

# 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

**FEBRUARY 16, 2023, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 Minutes of Zoning & Land Use Commission for the Regular Meeting of January 19, 2023

### **E. COMMUNICATIONS**

### **F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block C, Mechanicville, 139A Banks Avenue; Wilfred Nells, 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; 229 South Hollywood Road, Suite A; Iglesia Mahanaim, c/o Oscar Cordon, applicant (*Council District 3 / Bayou Cane 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 ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

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

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 19, 2023

### **E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 16, 2023 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2023**

### **F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Revised Tract 3-A-1 & Tract 3-C, A Redivision of Tract 3-A-1 belonging to Millicent B. Bourgeois, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 5776 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Paris Broussard  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Mandalay Pass Subdivision  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 3842 Southdown Mandalay Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Ciera Development Company, Inc.  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
  
b) Consider Approval of Said Application
3. a) Subdivision: Adley Oaks Subdivision, Phase C  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 2508 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Dantin Bruce Development, LLC, Mr. Ross Bruce  
Engineer: Quality Engineering & Surveying, LLC  
  
b) Variance Request: Exception for rear lot drainage  
c) Consider Approval of Said Application
4. a) Subdivision: Adley Oaks Subdivision, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: 2508 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Dantin Bruce Development, LLC, Mr. Ross Bruce  
Engineer: Quality Engineering & Surveying, LLC  
  
b) Consider Approval of Said Application

**H. STAFF REPORT**

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

1. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2 & TPCG-1; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (2876 Grand Caillou Road / Councilman Danny Babin, District 7)
2. Revised Tract 3 and Revised Parcel 2, A Redivision of Property belonging to Iver Consulting Services, LLC and Charles John Bourgeois; Section 58, T16S-R15E, Terrebonne Parish, LA (2111 Bull Run Road / Councilman Carl Harding, District 2)
3. Proposed Lot Line Shift being Lot 4, Block 1 of Bourg Subdivision; Section 8, T17S-R17E, Terrebonne Parish, LA (112 Louise Street / Councilwoman Jessica Domangue, District 5)
4. Tracts "B-1," "B-2," & "B-3," A Redivision of Property belonging to Arlen A. Charpentier, Jr., et ux; Sections 3, 4, & 15, T18S-R18E and Sections 2 & 3, T18S-R19E, Terrebonne Parish, LA (252, 254, & 256 Lower Country Drive / Councilman Steve Trosclair, District 9)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 19, 2023**

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 19, 2023 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 him and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, 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. *None.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Faulk: “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 December 15, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Rev. Gray, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Preliminary Hearing:**
- Mr. Rogers moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Wilfred Nells to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 139A Banks Avenue, Lot 19, Block C, Mechanicville for Thursday, February 16, 2023 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard, Rev. Gray, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:**
1. Mr. Pulaski discussed possible action regarding the Zoning Ordinance as it pertains to Home Occupations and dog grooming businesses.
- a) Discussion was held regarding a previous application where a dog grooming business was denied and led to a legal opinion that indicated pet grooming services were not of a personal nature and did not qualify for a home occupation.
- b) Discussion ensued regarding whether the Commission wanted Staff to look into amending the ordinance to include pet grooming services as an eligible home occupation due to various requests to do so after the storm.
- c) Discussion ensued regarding neighbors next to a dog grooming business and the possibility of businesses starting as grooming and leading to boarding. The Commission stated they wished to leave the ordinance as is.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Mr. Rogers 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 6:07 p.m.”

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



Robbie Liner, Chairman  
Zoning & Land Use Commission

Becky M. Bechel, 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 JANUARY 19, 2023.**

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

ZLU 23/1  
Dist. 1  
COH Fire

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

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

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

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 12/2/2022

Wilfred Nells  
Applicant's Name

188 Acklen Ave.                      Houma                      LA                      70363  
Address                                      City                                      State                                      Zip

985-266-4141  
Telephone Number (Home)                                      (Work)

Wilfred & Gracestine Nells  
Interest in Ownership (Owner, etc.)

[139A] Banks Ave ; Lot 19, Block C, Mechanicville  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

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.

✓                     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.

✓/bmb             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):

Wilfred & Gracestine Nells, 100% owners

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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 Wilfred Nells

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3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):
- 

**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 \$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.

X Wilfred Nells  
Signature of Owner or Authorized Agent

**139A Banks Avenue  
Lot 19, Block C, Mechanicville Subdivision  
Wilfred Nells, Applicant**

**Request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)**

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**1. 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.

**2. Limitations On Proposed Amendments**

The adjacent property at 139 Banks Avenue is currently zoned R-3 (Multi-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

**3. Development Schedule**

Immediately after approval, if granted.

**4. Market Information**

N/A

**5. Public Need**

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

**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.

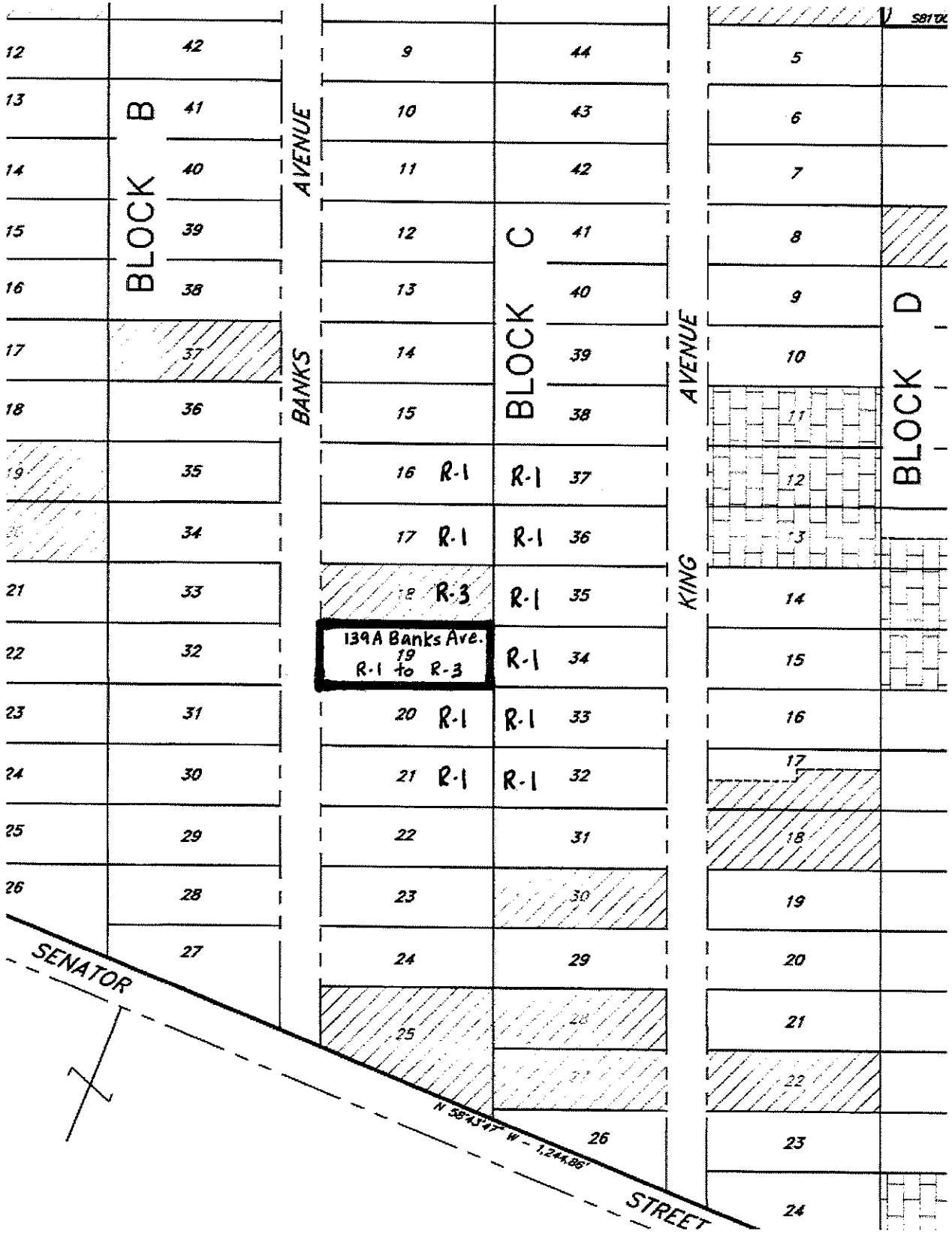
**7. Error**

N/A



139A Banks Avenue  
 Lot 19, Block C, Mechanicville

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)  
 Wilfred Nells, Applicant



**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 23/2  
Dist. 3  
Bayou Canal Fire

Name: Iglesia Mahavaim Oscar Cordon  
Address: ~~229 South Hollywood Road, Suite A~~ 127 Thoroughbred Ave.  
Phone: 1-504-645-1237 Montz, LA 70068

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 229 South Hollywood road, Suite A in a C-2 Zoning District. The legal description of the property involved in this application is: A 0.906 Acres Tract of Land in section 101, T17S - R17E

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: \$0

Explanation of property use: Church (100 seats, ± 35 people)

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

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners:

1. (Right hand) Omega Institute of Cosmetology  
2. (Left hand) Empty lot

3. (back side) Parking lot see attached

[Signature]  
Signature of Applicant or Agent

504-645-1237  
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]  
Signature of Applicant or Agent

1-25-23  
Date

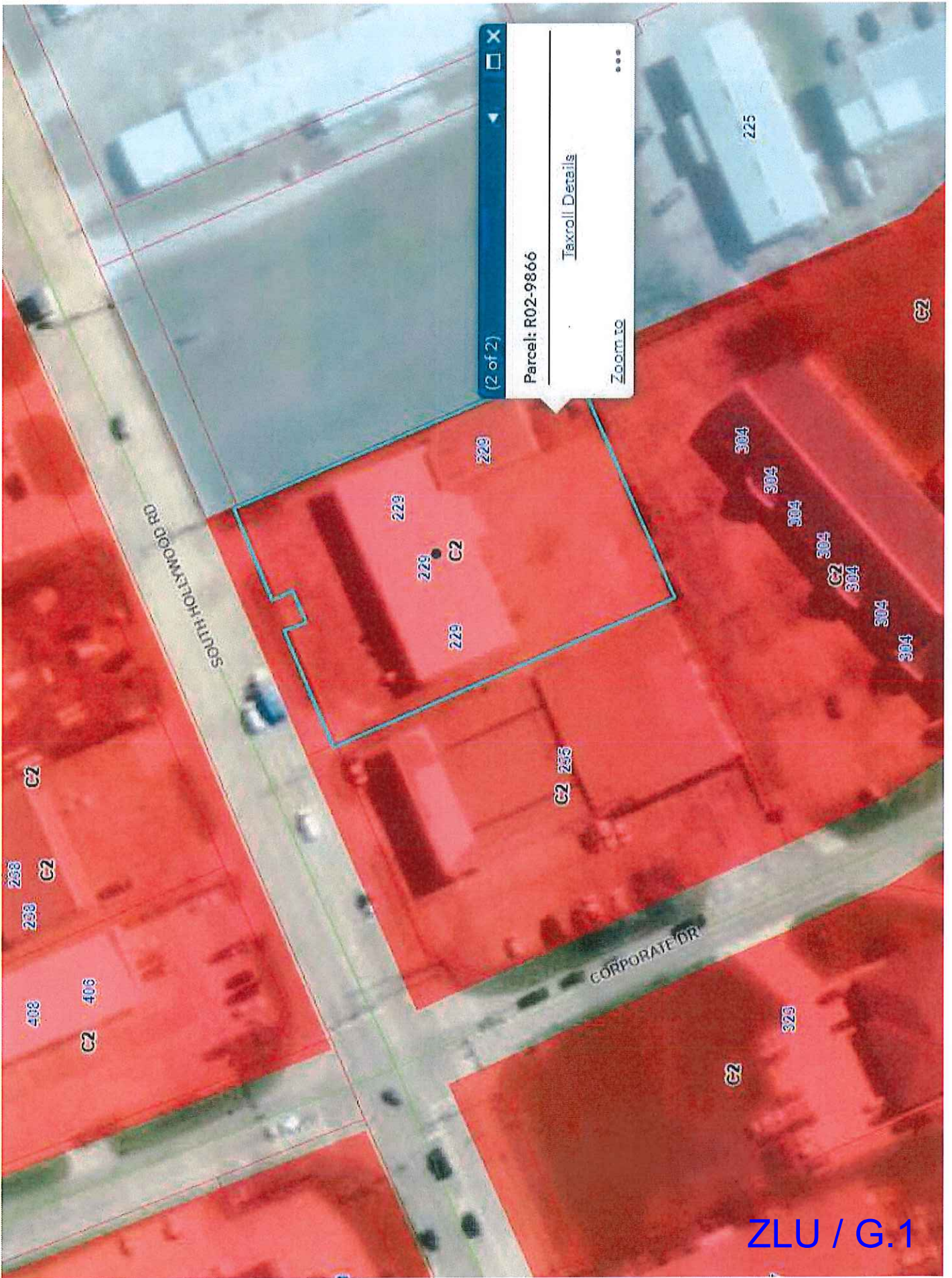
Priscilla LeBlanc Marcel

**229 South Hollywood Road  
Adjacent Property Owners**

William P. & Mary Bourgeois  
225 South Hollywood Road  
Houma, LA 70360

Hot and Cold Investments, LLC  
235 South Hollywood Road  
Houma, LA 70360

Corporate Centre, LLC  
P.O. Drawer 035 *4035*  
Houma, LA 70361



(2 of 2) [Close] [Maximize]

Parcel: R02-9866

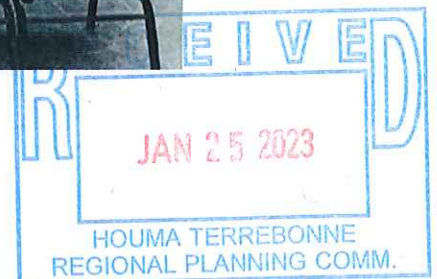
[Taxroll Details](#)

Zoom to ...

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