

Houma-Terrebonne Regional Planning Commission

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

AUGUST 21, 2025, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of July 17, 2025
- E. COMMUNICATIONS**
- F. PUBLIC HEARINGS:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant (*Council District 1 / City of Houma Fire*)
 - 2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:**
 - 1. Planning Approval:
Establish a church in a C-2 (General Commercial) zoning district, 1132 Barrow Street; Lino Mendoza, applicant (*Council District 1 / City of Houma Fire*)
- H. STAFF REPORT**
- I. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 21, 2025 INVOICES AND THE TREASURER'S REPORT OF JULY 2025**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

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

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 2-A & 2-B, A Redivision of Property belonging to Norman L. Billiot, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 4364 & 4365 Lori Ann Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Daisy & Norman L. Billiot, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the minimum frontage width (Tract 2-B to be 20' in lieu of the required 25')

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Parcel "E" belonging to KMA Houma Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1847 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Penny Dastugue
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Subdivision of Property belonging to Tyler Hebert creating "Parcel A" & "Parcel B" being a part of Lot 4A of Ellender Bros. Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 639 Highway 55, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Tyler Hebert
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement (Parcel B to be 5,523 sf in lieu of the required 6,000 sf; parcel to be used for docking & mooring purposes only)

d) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the Louisiana Chapter of the American Planning Association's conference to be held in Lafayette, Louisiana on October 9, 2025; Commissioner's Training (as required by Act 859) to be held on October 10, 2025 @ 8 a.m.)

J. ADMINISTRATIVE APPROVAL(S):

1. Survey & Division of Lot 5, Lot 6, and Lot 7 of Hellier Row-Beatyville into Lot 5A and Lot 6-7; Section 3, T16S-R16E, Terrebonne Parish, LA (3592 & 3594 LA Hwy. 316 / Councilman Carl Harding, District 2)
2. Redivision of Lots 1 & 2, Block 2 of Henry Perera Subdivision and Lot 5 of Property belonging to J.F. Brown, III; Section 83, T15S-R16E, Terrebonne Parish, LA (1127 Main Project Road, Schriever / Councilman John Amedée, District 4)
3. Lot Line Shift between Property belonging to Allie Authement, et al, Faith D. Mays Trust, et al, and Elmer J. & Myrtis R. Duplantis Trust, or assigns; Section 4, T16S-R16E/R17E, Terrebonne Parish, LA (138 & 139 Executive Drive / Councilman Carl Harding, District 2)
4. Lot Line Adjustment of Lots 31 & 32, Block 1, Ellendale Subdivision; Section 80, T17S-R16E, Terrebonne Parish, LA (409 & 411 Oak Alley Drive / Councilman Clyde Hamner, District 6)
5. Lot Line Adjustment Survey creating Rev. Lot 5, Rev. Lot 5A, Rev. Lot 6, & Rev. Lot 6A, Block 6, Addendum No. 1 of Ellendale Subdivision, Property belonging to Neal L. Hubbard, et ux; Section 80, T17S-R16E, Terrebonne Parish, LA (406 & 408 Ardoyne Drive / Councilman Clyde Hamner, District 6)
6. A Revision of Lot Lines between Tract B-1 (Raw Land) & Lot Extension B-2 (Raw Land) for Lucky 13 Land Company; Section 63 & 64, T16S-R17E, Terrebonne Parish, LA (Country Estates Drive / Councilman Charles "Kevin" Champagne, District 5)

- 7. Revised Lot 1, Block 10, Mulberry Estates Subdivision, Phase "B" and Revised Lot 37, Block 4, Addendum No. 1 to Mulberry Gardens Subdivision, Phase "A"; Section 104, T17S-R17E, Terrebonne Parish, LA *(307 & 335 Tigerlily Drive / Councilman Danny Babin, District 7)*
- 8. Survey of Revised Lots 94 & 96, A Redivision of Lots 94, 95, & 96 of Southern Comfort Waterfront Community belonging to Patrick H. Yancey 2010 Family Trust No. 1, et al; Section 37, T20S-R17E, Terrebonne Parish, LA *(122, 126, & 130 Flounder Court / Councilman Danny Babin, District 7)*
- 9. Survey of Revised Lots 11 and 13, A Redivision of Lots 11, 12, & 13, Block 10 to Jastremski Addition belonging to Wally J. Naquin, et al; Section 6, T17S-R17E, Terrebonne Parish, LA *(402 & 406 Central Ave. / Councilman Charles "Kevin" Champagne, District 5)*
- 10. Lot Line Adjustment, Lots D1 & D2 belonging to Village East Shopping Center, LLC; Section 2, T17S-R18E, Terrebonne Parish, LA *(9465 E. Park Avenue / Councilman Brien Pledger, District 1)*

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
 - a) *Public Hearing*
Discussion and possible action regarding proposed RV Park Regulations

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 17, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 17, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Barry Soudelier, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *Mr. Gold recused himself from Item H.1(b).*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Mr. Billiot: “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 26, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- The Chairman recognized Councilman Carl Harding in the audience.*
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARINGS:
1. The Chairman called to order the Public Hearing for an application by Lonzo Lavine requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision.
- a) No one was present to represent the application.
- b) Mr. Pulaski stated his recommendation was to deny the matter due to the applicant’s failure to provide adequate public hearing notice on site.
- c) Mr. Thibodeaux moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the application to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision due to the applicant’s failure to provide adequate public hearing notice on site.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
1. The Chairman called to order the reconsideration of the Planned Building Group conditional approval given on May 15, 2025 for the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue by Richard Real Estate & Management, LLC.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated the applicant had made changes to the site plan and the incorrect plat was inadvertently considered at the May meeting. He stated the site plan was revised but still included five (5) units as previously approved as well as a play area added.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the revised site plan conditioned upon the applicant satisfying the Bayou Cane Fire Protection District’s requirements and placement of a playground area.
- c) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission grant approval of the application for placement the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park

Avenue conditioned upon the applicant satisfying the Bayou Cane Fire Protection District’s requirements and placement of a playground area.”

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

H. NEW BUSINESS:

- 1. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant for Thursday, August 21, 2025 at 6:00 p.m.”

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

- 2. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant for Thursday, August 21, 2025 at 6:00 p.m.”

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

I. STAFF REPORT: None.

J. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners’ Comments: None.
- 2. Chairman’s Comments: None.

K. PUBLIC COMMENTS: None.

- L. Mr. Smith moved, seconded by Mr. Billiot: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:09 p.m.”

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

Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JULY 17, 2025.

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

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: 06-20-2025

Iona Lyons Brown
Applicant's Name

120 Samuel St. Houma, La. 70363
Address City State Zip

cell: 985-647-1364

Home: 985-868-5989

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

127 Samuel St. Houma, La. 70363

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Southernmost 20' of lot 15 & Northernmost 30' of lot 16, Block E, Mechanicville

Zoning Classification Request: (Request zone changed to where I can place a mobile home on the property)

From: R-1

To:

~~R-3~~ R-2

Previous Zoning History:

X

No

Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ ERROR. There is a manifest error in the ordinance.

✓ _____ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

- a. Land area to be affected;
- 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. 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. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. Legal Description: The legal description of only the property to be rezoned.

4. Market Information: Applicable only if the following conditions are met:

- 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 district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

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

SIGNATURES REQUIRED

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

(Name) Ms. Iona Lyons Brown (interest address): 127 Samuel St
Houma, La. 70363

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

(N/A)

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

(N/A)

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

Iona Lyons Brown

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own < 1 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.

Iona Lyons-Brown

Signature of Owner or Authorized Agent

**127 Samuel Street
Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E,
Mechanicville Subdivision
Iona L. Brown, Applicant**

Request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)

Amendment Policy

**2. Reasons For This Amendment
Change in Conditions**

Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

Limitations On Proposed Amendments

Most surrounding property is zoned R-1 (Single-Family Residential) so the proposed rezone doesn't meet the minimum size requirement for a new R-2 zoning district.

Exhibits Required

3. Legal Description

Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville Subdivision

4. Market Information

N/A

5. Development Schedule

Immediately after approval, if granted.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.



Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)
127 Samuel Street
Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville
Iona L. Brown

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: 6/30/25

IRONMAN PROPERTIES OF AMERICA, LLC

Applicant's Name

PO BOX 61	BOURG	LA	70343
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

985-804-0090

Telephone Number (Home) (Work)

100%

Interest in Ownership (Owner, etc.)

2620 ISAAC ST LOT 14, BLOCK 2, BARROWTOWN SUBDIVISION

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: _____

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):

SEE ATTACHED

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:

X

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):

X

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;

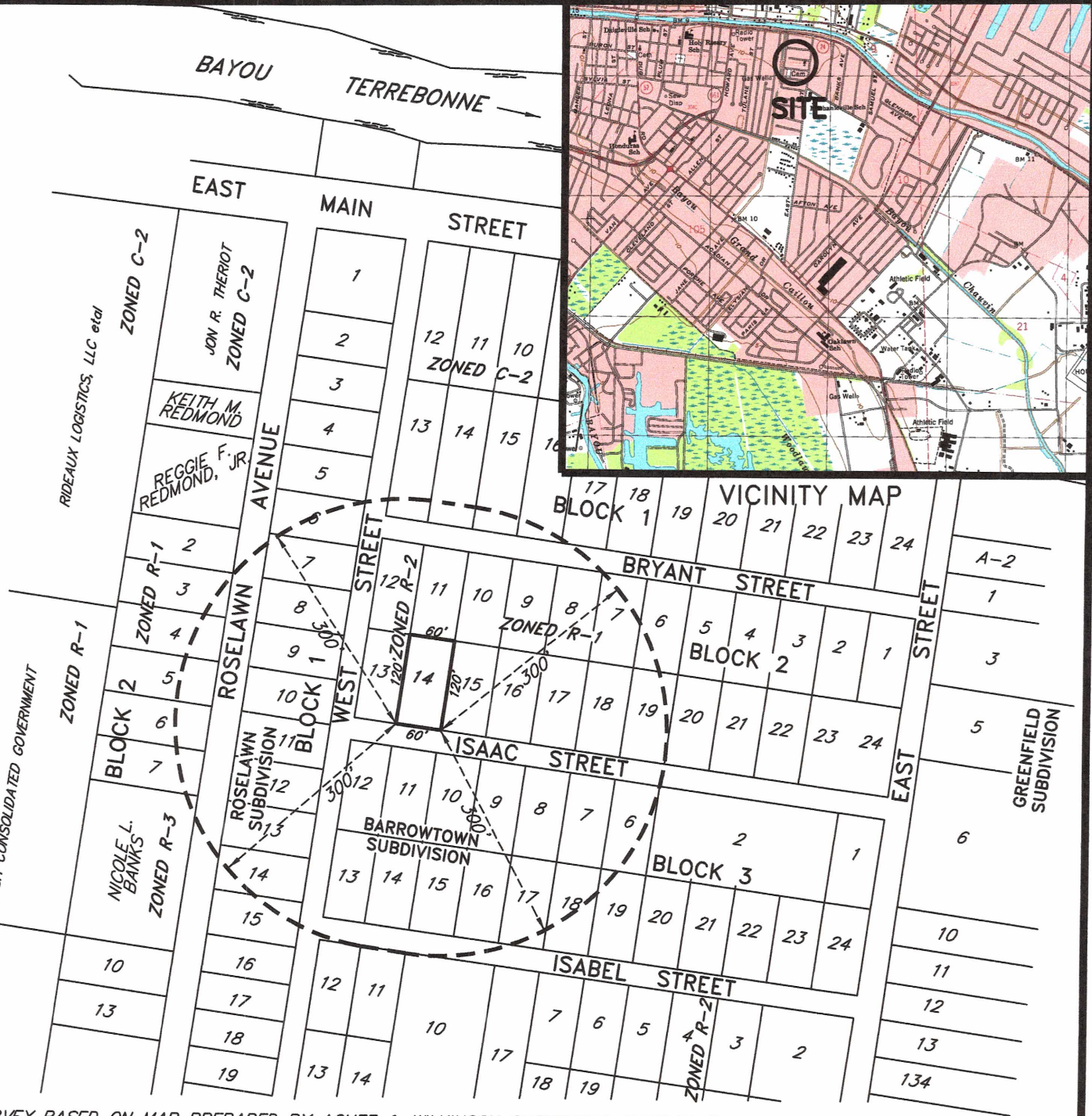
Maximum Charge - \$100.00

I (We) own 0.17 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



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0252, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" IS AN AREA OF MINIMAL FLOODING).

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

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

MAP SHOWING LOT 14 SQUARE 2 OF
BARROWTOWN SUBD. TO BE REZONED
FROM ZONE R-1 TO ZONE R-2
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JUNE 26, 2025

SCALE: 1" = 200'

[Signature of Kenneth L. Rembert]

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



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

ZLU25/12
Dist. 1
COH Fire

Name: Lino Mendoza

Address: 171 Cleveland St.

Phone: 985-855-1262

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 1132 Barrow St., Houma, La. in a Commercial C-2 (General Commercial) Zoning District. The legal description of the property involved in this application is: Existing bldg, this is only one module of 4. No modifications needed.

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

Applicant's interest in the premises affected: Change current local use

Approximate cost of work involved: None.

Explanation of property use: Church meeting room. (40 seats)

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

Ground Floor Plan and Elevations attached: Yes X No

Address of adjacent property owners:

1. Barber Shop.
1134 Barrow St.
Houma, La. 70360

2. Beauty Saloon
1136 Barrow St.
Houma, La. 70360.

3. N/A.

See
attached





Google Earth

© 2025 Google

