

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 19, 2019, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 21, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Planning Approval:
Establish a church in an R-1 (Single-Family Residential) zoning district; 222 Connely Street; The River Church, applicant
 - 2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street; Heath Davis, applicant; and call for a Public Hearing on said matter for Thursday, January 16, 2020 at 6:00 p.m.
- 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 November 21, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 19, 2019 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2019**
 - 1. Accept and approve the proposed 2020 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2019 Audit
 - 2. Election of Officers for 2020

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns
Approval Requested: Process D, Minor Subdivision
Location: 151C North Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Cammie Talbot
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Consider Approval of Said Application

I. NEW BUSINESS:

1. Discussion and possible action to reconsider Final Approval for Imperial Landing Subdivision, Phase A to accept a bond for light standards

J. APPLICATIONS:

1. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Michael X. St. Martin
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Town Hall Commercial Park, Redivision of Property belonging to Uptown Enterprises, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 803, 805, 807, & 809 Barrow Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Uptown Enterprises, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Evangeline Estates, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Sugarland Subdivision, Addendum No. 5
Approval Requested: Process C, Major Subdivision-Engineering
Location: Extension of Blakefield Drive, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Development Ventures, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

K. STAFF REPORT

L. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 5 & 6, Block 7, Add. No. 1, Phase B, Mulberry Gardens Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Lot 1, Block 2, A Redivision of Lots 1 & 2 to Oak Ridge Subdivision, Section 13, T16S-R16E, Terrebonne Parish, LA

M. COMMITTEE REPORT:

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

N. COMMISSION COMMENTS:

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

O. PUBLIC COMMENTS

P. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 21, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 21, 2019 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; Mr. Keith Kurtz; Mr. Phillip Livas; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Kurtz moved, seconded by Mr. Cehan: “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 October 17, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Faulk. **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:
- a) The Chairman acknowledged and welcomed Mr. Barry Soudelier, incoming Planning Commissioner who was in the audience. He also thanked Mrs. Foret and Mr. Kelley for the time and service on the Planning Commission.
- H. **PUBLIC COMMENTS:** None.
- I. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:02 p.m.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Livas, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Faulk. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

Dr. L.A. “Budd” Cloutier, Jr., Chairman
Zoning & Land Use Commission

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

CERTIFICATION
CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF NOVEMBER 21, 2019.

CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT

ZLU19/12
Dist. 9
CoHFire

Houma, Louisiana 70361-1446

Zoning & Land Use Commission Application

Application For:

<u>X</u>	Planning Approval <i>\$10.00/application</i>	_____	Home Occupation <i>\$10.00/application</i>
_____	Parking Plan <i>\$50.00/plan</i>	_____	Special Plan <i>\$10.00/application</i>

Revised 3/30/06





PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, January 16, 2020

@ 6:00 p.m.

ZLU/F2

ZL19/11
Dist. 5
COH Fire

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

Please return the application and supporting plans to the office of the Zoning Administrator.

Date: 11/20/2019

Heath Davis
Applicant's Name

4337 Bayou Black Dr. Houma LA 70360
Address City State Zip

(985) 688-5444
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

636 Marmande St. ; Lot 14, Block 2, Add. No. 1, Voisin Pl.
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

From: R-1 To: R-3

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

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

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

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

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

SIGNATURES REQUIRED

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

Heath Davis 100%

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 [Signature]

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):

n/a

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 25⁰⁰ 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]
Signature of Owner or Authorized Agent

To Whom It May Concern,

2. The reason for this request is that my property abuts the neighboring lot. The change in zoning would give another option to establish affordable housing on this property

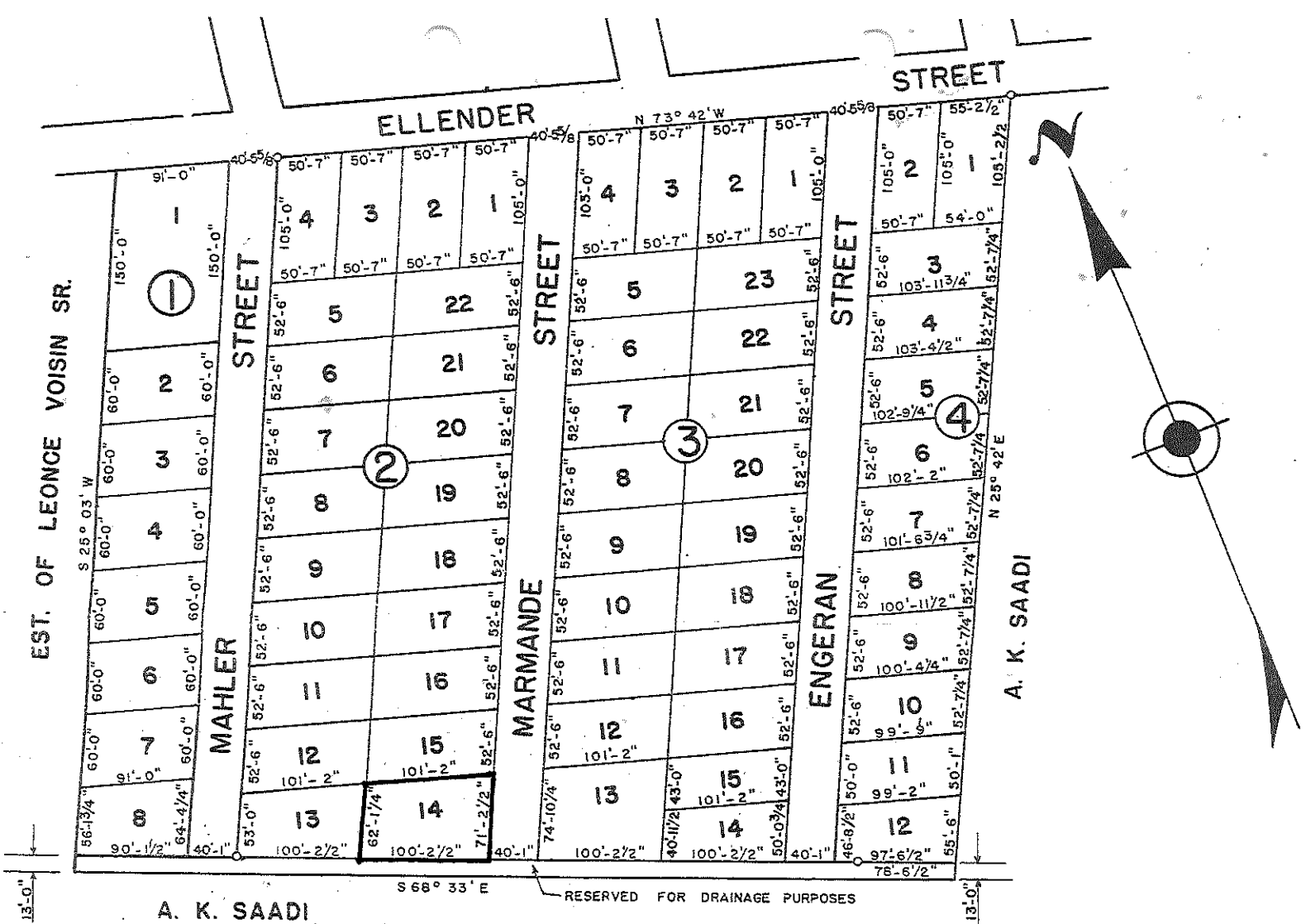
3. If approved, then planning could go forward in hope of finding a mobile home that could be relocated to the above mentioned lot. At this time, planning is contingent on the ruling of this body. However, in the next year or so it is hoped that a residence can be established again on this lot. The house before was destroyed by a storm and later torn down.

5. The neighborhood has changed in the last 20 years or so. Mobile homes have been moved in on the lots before and behind my property. Thus surrounding my property with other mobile almost calls for a similar change in zoning to allow me a cost effective option in creating a new residence.

6. The surrounding lots and land uses should not be affected. Two lots (before and behind) that abut my lot have occupied mobile homes. Across the street has an occupied mobile home. The fourth side, being as I have the last lot in the subdivision, abuts a canal and the rear of a building that is zoned commercial property. Utilities are provided by the City for this lot so no effect should be felt by surrounding landowners.

Thank before hand for your consideration of this matter.

Heath Davis



A. K. SAADI

DESCRIPTION OF PROPERTY SUBDIVIDED

A CERTAIN TRACT OF LAND LOCATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA BEING A PART OF THE HONDURAS PLANTATION AND DESCRIBED AS LOTS SIXTY-FIVE (65), SIXTY-SIX (66), SIXTY-SEVEN (67), SIXTY-EIGHT (68), AND SIXTY-NINE (69) CONTAINING TEN AND FIFTY-FOUR ONE HUNDREDTHS (10.54) ACRES MORE OR LESS AS PER PLAN OF SURVEY OF SAID SUBDIVISION MADE BY J.C. WATKES C.E., SAID PLAN BEING ON FILE WITH THE CLERK OF COURT OF THE PARISH OF TERREBONNE, LOUISIANA.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF ACT NO. 51 OF THE 1930 SESSION OF THE LEGISLATURE OF LOUISIANA AND I HEREBY APPROVE THE SAME.

R. W. Collins Jr.
R.W. COLLINS JR. C.E.

LOTS 1 TO 8 OF BLOCK NO. 1 AND LOTS 1 TO 13 INCLUSIVE OF BLOCK NO. 2 COMPRISE THE ORIGINAL SUBDIVISION KNOWN AS VOISIN PLACE, THE REMAINDER OF THE LOTS ARE TO BE KNOWN AS ADDENDUM NO. 1 TO VOISIN PLACE.

THIS IS TO CERTIFY THAT THE FOLLOWING STREETS VIZ; MAHLER, MARMANDE, ENGERAN AND ELLENDER THAT LIE WITHIN OUR PROPERTY AND AS ARE DESIGNATED ON THE ABOVE PLAN BE AND THE SAME ARE HEREBY GIVEN, GRANTED AND DEDICATED TO PUBLIC USE.

ADDENDUM NO. 1

VOISIN PLACE

BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF LEONCE VOISIN SR. LOCATED IN THE PARISH OF TERREBONNE, LA. AND IN SECTIONS 39 & 105, T17S-R17E

SCALE 1" = 100'

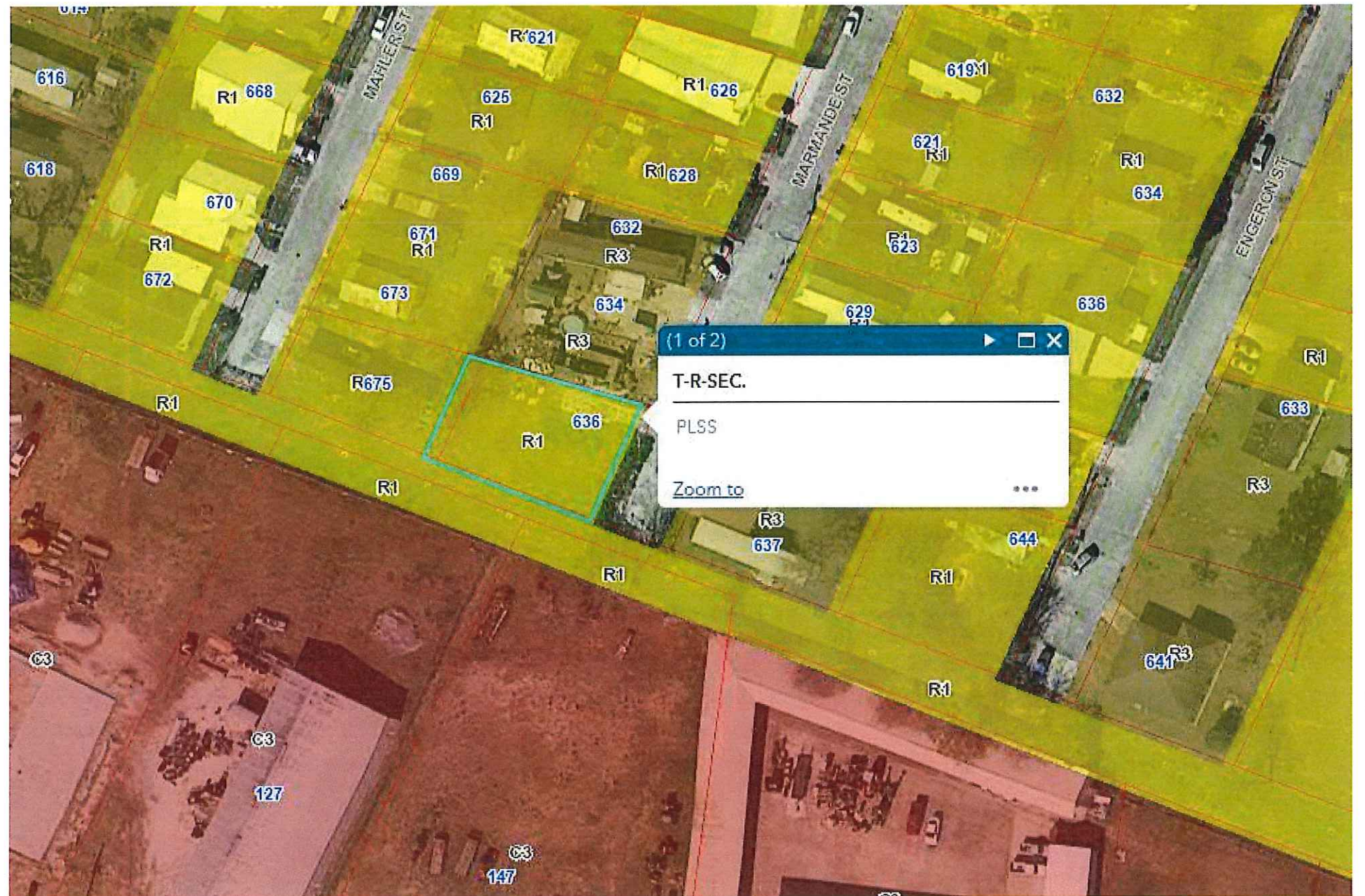
APRIL 5, 1941.

R. W. COLLINS C.E.

HOUMA, LA.

REGISTERED IN ACCORDANCE WITH LA. LAW

• DENOTES 3/4" GALV. PIPE. ALL OTHER CORNERS MARKED WITH STAKES



(1 of 2)

T-R-SEC.

PLSS

Zoom to ...