Parish, LA
- 5. Revision of Lot Lines of Tracts 6 & 7 of the Leo Jos. Callahan Estate, Section 101, T15S-R16E, Terrebonne Parish, LA
- 6. Redivision of Tract 1 of the Estate of Lance P. Brien, Sr. & Tracts belonging to Lawrence F. Brien, or assigns, Section 63, T16S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee
 - a) *Public Hearing*
 Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

ZONING & LAND USE COMMISSION

MEETING OF JULY 18, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 18, 2019 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, 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.
- D. APPROVAL OF THE MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Kelly: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of June 20, 2019.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Home Occupation:
The Chairman called to order the Home Occupation application by Michelle Fischer requesting approval to allow for a tutoring service in an R-1 (Single-Family Residential) zoning district at 6770 Willie Lou Avenue.
 - a) Ms. Michelle Fischer, applicant, discussed the home occupation request for the tutoring service in which she had enough off-street parking, would not have many children at a time who would be mostly dropped off and picked back up, and have no employees.
 - b) No one from the public was present to speak on the matter.
 - c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
 - d) Discussion was held with regard to off-street parking.
 - e) Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning and Land Use Commission approve the Home Occupation application to allow for a tutoring service in an R-1 (Single-Family Residential) zoning district at 6770 Willie Lou Avenue.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
 2. Chairman’s Comments: None.
- I. PUBLIC COMMENTS: None.

J. Mr. Kelley moved, seconded by Mrs. Falgout: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:10 p.m.”

The Chairman called for a vote on the motion offered by Mr. Kelley: THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Dr. L.A. “Budd” Cloutier, Jr., 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 JULY 18, 2019.

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

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

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. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

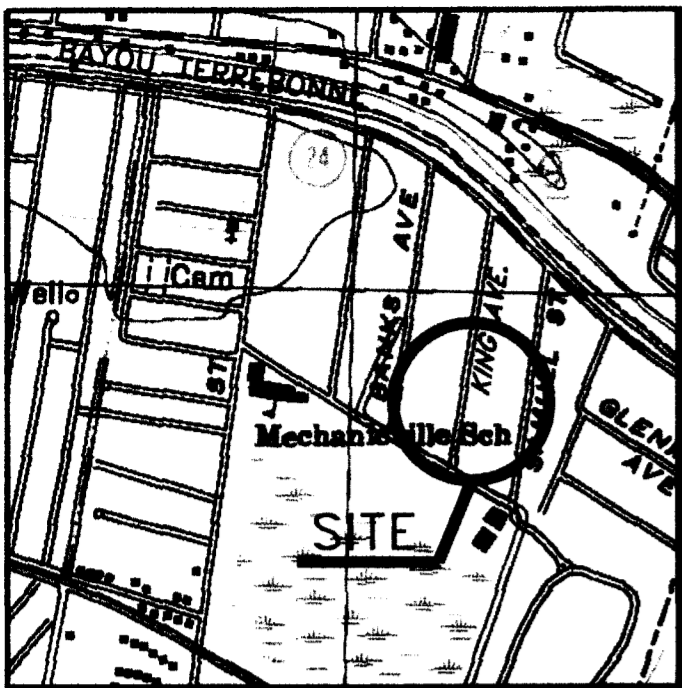
EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:
- Land area to be affected including legal description;
 - 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;
 - Locations of 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. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.
3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.
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 commercial district entirely surrounded by residential districts;
 - 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.

REASONS FOR REZONING

1. The lot next to this one (south side) was rezoned from R1 to R3 July 14, 2016 and owner of this lot would like to have the same zoning.
2. It appears that more mobile homes are being placed in the neighborhood. There are 6 Mobile homes located on the west side of King Street, 7 located on the east side of King Street and 5 located on the west side of Samuel Street, the street to the rear of the subject lot.
3. This approval would make housing more affordable in the area.
4. The configuration of the mobile home would make a better "fit" than a conventional house on this narrow lot. This lot is only 30' wide.



VICINITY MAP

SENATOR STREET

BANKS AVENUE

MECHANICSVILLE

SQUARE "C"

KING STREET

SQUARE "D"

SAMUEL STREET

PLAN SHOWING PROPERTY TO BE REZONED TO R-3
BEING THE SOUTHERN PORTION OF LOT 17, SQUARE D,
MECHANICSVILLE SUBDIVISION
LOCATED IN SECTION 9, T17S-R17E
TERREBONNE PARISH, LOUISIANA

JULY 22, 2019

SCALE: 1" = 60'



Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES MUNICIPAL ADDRESS

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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.