

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. “Budd” Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

AUGUST 20, 2020, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 16, 2020

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Home Occupations:
 - a) Establish a tutoring business in an R-1 (Single-Family Residential) zoning district; 240 Lake Crescent Boulevard; Step By Step Tutoring, LLC, c/o Danielle Houston, applicant *(Council District 6 / Bayou Cane Fire)*
 - b) Establish an accounting business in an R-1 (Single-Family Residential) zoning district; 712 South Street; Samantha Falgout, applicant *(Council District 7 / City of Houma Fire)*
2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, September 17, 2020 at 6:00 p.m. *(Council 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 16, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 20, 2020 INVOICES AND THE TREASURER’S REPORT OF JULY 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots 1 thru 3 & 5 thru 9 and Campsite 4, A Redivision of Property belonging to A. St. Martin Co., Ltd.
Approval Requested: Process D, Minor Subdivision
Location: 99 thru 117 Dr. Hugh St. Martin Drive, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd.; c/o Claudia D. Braud
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the minimum lot size requirement

c) Consider Approval of Said Application
2. a) Subdivision: Revised Tracts B & B-1, A Redivision of Tracts B, B-1, & B-2, Chad Smedley
Approval Requested: Process D, Minor Subdivision
Location: 1107 West Tunnel Blvd., Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Williams Houma Properties, LLC; c/o Carroll Parr
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lot 4-A & 4-B, A Redivision of Lot 4 and the southern 20' of Lot 3, Block 66 to Newtown Addition to the City of Houma, Property belonging to Sadeq F. Gubran
Approval Requested: Process D, Minor Subdivision
Location: 927 Canal Street, Terrebonne Parish, LA
Government Districts: Council District 2 / City of Houma Fire District
Developer: Barbara Clay / Sadeq F. Gubran
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Revised Tract "D" and Tract "E", A Redivision of Revised Tract "D", Property belonging to S & A Capital Investments, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: South end of Alcee Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: S & A Capital Investments, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou
Approval Requested: Process D, Minor Subdivision
Location: 152 Gouaux Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / City of Houma Fire District
Developer: Regal Remodelers, L.L.C.
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing

c) Consider Approval of Said Application
4. a) Subdivision: Sandy Beach Extension Subdivision, Division of Property belonging to Martin P. Folse and Bradley Doyle into Lot 1, Lot 2, & Bradley Doyle Revised
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 208 Folse Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Marfo, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application

I. STAFF REPORT:

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances

J. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Lot 5-A-4, Block 2, Addendum No. 1 to Henry's Subdivision, belonging to Wade J. Prestenbach & Reynaldo Gonzalez and A 1.412 acre tract, belonging to Wade J. Prestenbach into Lot 5-A-4-A and Lot 5-A-4-B, Sections 56 & 57, T16S-R17E, Terrebonn
2. Redivision of Lot 1 and the southern portion of Lot 2, Block 7 to Addendum No. 3 to Marcel Place into Lot 1-A and Lot 1-B, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract "C" and Tract "F", A Redivision of Tracts "C" and the south half of "E" belonging to Gaton J. Clement, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
4. Revised Lots 5 & 6, A Redivision of Lots 5 & 6, Block 1 of Hillcrest Estates, Sections 101 & 144, T15S-R16E, Terrebonne Parish, LA
5. Redivision of Property owned by Willowood Corporation into Tract 1 and Tract 2, Sections 8 & 96, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Lots 4 and 5 belonging to Ryan M. Fanguy, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Tracts 1, 2, & 3 of Property belonging to Michael A. Deroche, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
8. Redivision of Lot 9, Block 6 and a portion of Lot 8, Block 6 into Lot 9-A and Lot 8-A of Crescent Park Addition belonging to Houma Filter Service & Supply Co., Inc., Section 101, T17S-R17E, Terrebonne Parish, LA
9. Tracts "A" & "B" on a portion of Property belonging to C.S. Gaidry, Inc., et al, Sections 9, 23, & 24, T17S-R17E, Terrebonne Parish, LA
10. Revised Lots 1 & 2, Redivision of Lots 1 & 2 of Block 2 to Clark Estates, Section 102, T17S-R17E, Terrebonne Parish, LA
11. Revised Lot 11 of Block 3 of Gibson Trails Subdivision, Sections 101 & 102, T16S-R15E, Terrebonne Parish, LA
12. Revised Lots 6 & 7, A Redivision of Revised Lots 6 & 7 of Frontlawn Subdivision belonging to Louis J. Mohana, et ux, Sections 6, 7, & 29, T17S-R18E, Terrebonne Parish, LA

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 (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 16, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of July 16, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Thibodeaux: “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 18, 2020.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Livas. **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. Dr. Cloutier moved, seconded by Mr. Thibodeaux: “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 Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

Kyle D. Faulk, 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 16, 2020.

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

**Zoning & Land Use Commission
Application**

ZU 20/6
Dist. 6/Bayou
Cane Fire

Name: Step by Step Tutoring LLC (Danielle Houston)
Address: 240 Lake Crescent Cir Houma, LA 70360
Phone: 985-991-4600

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

The premises affected are situated at 240 Lake Crescent Cir Houma, LA 70360 in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lot 20 Block 3 Crescent Subd.
CB 1050/196

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

Applicant's interest in the premises affected: own

Approximate cost of work involved: 0

Explanation of property use: Tutor individual students

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

Ground Floor Plan and Elevations attached: no Yes X No

Address of adjacent property owners:

1. Lionel Ruffin
238 Lake Crescent Cir
Houma, LA 70360
2. Dudley Smith
242 Lake Crescent Cir
Houma, LA 70360
3. Sophie Saucier
253 Lake Crescent Cir
Houma, LA 70360

Danielle Houston
Signature of Applicant or Agent

985-991-4600
Phone Number

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

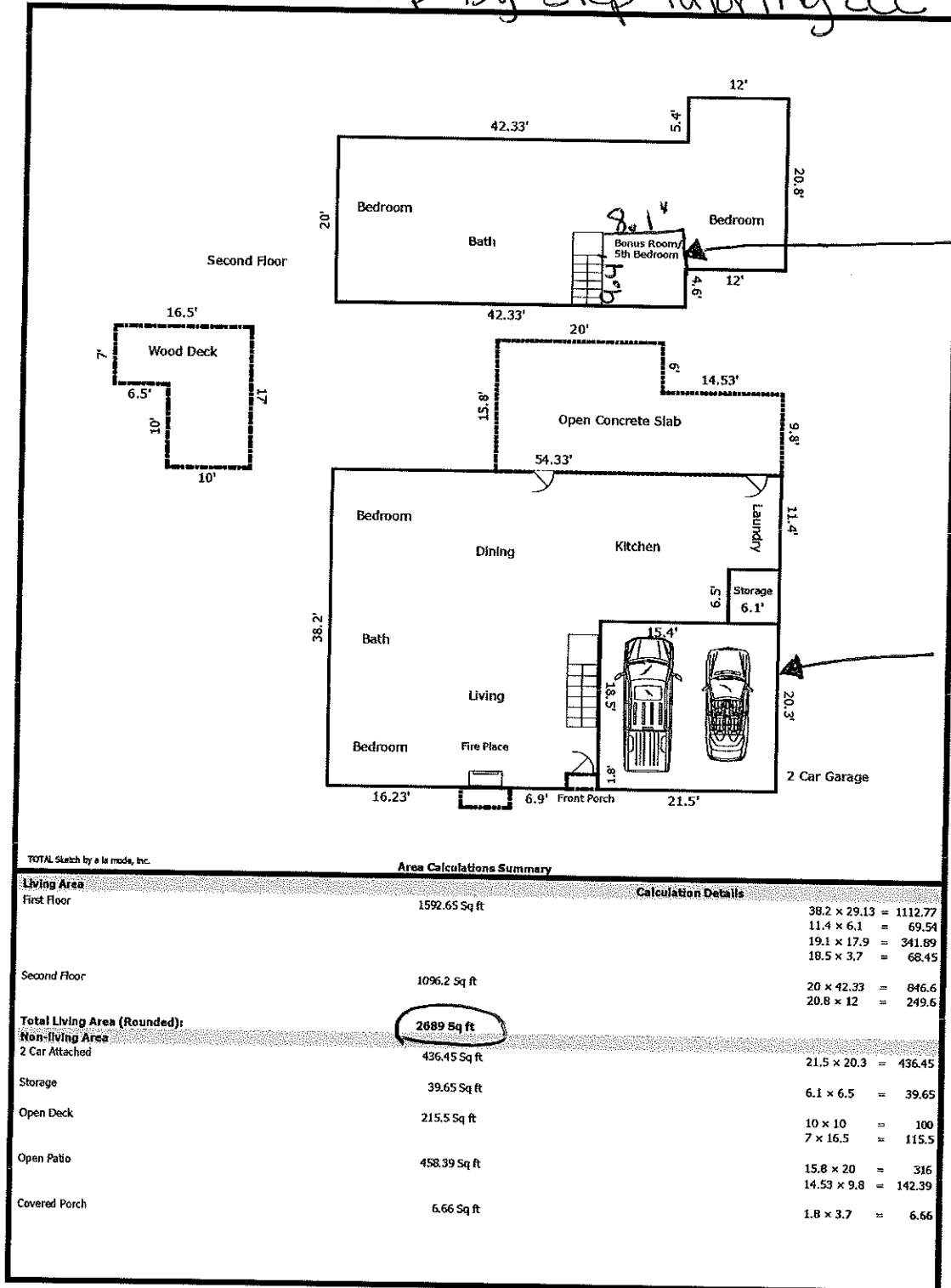
Danielle Houston
Signature of Applicant or Agent

07/14/20
Date

Building Sketch

Borrower	Eric R. Finley				
Property Address	240 Lake Crescent Cir				
City	Houma	County	Terrebonne Parish	State	LA
Lender/Client	VA Home Loan Center/VA			Zip Code	70360

$\frac{76.14}{2689} = 2.8\%$ of the home used for
Step-by-Step Tutoring LLC



Home office used for
Step by Step Tutoring
(76.14ft²)

off street parking used for
Step by Step Tutoring

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1592.65 Sq ft	$38.2 \times 29.13 = 1112.77$ $11.4 \times 6.1 = 69.54$ $19.1 \times 17.9 = 341.89$ $18.5 \times 3.7 = 68.45$
Second Floor	1096.2 Sq ft	$20 \times 42.33 = 846.6$ $20.8 \times 12 = 249.6$
Total Living Area (Rounded):	2689 Sq ft	
Non-living Area		
2 Car Attached	436.45 Sq ft	$21.5 \times 20.3 = 436.45$
Storage	39.65 Sq ft	$6.1 \times 6.5 = 39.65$
Open Deck	215.5 Sq ft	$10 \times 10 = 100$ $7 \times 16.5 = 115.5$
Open Patio	458.39 Sq ft	$15.8 \times 20 = 316$ $14.53 \times 9.8 = 142.39$
Covered Porch	6.66 Sq ft	$1.8 \times 3.7 = 6.66$

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: Samantha Fulgont
Address: 712 South Street, Houma, LA 70360
Phone: 985-860-4630

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

The premises affected are situated at 712 South Street, 70360 in a
R1 Zoning District. The legal description of the property involved in this application
is: Lots 10, 11, 12 & 13 Block 8 Barrios
Subdivision #4

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

Applicant's interest in the premises affected: owner

Approximate cost of work involved: NA

Explanation of property use: dwelling / accounting office

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

Ground Floor Plan and Elevations attached: _____ Yes _____ No

Address of adjacent property owners:

1. 714 South St.
Houma, LA 70360

2. 407 Greenway
Houma, LA 70360

3. 409 Greenway 408 Fern St.
Houma, LA 70360 Houma, LA 70360

Samantha Fulgont
Signature of Applicant or Agent

9858604630
Phone Number

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

Samantha Fulgont
Signature of Applicant or Agent

8/6/2020
Date

Building Sketch

Borrower	Matthew Falgout & Samantha Falgout				
Property Address	712 South St				
City	Houma	County	Terrebonne	State	LA
Zip Code	70360				
Lender/Client	Quicken Loans, Inc.				



Excerpt by Agent Search of Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3274.71	
	Second Floor	752.43	4027.14
GAR	Carport	490.32	490.32
P/P	Porch	34.30	
	Porch	78.75	
	UnCovered Patio	358.66	471.71
OTH	Storage	124.85	
	Storage	252.00	376.85
Net LIVABLE Area		(rounded)	4027

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
16.0 x	23.1		369.03
23.1 x	46.1		13.86
6.3 x	27.2		171.36
23.8 x	69.3		1648.90
29.6 x	6.3		186.33
0.5 x	16.0 x	0.0	0.10
0.5 x	23.8 x	0.0	0.22
0.5 x	6.3 x	0.0	0.02
5.3 x	12.1		64.13
32.8 x	10.7		350.96
17.4 x	27.0		469.80
Second Floor			
3.0 x	2.9		8.70
9.0 x	2.9		8.70
31.0 x	16.8		520.80
31.0 x	3.7		114.70
0.5 x	10.7 x	11.0	58.94
Curve	17.7 x	105.0"	40.59
156			
4027			
		= 3.87%	
17 items		(rounded)	4027



Interior view of office space.



View of office entrance and parking available.
The driveway can fit 6 vehicles.

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, September 17, 2020

@ 6:00 p.m.

ZLU/F.2

***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: 8/13/2020

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
Applicant's Name

PO BOX 2768 HOUMA LA 70360
Address City State Zip

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

NONE
Interest in Ownership (Owner, etc.)

SEE ATTACHED SHEETS (EXHIBIT, LEGAL DESCRIPTION, ADDRESSES)
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

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

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

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

SIGNATURES REQUIRED

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

SEE ATTACHED SHEET

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 _____ 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

Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln

Proposed Rezone Narrative

Reason for Amendment.

Currently, the subject area is a blend of R-1, R-2, and R-3 zoning districts. The subject properties are all zoned R-1 (single family residential).

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with Condition #2 Change in Conditions. Since 1976, there have been 19 rezones from R-1 to R-2 or R-1 to R-3 in the Mechanicville Subdivision presumably to allow for placement of mobile homes as most of the lots are not large enough for duplexes. There have been other similar rezones in nearby Catherine Subdivision. Although there are minimum size requirements for rezoning of property, many of the rezones in the past resulted in only one or two lots which is indicative of spot zoning. This has not been the case in the past 10 years, however many recent rezones have been exempt from the minimum size requirement because of the rezones that occurred in the past.

Limitations on Proposed Amendments.

Because there are already a number of R-2 and R-3 zones amongst the adjacent lots, this application is exempt from the minimum size requirement as described in Section 28-201(b).

Public Need.

Mobile homes are a form of affordable housing. The Mechanicville Subdivision and surrounding areas include a large number of low to moderate income residents. In 2019, the Zoning and Land Use Commission suggested that if the desire amongst the Council member and residents is to support these rezones and allow for mobile homes then what the Parish and Council could consider is to rezone the neighborhood so it would not have to be done property by property.

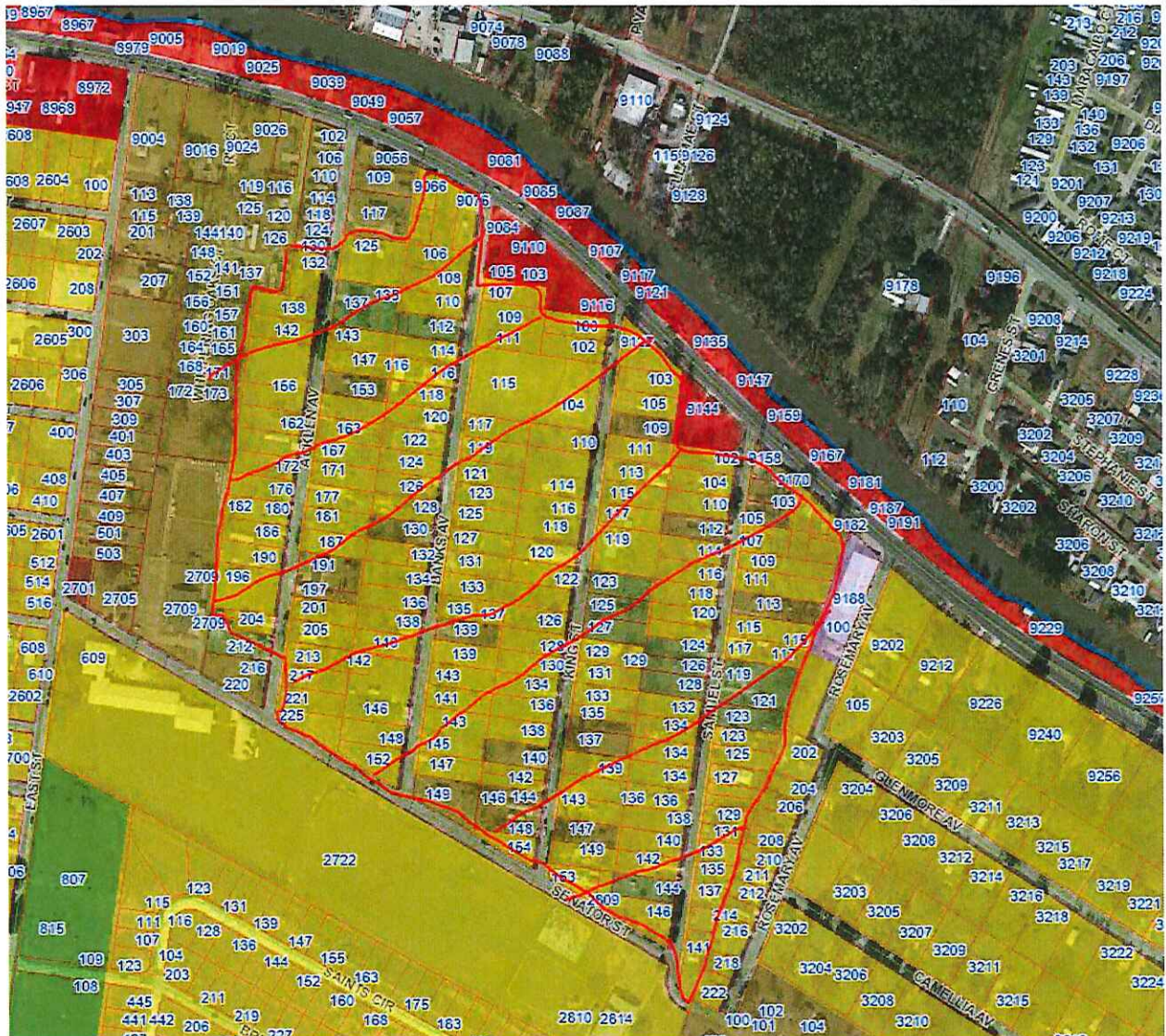
Effect of Amendment.

Staff suggested that a consideration be given for R-2 zoning which allows for mobile homes provided that they obtain a Special Exception from the Houma Board of Adjustment which would involve a public notice and public hearing so the area residents would have an opportunity to express their comments or concerns in each instance.

8/13/2020

Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln

Proposed Rezone Preliminary Exhibit



The subject properties are only the ones currently zoned R-1 (Single Family Residential) shown in yellow within the Mechanicville Subdivision outlined and hatched in red.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 658572 AS FILED IN THE
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS
MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

JOB NO. : 326 FIELD BOOK : NONE ADDRESS : SENATOR STREET CAD NAME : PULASKI-MECHANICVILLE-SUBD-RE-ZONE_20-326
DRAWN BY : BM PAGES : NONE SURVEY FILE : "MECH2020" FOLDER : MECHANICVILLE SUBD.

LEGEND:
INDICATES AREA ZONED C-2
INDICATES AREA ZONED R-2
INDICATES AREA ZONED R-3

THIS MAP WAS DRAWN FROM CALCULATIONS FOR REZONING PURPOSES AND IS NOT A SURVEY
MADE ON THE GROUND. BEARINGS AND DISTANCES ARE SUBJECT TO ADJUSTMENTS IF SURVEYED.

PLAN SHOWING AREA WITHIN
MECHANICVILLE SUBDIVISION
PRESENTLY ZONED R1 TO BE REZONED R2
SECTION 9, T17S - R17E
TERREBONNE PARISH, LOUISIANA
AUGUST 17, 2020 SCALE: 1" = 100'

FROM THE OFFICE OF:
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782

SHARON BREAUX
DOWELL

MECHANICVILLE-EMMANUEL
BAPTIST CHURCH

TERREBONNE PARISH
SCHOOL BOARD

SENATOR
STREET

TERREBONNE PARISH
SCHOOL BOARD

HOUSING AUTHORITY
OF HOUMA, LA.

OLEANDER
STREET

SUBDIVISION

SAMUEL
AVENUE

KING
AVENUE

BANKS
AVENUE

ACKLEN
AVENUE

AVENUE

BAYOU

EAST

TERREBONNE

MAIN

STREET

FLOW

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E