

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

**AUGUST 16, 2018, 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. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 19, 2018

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Planning Approval:
  - a) Establish a church in a C-2 (General Commercial) zoning district; 2000 East Tunnel Boulevard; Carolina Crawford, applicant (*Council District 1 / City of Houma Fire*)
2. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial), #1 McCord Road; Terrebonne ARC, applicant; and call a Public Hearing for Thursday, September 20, 2018 at 6:00 p.m. (*Council District 8 / City of Houma Fire*)
  - b) Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road; Dixie Rice Agricultural, L.L.C., applicant; and call a Public Hearing for Thursday, September 20, 2018 at 6:00 p.m. (*Council District 2 / Bayou Cane 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 19, 2018

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 16, 2018 INVOICES AND TREASURER'S REPORT OF JULY 2018**

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)  
Approval Requested: Process D, Minor Subdivision  
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: L-M Limited Partnership  
Surveyor: Delta Coast Consultants, LLC
- b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tract 6-C, A Redivision of Tract 6, Property belonging to Millicent B. Bourgeois, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 5747 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Paris Broussard  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Tract "A-4", A Redivision of Revised Tract "A-2" belonging to Crazy J. Properties, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: Bayouside Drive & LA Hwy. 58, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Crazy J. Properties, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Sonoco Living Quarters  
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary  
Location: 5420 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: SONOCO  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: High Land Development, Addendum No. 1  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Industrial Avenue A Extension & Browning Court, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg & Village East Fire District  
Developer: Low Land Investors, L.L.C.  
Surveyor: Angelette-Picciola, LLC / Eugene P. Robichaux, P.E.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Survey and Redivision of Lot 4 of Oak Forest Plantation Estates into Lot 4A and Lot 4B  
Approval Requested: Process D, Minor Subdivision  
Location: 5483 & 5485 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Malika Nykima McKinley  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

6. a) Subdivision: Belmont Place  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: Westside Boulevard Extension, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Bayou Cane Fire District  
 Developer: Linton Road Company, LLC  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application
7. a) Subdivision: Capital Commercial Development, Phase 4C  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA  
 Government Districts: Council District 6 / Bayou Cane Fire District  
 Developer: Terre South Investments, Inc.  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application
8. a) Subdivision: High Land Development  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Industrial Avenue A (extension), Terrebonne Parish, LA  
 Government Districts: Council District 1 / Bourg & Village East Fire District  
 Developer: Low Land Investors, L.L.C.  
 Engineer: Angelette-Picciola, LLC / Eugene P. Robichaux, P.E.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Lots 74 and 75, Addendum No. 1 to Fisherman's Retreat, Sections 13 & 24, T19S-R16E, Terrebonne Parish, LA
2. Revised Tract 6-B, A Redivision of Tract 6 & Tract 6-B, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
3. Revised Tract A, A Redivision of Tracts A & 6, Property belonging to Millicent B. Bourgeois, et al, Section 74, T16S-R15E, Terrebonne Parish, LA
4. Lot Line Extension between Property belonging to Ellendale Properties, L.L.C. and Lot 1, Block 8, Add. No. 1 to Ellendale Subdivision, Section 80, T17S-R16E, Terrebonne Parish, LA
5. Lot Line Adjustment between Lot 3B and Lot 4, Block 1 creating Revised Lot 3B and Revised Lot 4, Block 1 of Petit Caillou Estates Subdivision, Section 85, T18S-R18E, Terrebonne Parish, LA
6. Tract A-B-C-D-E-F-G-H-I-J-M-N-L-A, Property belonging to L S Land Holdings, LLC, Section 5, T17S-R17E, Terrebonne Parish, LA (148 N. Hollywood Road)
7. Revised Lots 12 & 13, Block 2, Addendum No. 11, Phase "D", 1 & 2 of Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
8. Lot Line Shift between Property belonging to Terrebonne Parish Fire District No. 10 and Recreation District No. 10, Section 17, T18S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B", A Redivision of Property belonging to Donald W. Hersey, et ux, Section 50, T18S-R18E, Terrebonne Parish, LA
10. Revised Lot 3, Block 1, Ardoyne Plantation Estates, Section 13, T16S-R16E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee:
  - a) Discussion and possible action with regard to revisions to application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase; and call a Public Hearing for Thursday, September 20, 2018

**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 19, 2018**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 19, 2018 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. 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. Mr. Kurtz moved, seconded by Mrs. Falgout: “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 21, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. **THERE WAS RECORDED: YEAS:** M. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:02 p.m.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. **THERE WAS RECORDED: YEAS:** M. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, and Mr. Ostheimer; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

L.A. “Budd” Cloutier, Jr., O.D., 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 19, 2018.**

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

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

ZLU18/3  
Dist. 1  
COH Fire

P.O. Box 1446

Houma, Louisiana 70361-1446

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

**Zoning & Land Use Commission  
Application**

Name: Carolina Crawford

Address: 15 HMS Court, Houma, LA 70364

Phone: 985-226-2926

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

The premises affected are situated at 2000 East Tunnel Blvd in a C-2 Zoning District. The legal description of the property involved in this application is: lot 5, block 5, Bergeron Voisin Addition, less portion of Parcel 2-2A

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

Applicant's interest in the premises affected: purchase - open church

Approximate cost of work involved: \$1000

Explanation of property use: church

Plot Plan attached:  Yes  No Drainage Plan attached:  Yes  No

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners:

1. Leon C. Kohman Jr  
299 Richmond Ave  
Houma, LA 70363

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Applicant or Agent

985-226-2926  
Phone Number

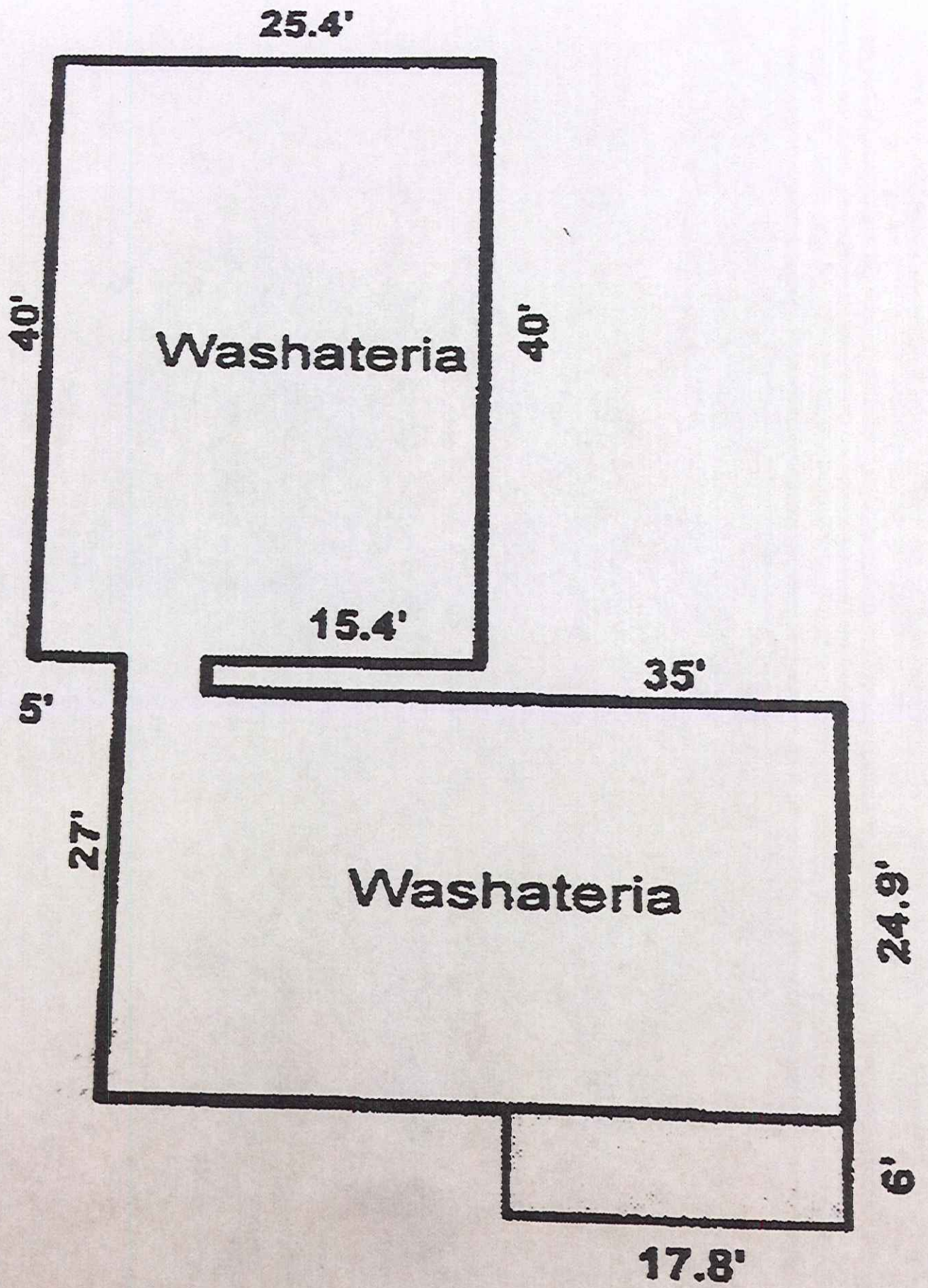
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Signature of Applicant or Agent

L.A. Lessa Enterprises, INC

7-25-18

Date



# 2000 East Tunnel





2000 East Tunnel





*2000 East Tunnel*



2000 East Tunnel

ZLV18/A  
Dist. 8  
CoH Fire

***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: July 16, 2018

Terrebonne ARC represented by its Executive Director, Mary Lynn Bisland

*Applicant's Name* \_\_\_\_\_

#1 McCord Road	Houma	LA	70363
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<i>Telephone Number (Home)</i>	985-876-4465, Ext. 38C <i>(Work)</i>
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Owner - 100%  
*Interest in Ownership (Owner, etc.)* \_\_\_\_\_

#1 McCord Road, Houma, LA 70363 - See attached Legal Description  
*Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)* \_\_\_\_\_

Zoning Classification Request:

From: R-1 To: C-3

Previous Zoning History: X No        Yes

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

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.

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. 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:

- a. Land area to be affected including legal description;
- 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. Locations of 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. 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:

- 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 commercial district entirely surrounded by residential districts;
- c. 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. 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 ARC - 100% ownership

#1 McCord Road, Houma, LA 70363

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:

Terrebonne ARC, represented herein by its Executive Director, Mary Lynn Bisland

By: Mary Lynn Bisland  
Mary Lynn Bisland, Executive Director

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 20.145 acres. A sum of \$77.50 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.

Mary Lynn Bisland  
Signature of Owner or Authorized Agent

**ZONING CLASSIFICATION REQUEST – APPLICANT: Terrebonne ARC - LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA - ENGINEER'S PROJECT NO. 2018-057**

**REASON FOR AMENDMENT:**

The reason for this Amendment Request is to change the current zoning of a Zone R-1 (Single Family Residential) to a Zone C-3 (Neighborhood Commercial District) which would include the proposed Terrebonne ARC Bayou Country Café and the current bead retail on the Terrebonne ARC campus.

**DEVELOPMENT SCHEDULE:**

Currently the construction of the Bayou Country Café is scheduled to begin in November of 2018 with a completion date in September of 2019.

**MARKET INFORMATION:**

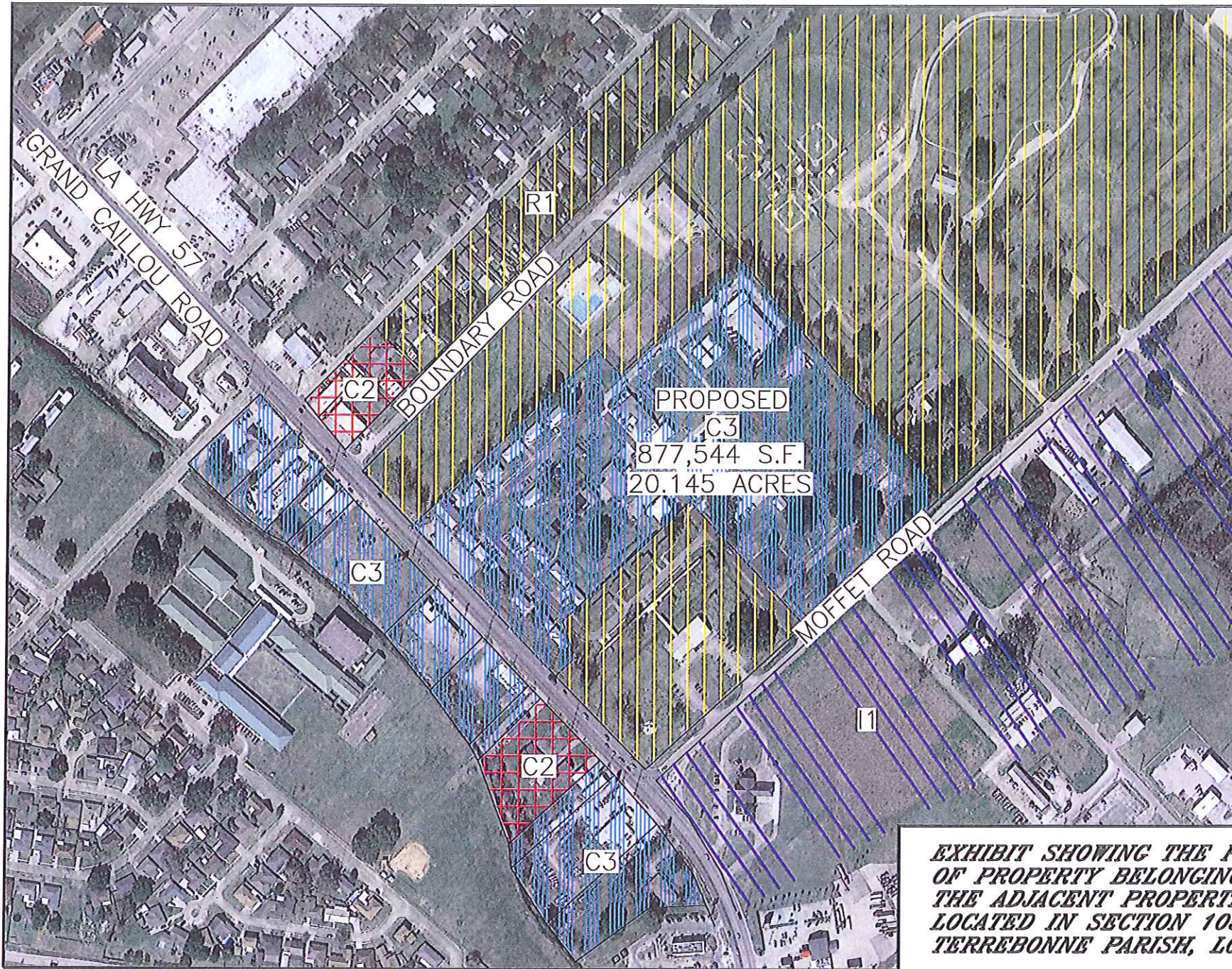
Terrebonne ARC currently maintains a restaurant on this site that was originally started in 1982. Terrebonne ARC is mandated by the federal government, Center for Medicaid Services to provide their individuals with intellectual and other disabilities with employment through a business that serves the public. Due to the present growth of the Terrebonne ARC, the present restaurant is too small to accommodate the amount of individuals working at this business and a decision was made to expand it to a Bayou Country Café with more space in order to include more individuals with disabilities. The existing facility at this location serves meals to approximately 300 people per day at an affordable price and provides bulk meals to businesses and organizations. It is a successful business that allows our clients the opportunity to achieve employment and to be included in the community that they serve.

**EXPLANATION OF PUBLIC NEED:**

The expansion of this facility will allow us to employ more of our Terrebonne ARC clients and better serve the public with nutritional meals at affordable prices.

**EFFECT OF AMENDMENT:**

The effect of the amendment would be to zone the property to a Zone C-3 in order for Terrebonne ARC to conform with the current zoning designations to operate the existing bead retail and the proposed Café. There are currently properties in the area that are zoned C-3 and C-2, as well as, Zone R-1, therefore this location is already in a mixed zoned location and has had no ill effects on the surrounding properties.



**EXHIBIT SHOWING THE PROPOSED ZONING OF PROPERTY BELONGING TO T.A.R.C. AND THE ADJACENT PROPERTIES LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA**

PREPARED BY:

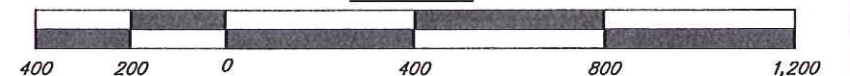
**DAVID A. WATZ**  
 ENGINEERING AND SURVEYING, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

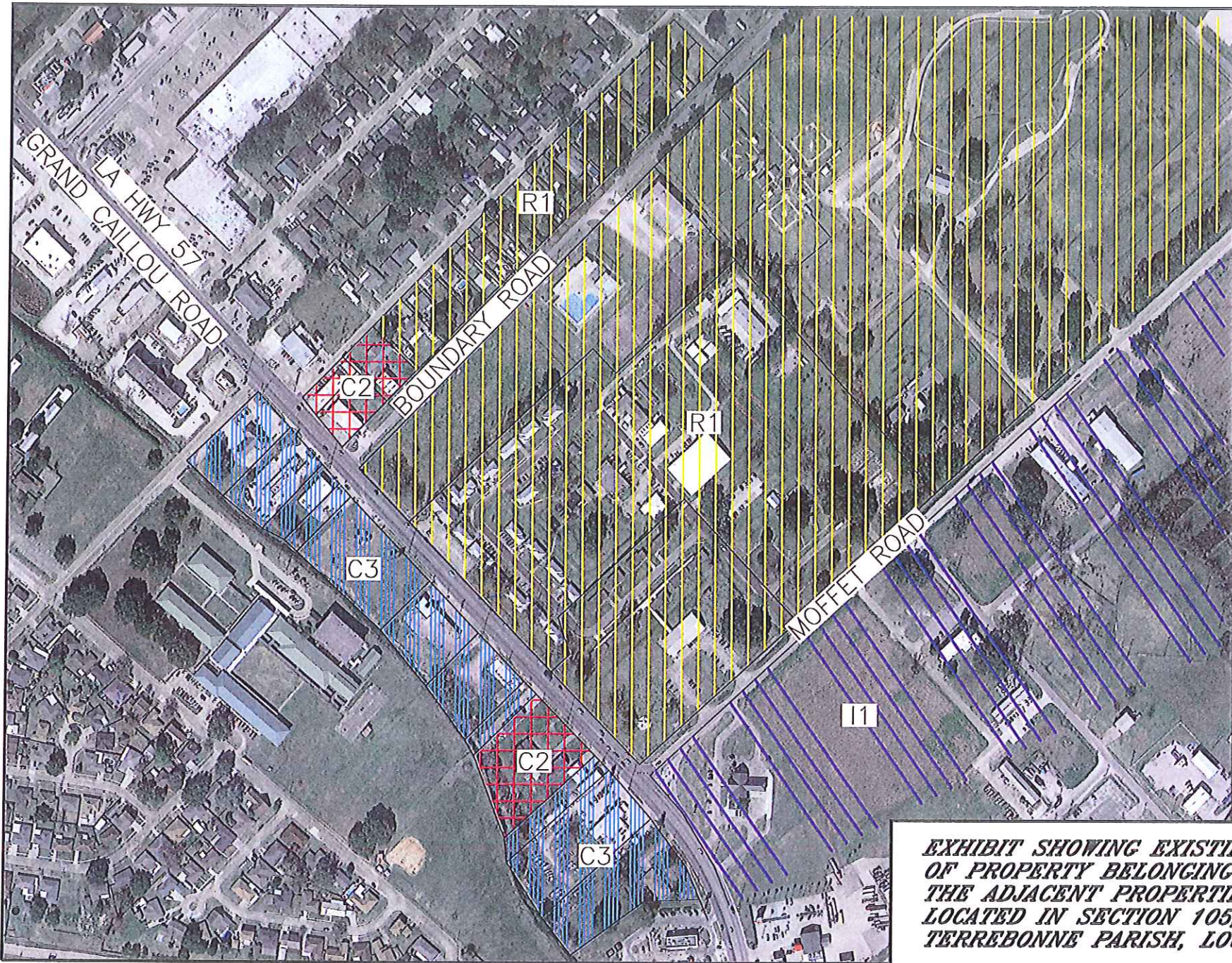
DATE: JULY 13, 2018

FILE: F:\DWGS\2018\18-057\ZONE CHANGE MAPS.dwg

NOTE:  
 THIS IS NOT A BOUNDARY MAP, AND SHALL BE USED FOR  
 INFORMATIONAL PURPOSES ONLY.

SCALE IN FEET





**EXHIBIT SHOWING EXISTING ZONING OF PROPERTY BELONGING TO T.A.R.C. AND THE ADJACENT PROPERTIES LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA**

PREPARED BY:

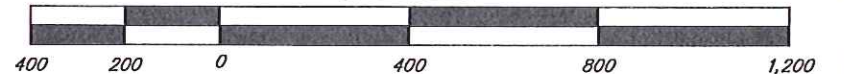
**DAVID A. WAITZ**  
 ENGINEERING AND SURVEYING, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

DATE: JULY 13, 2018

FILE: F:\DWGS\2018\18-057\ZONE CHANGE MAPS.dwg

NOTE:  
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 INFORMATIONAL PURPOSES ONLY.

SCALE IN FEET





*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

ZLU18/5  
2 Dist.  
Bayou Cane Fire

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: 7/6/18

DIXIE RICE AGRICULTURAL, L.L.C.

*Applicant's Name*  
5430 LBJ FREEWAY SUITE 1700 DALLAS TX 75240  
*Address City State Zip*

*Telephone Number (Home) (Work)*  
100%

*Interest in Ownership (Owner, etc.)*  
102 RAMEY RD. REVISED LOT 4, PROGRESSIVE SQUARE, ADD. NO 1

*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: \_\_\_\_\_

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

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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.

X \_\_\_\_\_ 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:

- a. Land area to be affected including legal description;
- 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. Locations of 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. 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:

- 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 commercial district entirely surrounded by residential districts;
- c. 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. **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):  
DIXIE RICE AGRICULTURAL, L.L.C.  
5430 LBJ FREEWAY SUITE 1700 DALLAS, TX 75240
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:  
  


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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):  
  


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**APPLICATION FEE SCHEDULE**

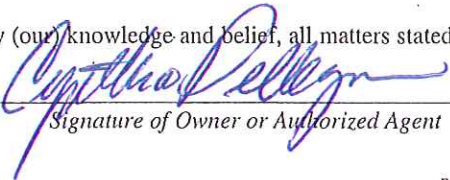
Terrebonne Parish Consolidated Government has adopted the following fee schedule:

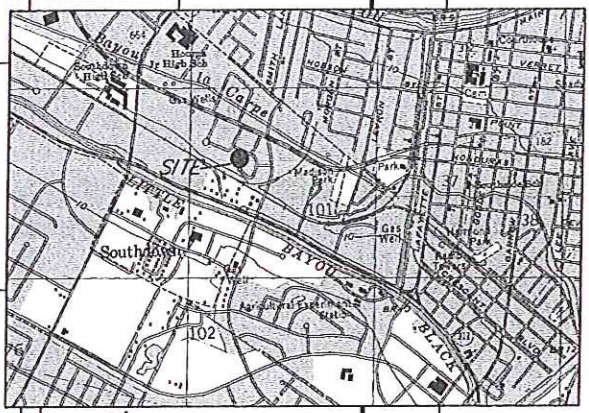
1. Map Amendment: \$25.00 / first acre  
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres
- Minimum Charge - \$25.00; Maximum Charge - \$100.00

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

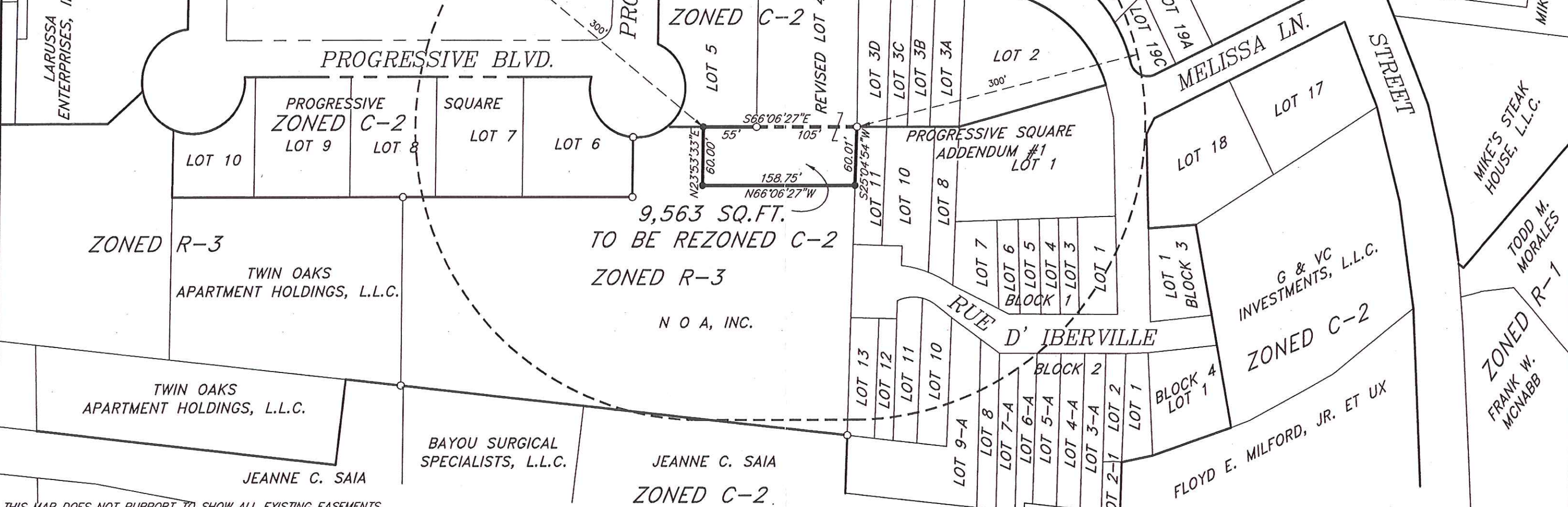
**DECLARATION**

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



VICINITY MAP



THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THE TRACT SURVEYED.

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF 2.723 ACRES REMAINING IN TRACT A OF PROGRESSIVE SQUARE ADDENDUM NO. 1 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED MAY 3, 2001. ALSO MAP RECORDED UNDER ENTRY NO. 596086. BOTH AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE WITH NO ADDITIONAL TITLE RESEARCH MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAPS.

PLAT SHOWING A PORTION OF REVISED LOT 4 PROGRESSIVE SQUARE-ADDENDUM NO. 1 PREPARED FOR REZONING FROM R-3 TO C-2 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA

JULY 19, 2018

SCALE: 1" = 100'

*Keneth L. Rembert*

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND

