

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

AUGUST 18, 2022, 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

(Revised 8/17/2022)

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 July 21, 2022

E. COMMUNICATIONS

F. PUBLIC HEARINGS

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision; Renee Bolden, applicant *(Council District 2 / City of Houma Fire)*
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) and R-3 (Multi-Family Residential); Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, Fleur De Lis Drive); Terrebonne Parish Consolidated Government, applicant *(Council District 1 / City of Houma Fire)*

G. NEW BUSINESS:

1. Home Occupation:
Establish a holistic energy healing business @ 115 Roy Street; Tabitha Runge, applicant *(Council District 3 / Bayou Cane Fire)*
2. Parking Plan:
 - a) Construction of 107 parking spaces for a proposed medical clinic; 605 Enterprise Drive; J.E. Boudreaux Services, Inc., applicant *(Council District 2 / Bayou Cane Fire)*
 - b) Construction of 125 parking spaces for a restaurant/entertainment/social venue; 805 Dunn Street; River Point, L.L.C., applicant *(Council District 1 / City of Houma Fire)*
3. Planning Approval:
Establish a church in a R-1 (Single-Family Residential) zoning district; 324 Estate Drive; Heritage Baptist Church, c/o Richard Way, applicant *(Council District 5 / Bayou Cane Fire)*
4. Preliminary Hearings:
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision; Erika P. Cruz Vindel, applicant; and call a Public Hearing on said matter for Thursday, September 15, 2022 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

H. STAFF REPORT

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 18, 2022 INVOICES AND THE TREASURER'S REPORT OF JULY 2022

1. Discussion and possible action with regard to selecting a credit card to be used for Commissioners' pre-travel expenses

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55

d) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, A Redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC
Approval Requested: Process D, Minor Subdivision
Location: Highway 182 (3500 Block), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Coastal Commercial Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
3. a) Subdivision: Thibodaux South Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Across Hwy. 20 from Sugar Cane Bridge, North of Gloria Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: RR and DD, LLC
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing

c) Variance Request: Variance from the drainage servitude requirement

d) Consider Approval of Said Application
4. a) Subdivision: Cypress Gardens Townhomes
Approval Requested: Process C, Major Subdivision-Engineering
Location: 6190 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Richard Development
Engineer: Delta Coast Consultants, LLC

b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Tract 2-1 belonging to James A. Boquet, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 181 Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: James Boquet
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Lot Line Shift between Parcels 3-2 of the Redivision of Parcels 3 & 3-A and Parcel 8 of the Estate of Corbett P. Richard
Approval Requested: Process D, Minor Subdivision
Location: 513 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Rogers Benoit, Jr.
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Lots "A" & "B", A Redivision of Property belonging to Susan Yesso Maines
Approval Requested: Process D, Minor Subdivision
Location: 5527 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Susan Yesso Maines
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts "A" thru "K", A Redivision of Tract II belonging to Warren C. Carlos
Approval Requested: Process D, Minor Subdivision
Location: 7731-7742 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Warren C. Carlos
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: West Manchester Subdivision, Addendum No. 3, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: End of Exeter Run, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Tri-State Land Company
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the resolution for parish-wide community sewer expansion
2. Discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 2 & 3, A Redivision of Lots 2 & 3, Block 9, Add. No. 3 to Marcel Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (301 Agnes Street & 320 Cleveland Street / Councilman Dirk Guidry, District 8)
2. Revised Tract "A1-C", A Redivision of Revised Tract "A1-C" & Tract "A1-D", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
3. Revised Tract "A1-A," A Redivision of Tracts "A1-A," "A2," "A3," and Revised Tract "A1-B", Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
4. Lot Line Shift between Revised Lots 1 & 2, Block 3 of Addendum No. 1 to Blue Spring Park Subdivision; Section 27, T17S-R18E, Terrebonne Parish, LA (1103 Coteau Road / Councilman Steve Trosclair, District 9)
5. Lot Line Shift of Tracts 1 thru 3 into Lots 1A, 1B, & 1C, West Park Shopping Center; Section 5, T17S-R17E, Terrebonne Parish, LA (6757 & 6785 West Park Avenue / Councilwoman Jessica Domangue, 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 JULY 21, 2022

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of July 21, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers. *The Chairman, Mr. Robbie Liner, was unable to make the meeting.*
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kevin Faulk and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Vice-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. *Ms. Ellender recused herself from Item F.1(b), Parkwood Place Subdivision Preliminary Hearing.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Soudelier moved, seconded by Mr. Thibodeaux: “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 June 16, 2022.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Pulaski informed the Commission that a film crew was present, and they were doing a documentary for The New Isle project. He stated that if anyone objected to being on camera to let them know.
- F. NEW BUSINESS:
1. Preliminary Hearings:
 - a) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Renee Bolden to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block “A,” Georgetown Subdivision for Thursday, August 18, 2022 at 6:00 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) Mr. Soudelier moved, seconded by Mr. Burgard: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Terrebonne Parish Consolidated Government to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, Fleur De Lis Drive) for Thursday, August 18, 2022 at 6:00 p.m.”
 - (1) Mr. Thibodeaux inquired about who from the Parish was representing the application and stated that it “smelled” like spot zoning. Mr. Pulaski stated it was Kelli Cunningham and himself representing the Parish.

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, & Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments:

a) Mr. Thibodeaux inquired about the film company that was present.

2. Vice-Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Ms. Ellender 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 6:08 p.m."

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Smith, & Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Rogers; ABSENT: Mr. Faulk & Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



Jan Rogers, Vice-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 21, 2022.

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

***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 22/h

Dist. 2

COH 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: 6/30/22

Renee Bolden

Applicant's Name

304 Naquin Street Houma, LA 70360
Address City State Zip

985 647 0912
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

304 Naquin Street
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 6, BLOCK "A", GEORGETOWN SUBDIVISION

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

ZLU / F.1

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):

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:

Elsie T. Bolden

300 Naquin St. Houma, LA 70360

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):

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

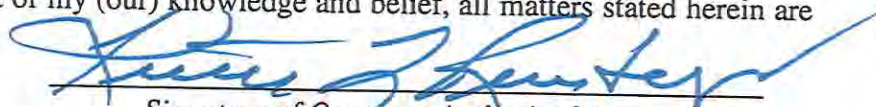
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.14 acres. A sum of 25.00 dollars is enclosed and made a part of this application.

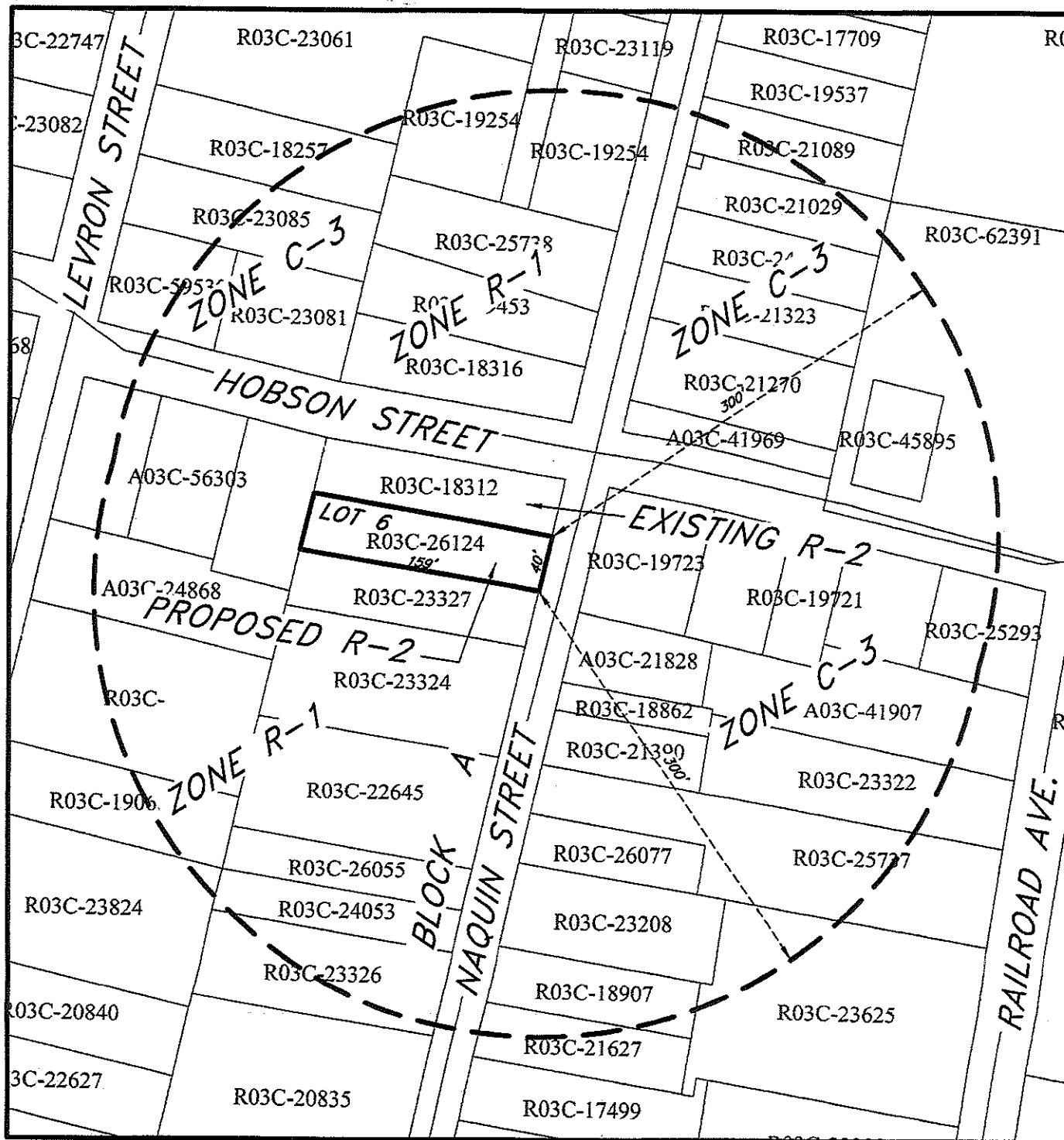
DECLARATION

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

ZLU / F.1

Applicant would like to have Lot 6 re-zoned to R-2 in order to have a double-wide mobile home placed on Lots 5 & 6. More space would be needed for the double-wide home as the lots are only 40' wide. Lot 5 is already zoned R-2.



ZLU / F.1

PLAN SHOWING LOT 6 OF BLOCK A
GEORGETOWN SUBDIVISION
TO BE REZONED R-2
SECTION 6, T17S - R17E
TERREBONNE PARISH, LOUISIANA
JULY 5, 2022 SCALE: 1" = 100'



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

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

***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: 8/3/22 (REVISED FROM 7/7/22)

TPCG c/o P&Z DEPT
Applicant's Name

8026 MAIN ST., STE 200 HOUMA, LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

PARISH
Interest in Ownership (Owner, etc.)

PORTIONS OF PARKWOOD SUBDIVISION: LOTS 28-36, 64, & 65 BLOCK 1,
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOTS 20-37 BLOCK 4, LOTS 1-18, 34, & 35 BLOCK 5,
LOT 1 BLOCK 6, REMAINING PORTION OF TRACT D

Zoning Classification Request:

From: R-1 To: R-2 AND R-3

Previous Zoning History: _____ No ☒ Yes

If Yes, Date of Last Application: _____



ZLU / F.2


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:

- 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):

GEM BUILDERS, LLC

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:

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):

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;

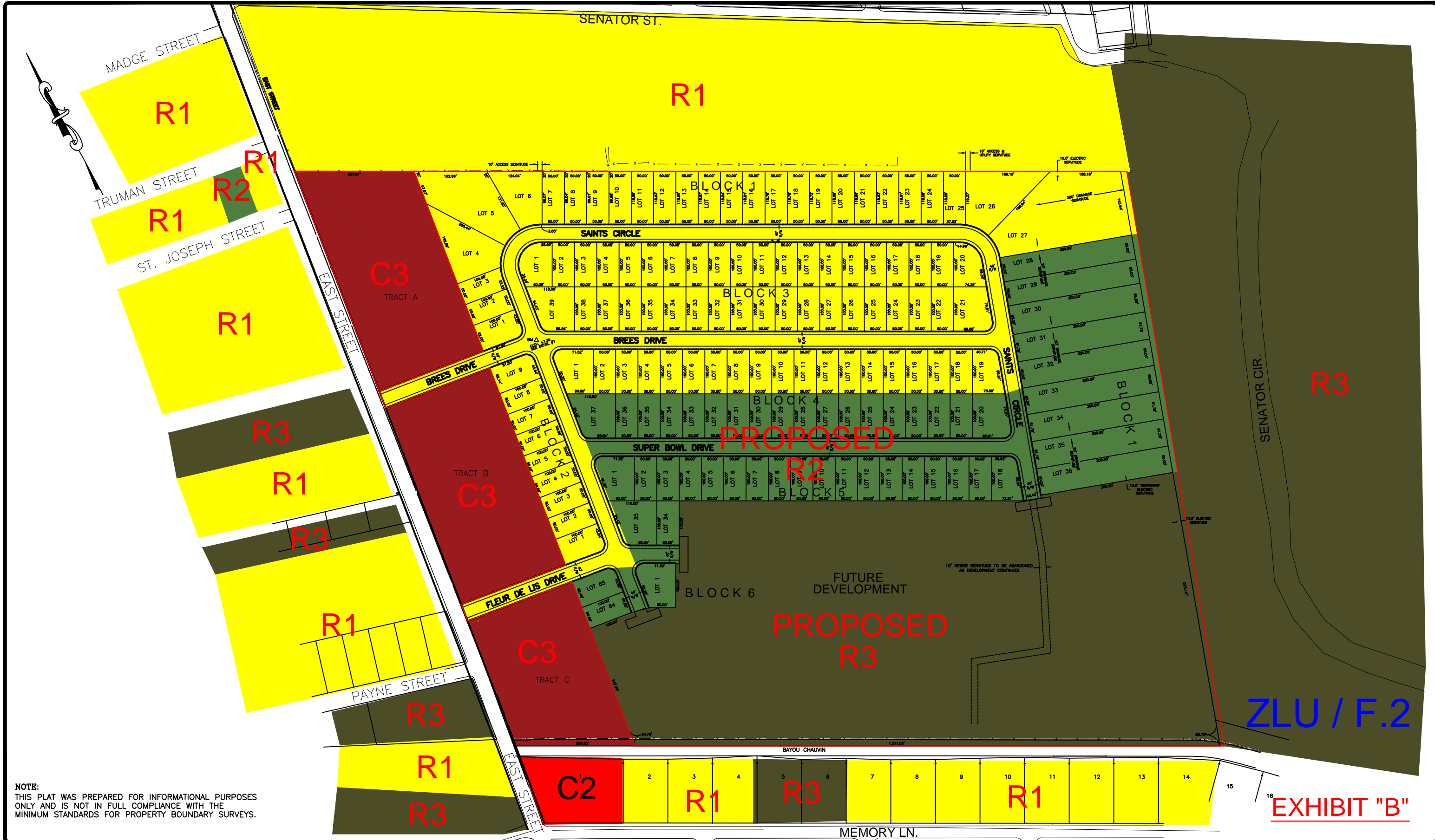
Maximum Charge - \$100.00

I (We) own 26.5 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.

Mildred H. Emery
Signature of Owner or Authorized Agent



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

PROJECT NO: 22-107	<table border="1"><thead><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	DATE	DESCRIPTION	BY										<p>SCALE:</p> <p>SCALE IN FEET</p>	<p>DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. Civil Engineers & Professional Land Surveyors Thibodaux, Louisiana</p> <table border="1"><tr><td>DESIGNED:</td><td>DETAILED: JED</td><td>TRACED:</td></tr><tr><td>CHECKED:</td><td>CHECKED:</td><td>CHECKED:</td></tr><tr><td>DATE: JULY 29, 2022</td><td> </td><td>PROJECT: 22-107</td></tr></table>	DESIGNED:	DETAILED: JED	TRACED:	CHECKED:	CHECKED:	CHECKED:	DATE: JULY 29, 2022		PROJECT: 22-107	<p>OWNER: TERREBONNE PARISH CONSOLIDATED GOVERNMENT</p> <p>PROJECT: ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA</p> <p>TITLE: PROPOSED ZONING</p>	<p>SHEET</p> <p>2</p>
DATE		DESCRIPTION	BY																							
DESIGNED:	DETAILED: JED	TRACED:																								
CHECKED:	CHECKED:	CHECKED:																								
DATE: JULY 29, 2022		PROJECT: 22-107																								
DIRECTORY: 2022/22-107																										
FILE: ZONING PLAT 7-5-22																										
FIELD BOOK:																										
MAP NO.	REVISION																									

*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

**Zoning & Land Use Commission
Application**

ZLU 22/9
Dist. 3
Bayou Lane

Name: Tabitha Runge
Address: 115 Roy Street Houma, LA 70360
Phone: (985) 647-0322

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 115 Roy Street Houma LA 70360 in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lot 6 Block 1 Fairview Subdivision

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

Applicant's interest in the premises affected: Primarily living / Secondary

Approximate cost of work involved: 0

Explanation of property use: _____

Plot Plan attached: ☒ Yes _____ No Drainage Plan attached: _____ Yes _____ No

Ground Floor Plan and Elevations attached: ☒ Yes _____ No

Address of adjacent property owners:

1. Scott, Christopher & Althea Cameron Miller
113 Roy Street 117 Roy Street
Houma, LA 70360 Houma, LA 70360

3. Sharon Hough
116 Roy Street
Houma, LA 70360

4) Craig C. & Valerie
114 Wayne Ave Brown
Houma LA 70360

Tabitha Runge
Signature of Applicant or Agent

(985) 647-0322
Phone Number

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

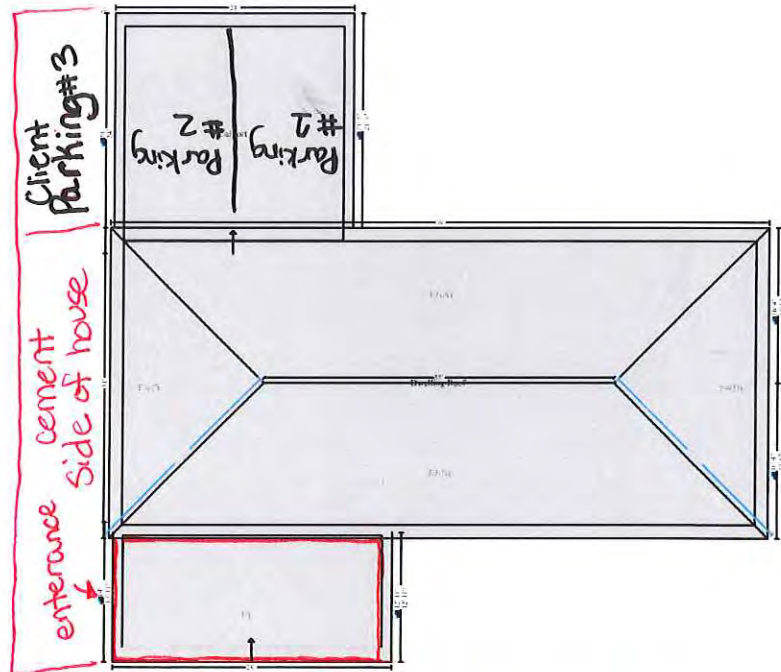
Tabitha Runge
Signature of Applicant or Agent

08-01-2022
Date

ZLU / G.1

Insured: TABITHA RUNGE
Claim #: WO0521385951

Sketch: SKETCH1, Level: Roof

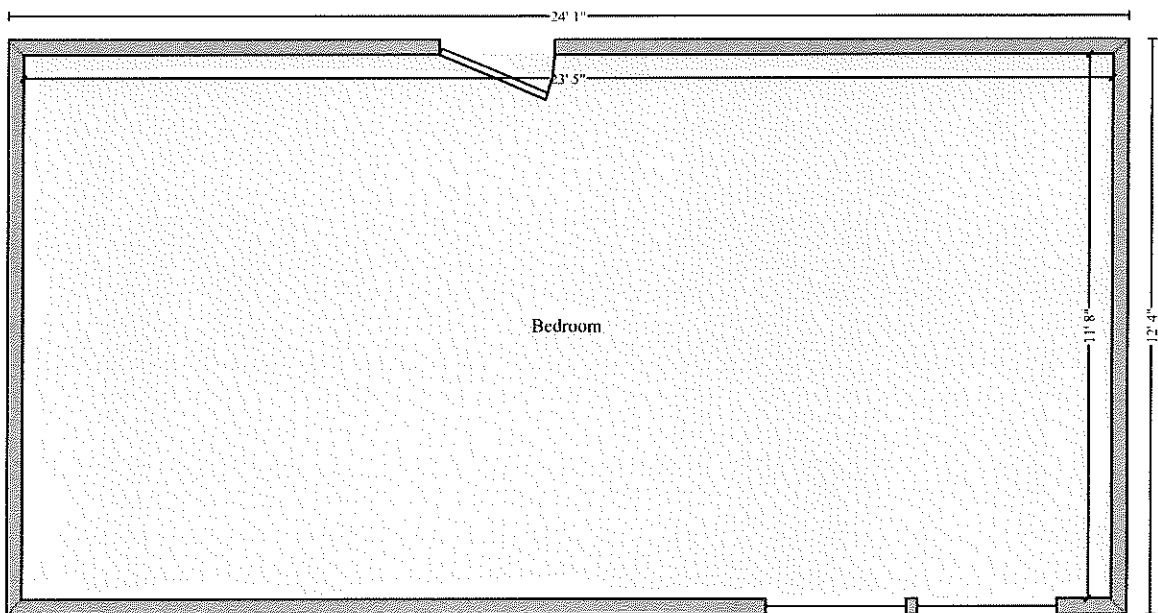


only using the room in red

ZLU / G.1

Insured: TABITHA RUNGE
Claim #: WO0521385951

Sketch: SKETCH1, Level: Main Level



ZLU / G.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

**Zoning & Land Use Commission
Application**

ZLU 22/10
Dist. 2
Bayou Cane

Name: J E Boudreaux Services, Inc.

Address: 241 Oakdale Loop, Houma, LA 70360

Phone: 985-873-5703

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 605 Enterprise Dr., Houma, LA in a C-2 Zoning District. The legal description of the property involved in this application is: Lot 13 Block 1 Matherns Subdivision
605 Enterprise Dr., Houma, LA

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

Applicant's interest in the premises affected: General Contractor

Approximate cost of work involved: \$3,154,512.00

Explanation of property use: Medical Clinics

Plot Plan attached: ☒ Yes ☐ No Drainage Plan attached: ☒ Yes ☐ No

Ground Floor Plan and Elevations attached: ☒ Yes ☐ No

Address of adjacent property owners:

1. Kayla Burton Enterprises 2. SLMA
621 Enterprise Dr. 1900 Industrial Blvd.
Houma, LA 70360 Houma, LA 70363

3. _____


Signature of Applicant or Agent

985-873-5703
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

6/28/2022
Date

ZLU / G.2(a)

ENTERPRISE DR.

LOT 13 25-8"

PROPOSED
CLINIC

SITE INFO:

LOT SQFT= 73,227
BUILDING SQFT= 14,568
PARKING SQFT= 50,312
GRASS AREA SQFT= 8,347
PARKING SPACES=107
HC PARKING= 4

LOT 15

ZLU / G.2(a)

BLOCK 1
REVISED LOT 14

BUILDER:



241 OKDALE LOOP
HOUMA, LA. 70360
PHONE: 985-873-5703
JEBRENTAL@GMAIL.COM

SILMA CLINIC
605 ENTERPRISE DR.
HOUMA, LA. 70364

DATE: 03/13/22

DRAWN BY: JEBII

CHK'D BY: JEBH

JOB NO.:

Journal of Management Inquiry

[illegible]

DRAFTER:

**J E BOUDREAUX
SERVICES, INC.**

SITE PLAN

A1.0

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

Zoning & Land Use Commission
Application

Name: River Point LLC

Address: 805 Dunn Street, Houma, LA 70360

Phone: 985-860-0025

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 805 Dunn Street in a
I1 & C2 Zoning District. The legal description of the property involved in this application
is: Tract E-G-H-M-N-O-P-I-J-F-E, Located in Section 39, T17S-R17E

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

Applicant's interest in the premises affected: 100% Owner

Approximate cost of work involved: To be determined

Explanation of property use: Restaurant/Entertainment/Social

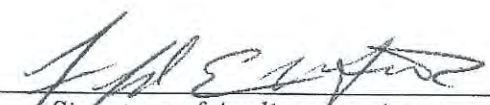
Plot Plan attached: ☒ Yes _____ No Drainage Plan attached: _____ Yes ☒ No

Ground Floor Plan and Elevations attached: _____ Yes ☒ No

Address of adjacent property owners:

- | | |
|-----------------------------|---|
| 1. <u>Irene H. Sullivan</u> | 2. <u>Vanguard Development Company</u> |
| <u>711 Dunn Street</u> | <u>11600 Broadway Extension Suite 250</u> |
| <u>Houma, LA 70360</u> | <u>Oaklahoma, OK 73114</u> |

3. _____



Signature of Applicant or Agent

985-868-2561

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

1 AUG 22

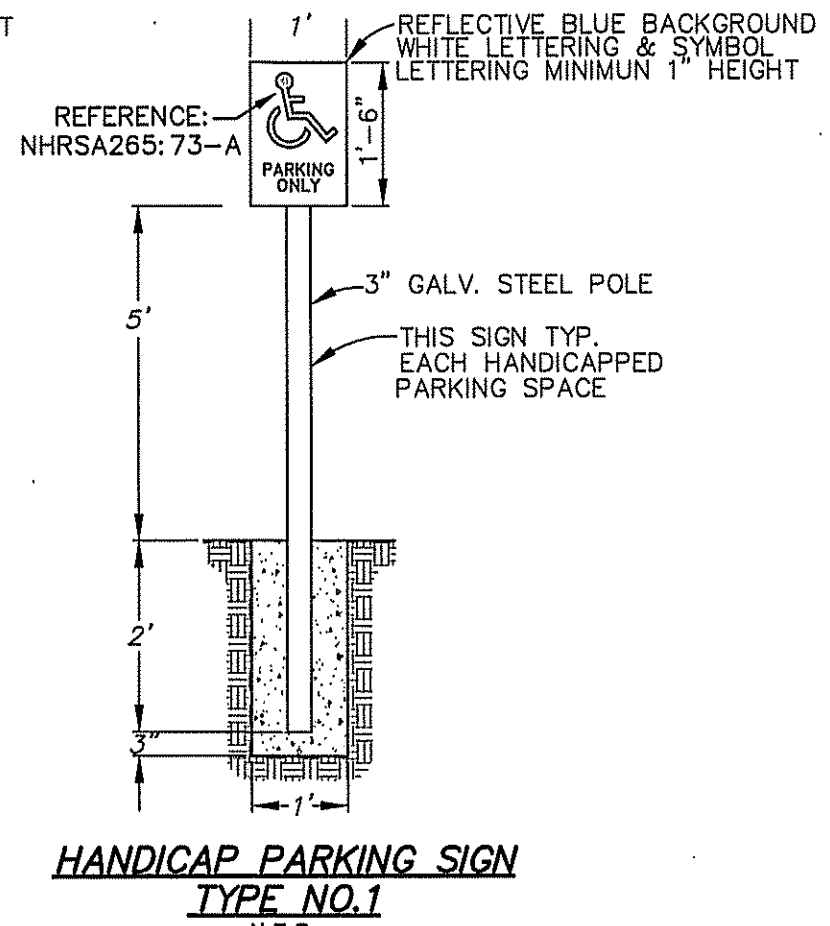
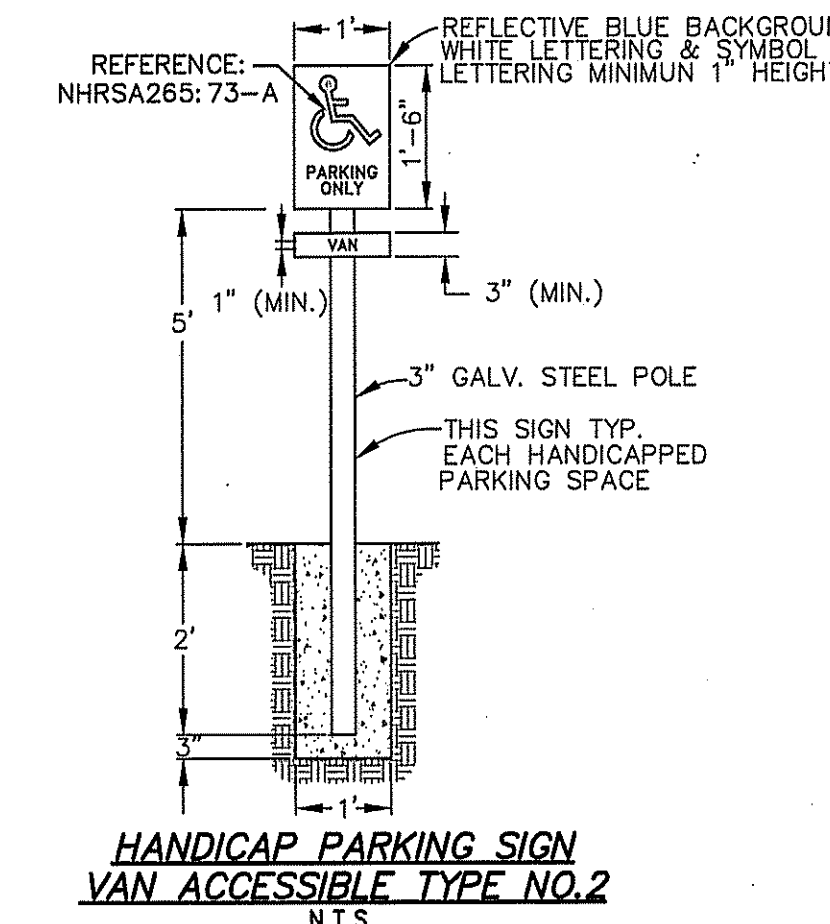
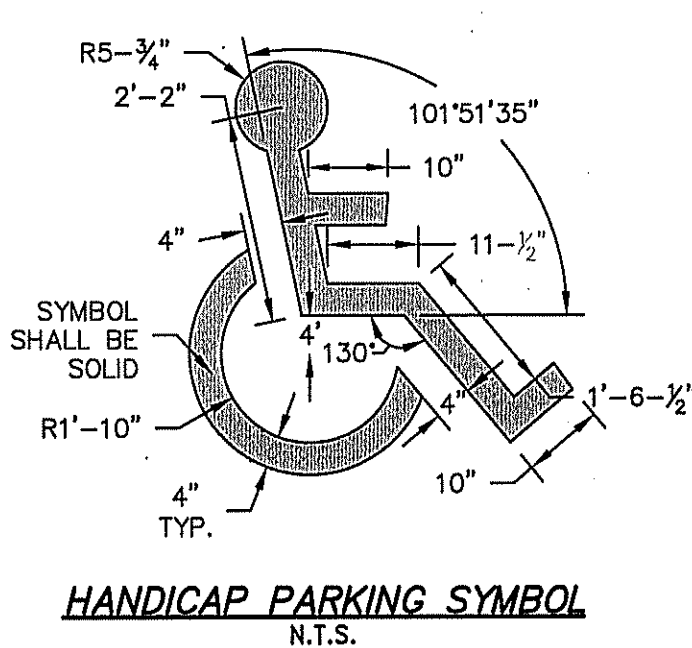
Date

ZLU / G.2(b)
Revised 3/20/06

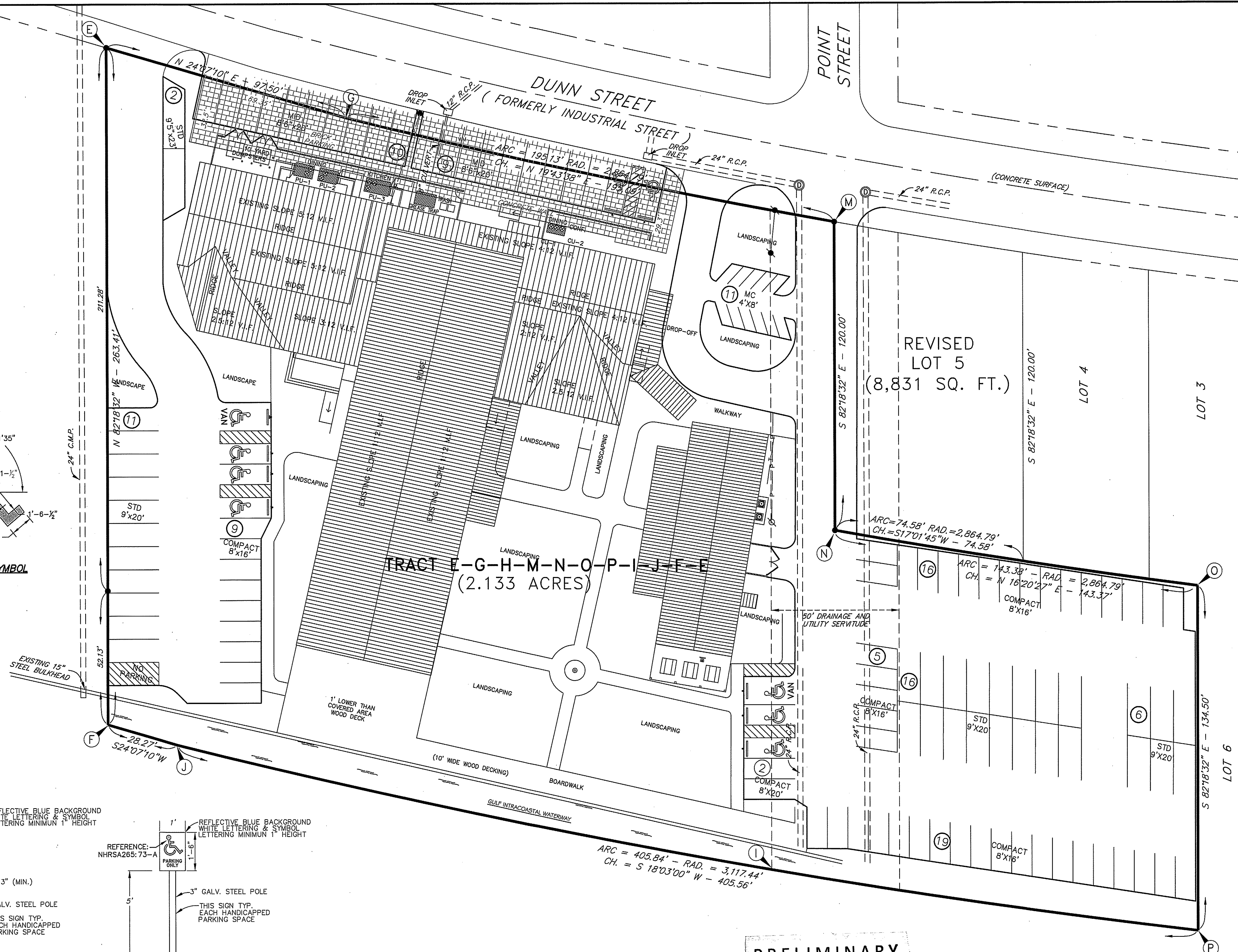
7

PROJECT NO.	PARISH	SHEET NO.
22-51	TERREBONNE	2

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

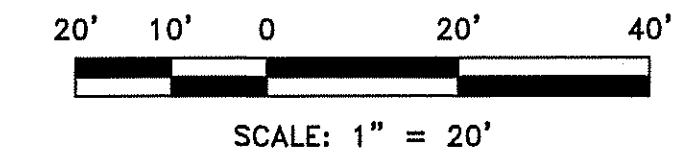


1. STRIPING SHALL BE 4" WIDE STRIPES & 18" CENTER TO CENTER.
2. COLOR SHALL BE HANDICAP BLUE
3. PAINT TYPE SHALL BE TRAFFIC AKALYD
4. PAINTED TEXT SHALL BE 30" TALL & FONT SHALL BE ROMAN



PARKING		
STD	9'x20'	35
MID	8'x20'	19
COMPACT	8'x16'	51
MC	4'x8'	11
TOTAL		116
STD HC		7
VAN HC		2
TOTAL HC		9
TOTAL		125

PRELIMINARY
This drawing is not to be used for construction, recordation, conveyance, or sales. This preliminary drawing has been prepared by R. E. Milford, III, LA 830701



DATE	REVISION	BY

ZLU / G.2(b)

LAND USE: COMMERCIAL

PARKING LOT PLAN

RIVER POINT, L.L.C. - DEVELOPER
805 DUNN ST. HOUMA
LOCATED IN SECTION 39, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 22-51	CAD # 2251 PARKING	FILE #
-------------	--------------------	--------

DRAWN: DAB
CHK'D: F.E.M. III
SCALE: 1" = 20'
DATE: 7JULY22

***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

**Zoning & Land Use Commission
Application**

Name: Heritage Baptist Church of Houma (Richard Way)
Address: PO Box 4277 (1887 Prospect Blvd)
Phone: 985-991-2132

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 324 Estate Dr in a
R-1 Zoning District. The legal description of the property involved in this application
is: Revised Lot 1 located in Sections 5 & 6,
T17S - R17E

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

Applicant's interest in the premises affected: Church

Approximate cost of work involved: none

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. _____ 2. _____
_____ _____
_____ _____

3. _____

Heritage Baptist Church of Houma
Signature of Applicant or Agent

985-991-2132
Phone Number

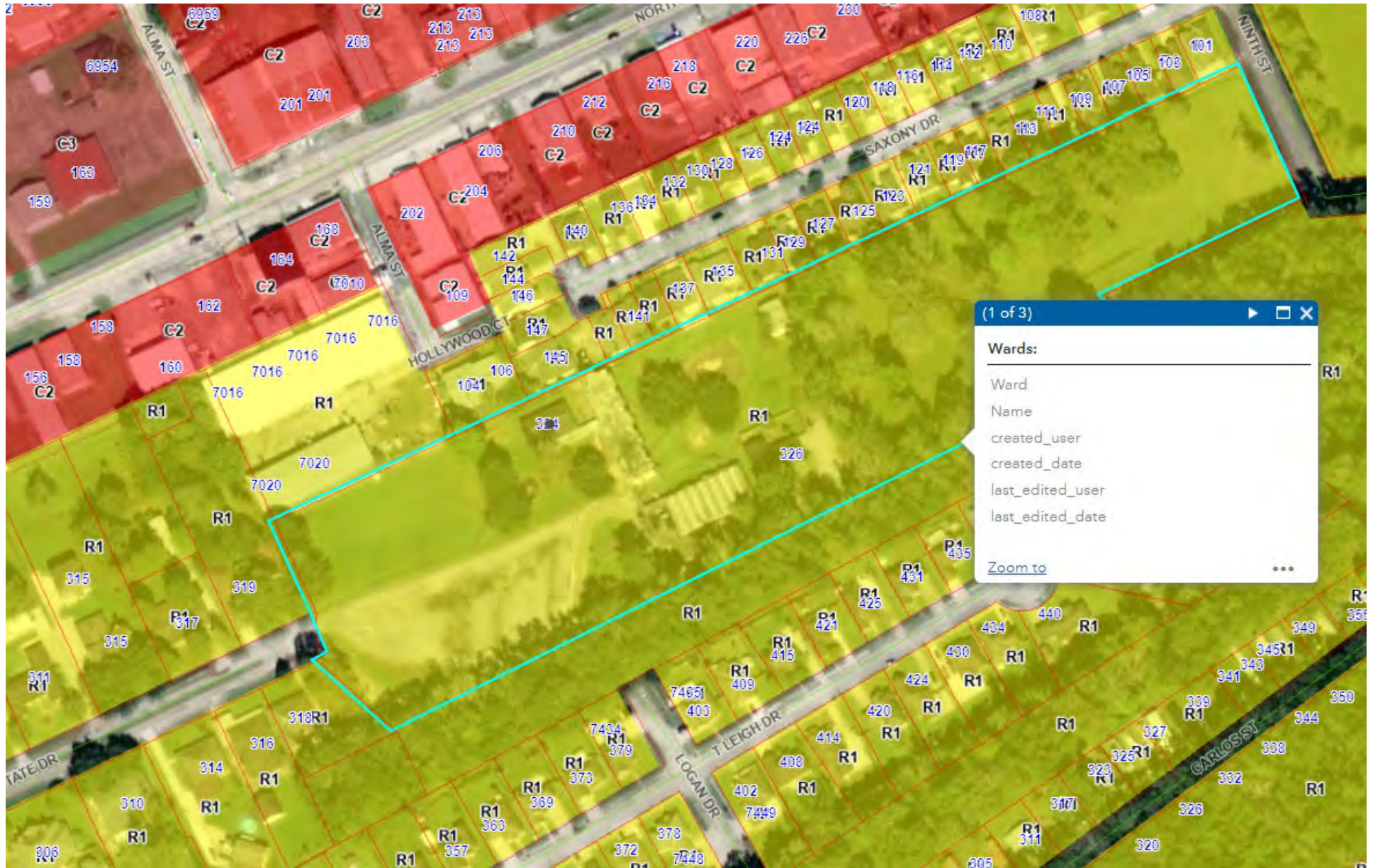
The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

Richard Way
Signature of Applicant or Agent

7-19-22
Date

ZLU / G.3

324 Estate Drive
Planning Approval – Proposed Church in a R-1
Heritage Baptist Church, Pastor Richard Way



324 Estate Drive
Planning Approval – Proposed Church in a R-1
Heritage Baptist Church, Pastor Richard Way



ZLU / G.3

324 Estate Drive
Planning Approval – Proposed Church in a R-1
Heritage Baptist Church, Pastor Richard Way



ZLU / G.3

324 Estate Drive
Planning Approval – Proposed Church in a R-1
Heritage Baptist Church, Pastor Richard Way



ZLU / G.3

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, September 15, 2022

@ 6:00 p.m.

ZLU/G.4

*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*

*2/22/12
Dist. 8
COH*

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: 01/08/2022

Erika P. Cruz Vinde
Applicant's Name

437 Hanson Dr. Houma LA 70360
Address City State Zip

985-303-9835 or 956-884-8974
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

220 Agnes St Houma LA 70363
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Lot 8 of Block 2, Van Place

Zoning Classification Request:

From: Residential (R-1) To: General COMMERCIAL (C-2)

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

ZLU / G.4

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:

- 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.

ZLU / G.4

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):

Erika P. Cruz Vindel
437 Hanson Dr. Houma LA 70360

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:

Erika P. Cruz Vindel
437 Hanson Dr. Houma LA 70360

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):

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

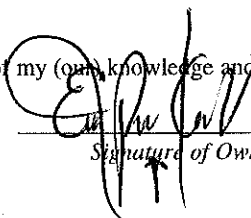
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 1 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

ZLU / G.4
 Page 3

983

OR

VAN

50'-0"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

13

9

7

5

3

1

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

100'-10"

97'-1 3/8"

97'-1 3/8"

97'-1 3/8"

14

12

10

8

6

4

2

155'-0 7/8"

154'-1 7/8"

153'-1 1/2"

152'-2 3/4"

152'-0 3/4"

151'-8 1/2"

151'-4 1/2"

97'-1"

97'-1"

97'-1"

104'-6 3/4"

97'-1 1/4"

97'-1 1/4"

97'-1 1/4"

CAGNES

Intentional line - center line of ditch -

N 43° 14' E

48.51

48.51

Gilbert

Marcel

#40

UNIONIRAS


50

January 8, 2022

REASON FOR AMENDMENT

I, hereby request this amendment to change the zoning conditions from Residential to Commercial on the physical address 220 Agnes St Houma, LA 70363 (Lot 8 of Block 2).

I purchased the property as a commercial property, and I now learn that is only considered Residential. I purchased the property to establish a business and would like to change the zoning from Residential to Commercial.



ERIKA CRUZ VINDEL

ZLU / G.4

January 8, 2022

DEVELOPMENT SCHEDULE


Once re-zoning is approved on the property, to change from Residential to Commercial, then the following construction schedule is proposed: To be completed in 6 months, starting on 06/01/2022:

PHASE I- *conception, design and planning of The project*

PHASE II- *construction permits*

PHASE III- *Pre-construction phase*

PHASE IV- *Acquisitions*



ERIKA P CRUZ VINDEL

ZLU / G.4