

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Vacancy.....	Secretary/Treasurer
Clarence McGuire.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member
Vacancy.....	Member

JANUARY 18, 2024, 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

Revised 1/12/2024

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 December 21, 2023

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant; and call a Public Hearing for said matter on Thursday, February 22, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman 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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 21, 2023

*** ELECTION OF OFFICER:**

1. Election of Secretary/Treasurer

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 18, 2024 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2023

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 396 LA Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Eric Newman & Monique Savoy
Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the fire hydrant distance requirements
 - d) Consider Approval of Said Application
2. Public Hearing. Reconsideration of the Redivision of Lot 7 and One Half of Lot 6, Block 12 of Castleguard South Subdivision, Citrus Court; Section 7, T18S-R17E, Terrebonne Parish, LA
(Council District 7 / Grand Caillou Fire)

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Lot 16, Block 1 of Fontenot Estates Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 5239 Highway 182, Gibson, Terrebonne Parish, LA
Government Districts: Council District 7 / Gibson East Fire District
Developer: Carmen Thomas Jacobs
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the American Planning Association's National Conference to be held April 13-16, 2024 in Minneapolis, Minnesota (Online, May 8-10, 2024)

J. ADMINISTRATIVE APPROVAL(S):

1. Redivision of Lot Lines of Tract A belonging to Joseph Provost, Tract B belonging to Angela P. Pitre, and A Tract of Land owned by Joseph Provost, Angela Pitre and Betty T. Provost into Tracts P-1, P-2, and P-3; Sections 86 & 87, T16S-R15E, Terrebonne Parish, LA *(5306 North Bayou Black Drive / Councilman Carl Harding, District 2)*
2. Revised Lots 60 & 61, A Redivision of Lots 60 & 61 of Block 10, Rev. Add. No. 1 to Broadmoor Heights Subdivision; Sections 2, 4, & 94, T17S-R17E, Terrebonne Parish, LA *(611 & 613 Walker Drive / Councilman Clayton Voisin, Jr., District 3)*
3. Revised Tract P, A Redivision of Revised Tract P, Property belonging to The Kenneth Wood Family, LLC, et al; Section 9, T16S-R16E, Terrebonne Parish *(208 Rebecca Pond Road / Carl Harding, District 2)*
4. Survey and Division of Property belonging to Patrick L. Bussey, Joyce N. Bussey, Michelle L. Reaux, and Joshua J. Reaux, also Property belonging to Natasha D. McReynolds into Lot 1 and Lot 2; Section 7, T16S-R17E, Terrebonne Parish, LA *(4875 & 4891 West Park Ave. / Councilman John Amedée, District 4)*

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 DECEMBER 21, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 21, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 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. Ross Burgard; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Ms. Rachael Ellender, Secretary/Treasurer and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Mr. Burgard: "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 November 16, 2023."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. The Chairman called to order the application by Cypress Court Apartments, LLC requesting Planned Building Group Approval for Cypress Court Duplexes at 6283 Alma Street.
 - a) Mr. Brandon Arceneaux, Total Project Services, LLL, discussed Mr. Cantrelle's application and desire to build five (5) duplexes on the property.
 - b) There was no one present to speak on the matter.
 - c) Discussion was held regarding a fire hydrant that will be addressed at the building permit stage by the building code and state fire marshal. Discussion ensued regarding a sufficient turnaround at the end of the driveway for emergency vehicles.
 - d) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planned Building Group approval to Cypress Court Duplexes conditioned upon the submittal of an approval letter from Bayou Cane Fire Department."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners' Comments:
 - a) Mr. Thibodeaux discussed the application fees and how they stand up to other locations.
 2. Chairman's Comments: None.
- I. PUBLIC COMMENTS: None.

J. Mr. Smith moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:12 p.m."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender and 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 DECEMBER 21, 2023.

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

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, February 22, 2024

@ 6:00 p.m.

ZLU/F.1

ZLU24/1
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: 12-10-23

Daniel Turner Audrey Turner
Applicant's Name

8918 gorman st Houma La 70363
Address City State Zip

cell 985 804 5858 (985) 876 5855
Telephone Number (Home) (Work)

owner
Interest in Ownership (Owner, etc.)

8938 gorman st
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1 To: R3

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: _____

there are 12 mobile home spaces on gorman st and requesting a change from R1 to R3 because I would like to place a mobile home unit

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.

December 21, 2023

We owned the property located at 8938 Norman Street, Houma, Louisiana 70363. A house was located on this property however, Hurricane Ida destroyed it. Several citizens have asked me to rent a trailer space at 8938 Norman Street and I told them that I had to get the property rezoned from R1 to R3 so that I could place a mobile home on it. There are 12 mobile home spaces on Norman Street, there is a need for mobile home spaces. The property at 8938 Norman Street is 60x140. It is lots 8 and block 1 Catherine Subdivision, CB19001743, Turner Properties, LLC

Daniel Turner, owner

Andrey W Turner, owner

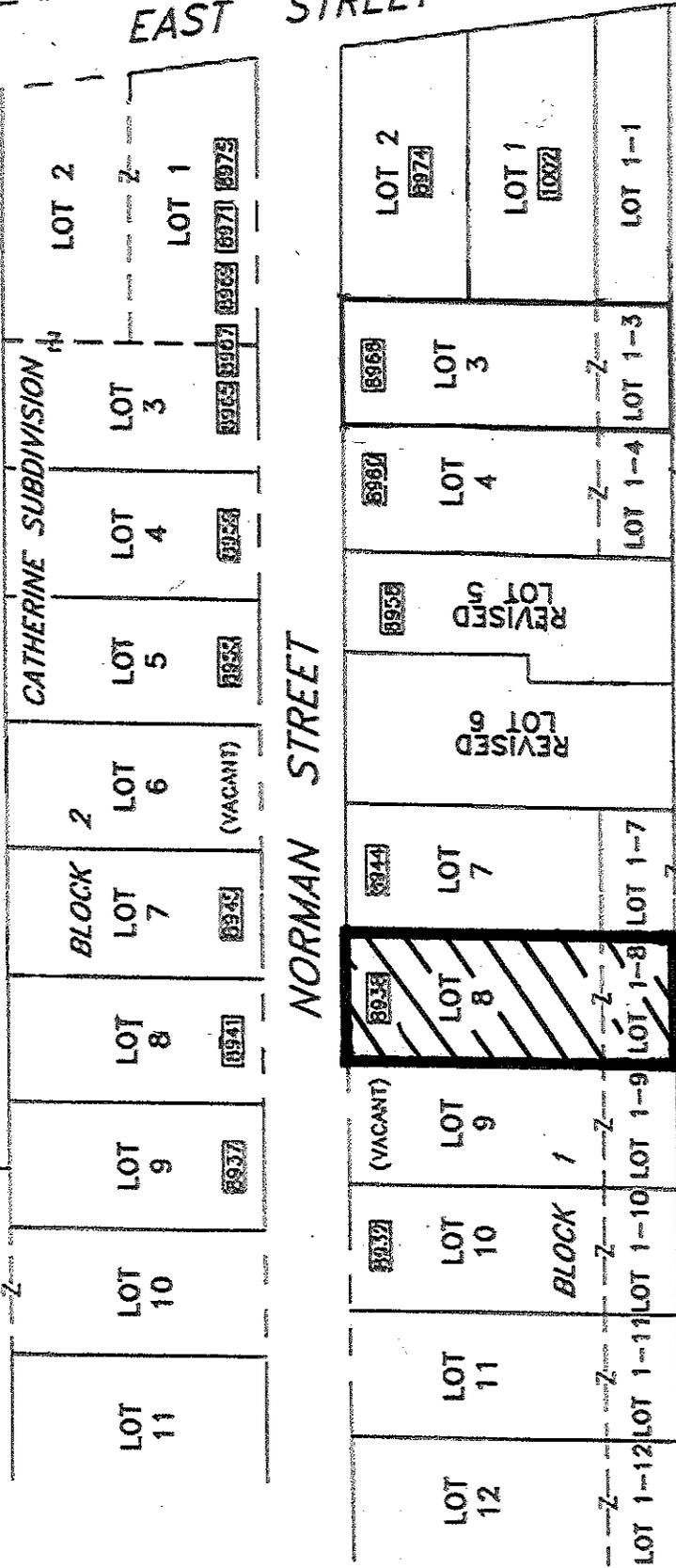
ENTERGY LOUISIANA, INC.
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.

LARRY D. SWAN

BARROW SUBDIVISION
BLOCK 2
LOT 8
LOT 7
LOT 6
ROBERT A. DISHMAN
MARTIN PROPERTIES OF LOUISIANA, L.L.C.
LOT 9
LOT 10

EAST STREET



WAL-MART REAL ESTATE BUSINESS TRUST
933 GRAND CAILLOU ROAD

LOT 4

Catherine Subdivision

8938 Norman Street
Lot 8 & 1-8, Block 1, Catherine Subd.

Daniel Turner
Rezone from R-1 to R-3