

# 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

**FEBRUARY 20, 2025, 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 16, 2025

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 1141 Roussell Street; Tai Raymond, applicant (*Council District 1 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 7401 Park Avenue; Richard Real Estate & Management, LLC, c/o Kayla Brown, Manager, applicant (*Council District 2 / Bayou Cane Fire*)

**G. NEW BUSINESS:**

1. Preliminary Hearing:
  - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 196 Pitre Street; Judy Carter, applicant; and call a Public Hearing for Thursday, March 20, 2025 at 6:00 p.m. (*Council District 9 / City of Houma Fire*)

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

**J. PUBLIC COMMENTS**

**K. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 16, 2025

**E. APPROVE REMITTANCE OF PAYMENT FOR THE FEBRUARY 20, 2025 INVOICES AND THE TREASURER'S REPORT OF JANUARY 2025**

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2024 Audit

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Revised Lot "A" and Lots "C-1" & "C-2," A Redivision of Lots "A" & "C" belonging to the Estate of Wallace R. Ellender, III  
Approval Requested: Process D, Minor Subdivision  
Location: 4455 Hwy. 24 & St. Andrew Street, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Theresa-Marie Ellender  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application
2. a) Subdivision: Bon Villa Mobile Home Park, Phase 2  
Approval Requested: Process B, Mobile Home Park-Final  
Location: Bon Villa Court, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Bon Villa Mobile Home Park, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Tracts T-2-1 thru T-2-4, A Redivision of Tract T-2 belonging to Durwin J. Wunstell, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 2030 Highway 665, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Durwin Wunstell  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts A & B, A Redivision of Tract A-B-C-D-E-A belonging to Rocky J. Hickman, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4904 & 4905 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Rocky Hickman  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Revised Lots 4 & 5, Block 4, Maurice Place Subdivision, Property belonging to Sandh, LLC  
Approval Requested: Process A, Re-Subdivision  
Location: 114 & 116 North Van Avenue, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Sandh, LLC  
Surveyor: Delta Coast Consultants, LLC  
b) Public Hearing  
c) Variance Request: Variance from the minimum lot size requirement (5,620sf in lieu of required 6,000sf)  
d) Consider Approval of Said Application
4. a) Subdivision: Tracts 1-D & 1-E, Resubdivision of Tract 1-A, Rouse Holdings, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 5812 West Main Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Rouse Holdings, LLC  
Surveyor: Duplantis Design Group, PC  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Imperial Landing Subdivision, Phase C  
Approval Requested: Process C, Major Subdivision-Final  
Location: Stack Drive, Thibodaux, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Onshore Materials, LLC  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
b) Consider Approval of Said Application

**I. STAFF REPORT**

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

1. Revised Tract E containing 7.241 acres belonging to Catering Consultants of Louisiana, L.L.C.; Section 5, T16S-R16E, Terrebonne Parish, LA (*157 Tourist Drive / Councilman Carl "Carlee" Harding, District 2*)
2. Revised Lots 22 & 23, A Redivision of Property belonging to Rembert Management Company, Inc.; Section 79, T18S-R18E, Terrebonne Parish, LA (*3119 Grand Caillou Road / Councilman Brien Pledger, District 1*)
3. Tract "G-3" & Revised Tract "F," A Redivision of Property belonging to Roddy L. Matherne, et al; Section 77, T17S-R19E, Terrebonne Parish, LA (*478 & 516 Bourg-Larose Highway / Councilman Steve Trosclair, District 9*)
4. Revised Tracts 2 & 3, A Redivision of Tract 2 & Revised Tract 3 belonging to Chester F. Morrison, Jr., et al; Section 8, T16S-R16E, Terrebonne Parish, LA (*758 Highway 311 / Councilman Carl "Carlee" Harding, District 2*)
5. Survey & Division of Property belonging to Richard J. LeBlanc and Lucille D. LeBlanc into Lot 1 and Lot 2; Section 78, T15S-R16E, Terrebonne Parish, LA (*117 & 119 Calumet Street / Councilman John Amedée, District 4*)
6. Revised Tract A-5 and Revised Tract A-4 into Revised-2 Tract A-5 and Revised-2 Tract A-4; Section 3, T17S-R17E, Terrebonne Parish, LA (*1873 & 1885 Martin Luther King Blvd / Councilman Clayton Voisin, Jr., District 3*)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 16, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of January 16, 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. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “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 19, 2024.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Preliminary Hearings:**
- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: “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) 1141 Roussell Street for Thursday, February 20, 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. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- b) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 7401 Park Avenue for Thursday, February 20, 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. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Smith. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- 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 6:03 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. Soudelier, and Mr.

Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. 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 JANUARY 16, 2025.**

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

ZLU25/1  
Dist 1/COH

***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: 12/9/2024

Tai Raymond  
Applicant's Name

222 Authement St.      Houma      LA      70363  
Address    City    State    Zip

985-217-5707  
Telephone Number (Home)    (Work)

100%  
Interest in Ownership (Owner, etc.)

1141 Roussell St., Lot 2 Block 10, Breaux-Morrison  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Addition

**Zoning Classification Request:**

From: R-1    To: R-2

Previous Zoning History:      X      No      \_\_\_\_\_      Yes

If Yes, Date of Last Application:      n/a



**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.

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. 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:

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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:

X 

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

X 

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

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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:

X 

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**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

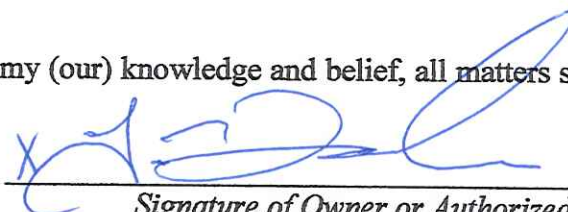
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 41 acres. A sum of \$25<sup>00</sup> 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.



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Signature of Owner or Authorized Agent



**1141 Roussell Street  
Lot 2, Block 10, Breaux-Morrison Addition  
Tai Raymond, Applicant**

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

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**Amendment Policy**

**2. Reasons For This Amendment**

**Change in Conditions**

Over the past few decades, numerous properties in the immediate area 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.

**Limitations On Proposed Amendments**

The adjacent property at 1143 Roussell Street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement. Should rezone to R-2 go through, applicant will need to apply to the Board of Adjustment for a Special Exception to place a mobile home in an R-2 zoning district.

**Exhibits Required**

**3. Legal Description**

Lot 2, Block 10, Breaux-Morrison Addition

**4. Market Information**

N/A

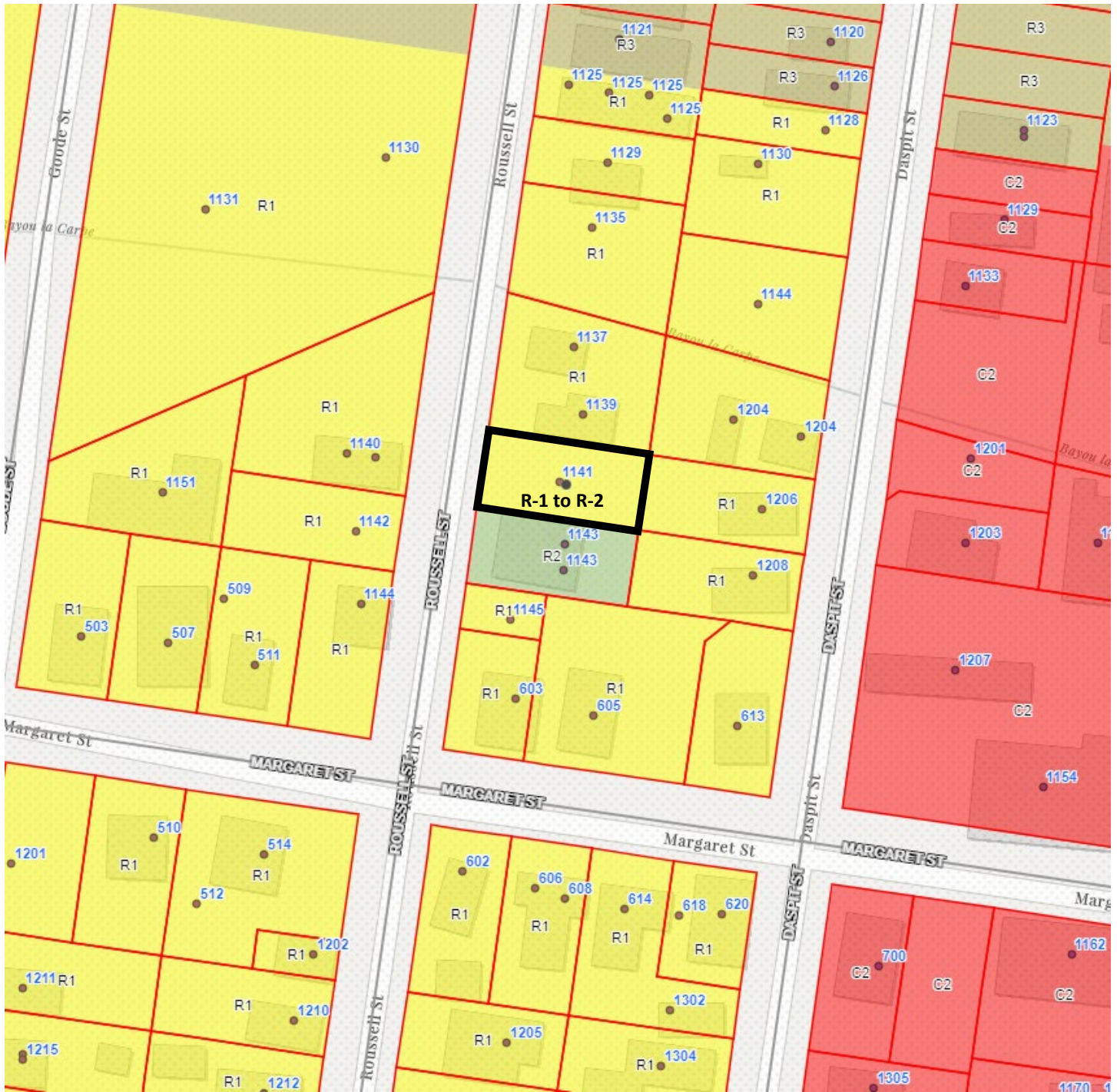
**5. Development Schedule**

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.

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**1141 Rousseil Street  
Lot 2, Block 10, Breaux-Morrison Addition  
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)  
Tai Raymond, 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*

ZLU 25/2  
Dist. 2  
Bayou  
Cane

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: 12/30/24

RICHARD REAL ESTATE AND MANAGEMENT, LLC (C/O KAYLA BROWN-MANAGER)

*Applicant's Name*

138 SAGEWOOD DR. THIBODAUX LA 70301  
*Address City State Zip*

(504) 388-7017  
*Telephone Number (Home) (Work)*

100%  
*Interest in Ownership (Owner, etc.)*

7401 PARK AVE HOUMA LA 70360  
*Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)*

**Zoning Classification Request:**

From: R-1 To: C-2

Previous Zoning History: \_\_\_\_\_ No \_\_\_\_\_ X Yes

If Yes, Date of Last Application: 1/03/12



**AMENDMENT POLICY – Parish Zoning Regulations Section 28-201**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

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

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

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

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

**EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202**

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

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

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

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

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

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

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



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

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

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

**SIGNATURES REQUIRED**

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

RICHARD REAL ESTATE & MANAGEMENT, LLC ( KAYLA BROWN - MANAGER)

138 SAGEWOOD DR THIBODAUX, LA 70301

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

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

P.O. Box 1446

Houma, Louisiana 70361-1446

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

ZLU 25/3  
Dist. 9  
CoH Fire

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

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

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

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

Date: Jan. 6, 2025

Judy Carter  
Applicant's Name

182 Acklen St.  
513 Roselawn Ave. Houma LA 70363  
Address City State Zip

985-217-5500  
Telephone Number (Home) (Work)

100%  
Interest in Ownership (Owner, etc.)

196 Pitre Street, 77' x 67' lot on east side of  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

George Pitre Lane

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No          Yes         

If Yes, Date of Last Application: n/a



**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.

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. 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:

Andy H. Galt

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

x Andy H. Galt

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

x Andy H. Galt  
182 Adams Ave Houma, La 70363

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:

x Andy H. Galt

**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.

x Andy H. Galt

Signature of Owner or Authorized Agent



**196 Pitre Street**  
**77' x 67' lot on east side of George Pitre Lane**

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

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**Amendment Policy**

**2. Reasons For This Amendment**

**Change in Conditions**

Over the past few decades, numerous properties in the immediate area 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.

**Limitations On Proposed Amendments**

The adjacent property at 8408 Cecile Street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

**Exhibits Required**

**3. Legal Description**

77' x 67' lot on east side of George Pitre Lane

**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.

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**Rezone from R-1 to R-2**  
**196 Pitre Street**  
**Judy Carter**