

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

JULY 17, 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

Revised 7/9/2025

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 June 26, 2025

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant (*Council District 1 / City of Houma Fire*)

G. OLD BUSINESS:

1. Reconsideration of 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 (revised site plan); Richard Real Estate & Management, LLC, applicant

H. NEW BUSINESS:

1. Preliminary Hearings:
 - a) 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; and call a Public Hearing on said matter for Thursday, August 21, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
 - b) 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; and call a Public Hearing on said matter for Thursday, August 21, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

I. STAFF REPORT

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. 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 June 26, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 17, 2025 INVOICES AND THE TREASURER'S REPORT OF JUNE 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: Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux
Approval Requested: Process D, Minor Subdivision
Location: 5880 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Freddie J. Triche
Surveyor: Keneth L. Rembert Land Surveyors

b) Variance Request: Variance from the fire hydrant distance requirements [Lot 2-B-1 to be 260' in lieu of the required 250' (within 10% allowance)]

c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. 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) Public Hearing
c) Variance Request: Variance from the minimum frontage width (Tract 2-B to be 20' in lieu of the required 25')

d) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C)
Approval Requested: Process D, Minor Subdivision
Location: 5464 & 5478 West Main Street, 106, 110, 114, & 118 Morello Court, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Jill B. Falgout & Stephen R. Falgout
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phases A-D
Approval Requested: Process C, Major Subdivision-C&P
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Prime Land Development
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Tract 2 and Revised Tract 8, A Redivision of Property belonging to Richard Perera and Colin Baugh; Sections 72 & 83, T15S-R16E, Terrebonne Parish, LA (*124 Main Project Road & 146 Perera Court / Councilman John Amedée, District 4*)
- 2. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B" belonging to WS-PK Property, LLC, et al; Section 5, T17S-R17E, Terrebonne Parish, LA (*6868 West Park Ave. / Charles "Kevin" Champagne, District 5*)

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

- 1. Presentation by Commissioner Michael Billiot regarding Houma United Nations and the proposed use of grant funds received

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 15, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 15, 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. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold. 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. Liner and Mr. McGuire recused themselves from Item F.1.*
- 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 April 17, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne Children’s Advocacy Center requesting to rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial) 132 Armour Drive.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the rezone request.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, closed the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner & Mr. McGuire; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated staff recommended approval of the rezone request.
- e) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from R-3 (Multi-Family Residential) to C-2 (Two-Family Residential) 132 Armour Drive and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner & Mr. McGuire; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. 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 table the matter because the applicant did not post the public hearing signage on site.

- c) Mr. Smith moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table 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 until the next regular meeting of June 26, 2025 due to the public hearing signage not being posted on site as required.”

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

G. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman called to order the Planned Building Group application by Richard Real Estate & Management, LLC requesting to place five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue.
- b) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the request.
- c) There was no one present from the public to speak on the matter.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the applicant satisfies the Bayou Cane Fire Protection District’s requirements as per their email dated May 9, 2025 [See ATTACHMENT A] and install a play area as per the Planned Building Group requirements.
- e) Discussion was held regarding verification of the requirements when the zoning review is performed at the building permit stage.
- f) Mr. Smith moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for 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 as per their email dated May 9, 2025 [See ATTACHMENT A] and install a play area as per the Planned Building Group requirements.”

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

2. Parking Plan:

- a) The Chairman called to order the Parking Plan application by Michael Barker requesting approval for the construction of 248 parking spaces for a car dealership (Barker Kia) at 6290 West Main Street.
- b) Ty Westerman, Duplantis Design Group, PC, discussed the parking plan.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the parking plan application.
- d) Discussion was held regarding the landscaping and the variance request regarding the substitution of more shrubs in the place of trees that was submitted to the Board of Adjustment.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application for the construction of 248 parking spaces for a car dealership (Barker Kia) at 6290 West Main Street.”

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, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. Planning Approval:

- a) The Chairman called to order the Planning Approval application by Iglesia Mahaneim, Oscar Cordon, requesting approval for the establishment of a church in a C-2 (General Commercial) zoning district at 301 Howard Avenue.
- b) Mr. Rafael Ortiz, 107 Dolphin Street, who discussed the request.

- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planning Approval request.
- d) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for the establishment of a church, Iglesia Mahaneim, in a C-2 (General Commercial) zoning district.”

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

H. STAFF REPORT:

- 1. Mr. Pulaski discussed a possible fee increase from \$10 to \$50 for Planning Approvals due to the costs of certified mail and losing money rather than making enough funds to process the application.

- a) Discussion was held regarding how long the current fees have been in effect and what neighboring parishes charge for such applications.
- b) Discussion ensued regarding all application fees for zoning applications that also could be increased. The action regarding all fees not being on the agenda would require a motion for an add-on.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, add the discussion and possible action regarding a review to increase all zoning application fees accordingly.”

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

- d) Mr. Rogers moved: “THAT the HTRPC, convening as Zoning & Land Use Commission, increase all of the Zoning & Land Use Commission’s application fees accordingly.” *The motion died due to a lack of a second.*
- e) Discussion ensued regarding the discussion of only Planning Approvals and not the rest of the fees and more time needed to come up with a proposal.
- f) Mr. Billiot moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50 and add other fee increases as well until the next regular meeting of June 26, 2025.”

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS:

- 1. The Chairman asked if there were anyone present to speak Item F.2 regarding the rezoning application at 710 May Street since they failed to do so at the time the matter was addressed. There was no one present and the Public Hearing was continued until the next regular meeting of June 26, 2025.

K. Mr. Smith 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 6:34 p.m.”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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 MAY 15, 2025.**

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

Becky Becnel

From: Christopher Pulaski
Sent: Friday, May 9, 2025 10:24 AM
To: Mike Palmer
Cc: Becky Becnel
Subject: Re: May 15th meeting

Thanks. Feel free to contact the architect or applicant directly. I am also cc'ing Becky so we can get this into the ZLUC files and incorporate it into our staff report.

Christopher Pulaski, PLA
TPCG, Director of Planning and Zoning
(985) 873-6569

From: Mike Palmer <mpalmer@bcfire.org>
Sent: Friday, May 9, 2025 10:08:31 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: May 15th meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Item for the May 15th meeting. Zoning and land use Commission.

If we are to early, please let me know.

Reference:

G. NEW BUSINESS:

1. Planned Building Group:

Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (Council District 2 / Bayou Cane Fire)

Regarding the new access road along St. Louis Canal. Proposed road is 18 feet wide.

NFPA 1:

18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

This access road will also require a new fire hydrant.

NFPA 1:

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

I can also reach out to the architect.

Thanks



Mike Palmer NREMT-Advanced
Chief Of Fire Prevention | BAYOU CANE FIRE PROTECTION DISTRICT

Bayou Cane Fire Protection District | 6166 W. Main St. | Houma, LA 70360 | (985) 856-4862

Phone: (985) 856-4862 Email: mpalmer@bcfire.org
Fax: (985) 580-7230 TDD: (985) 580-7238 Website: www.bcfire.org
Address: 6166 W. Main St. Houma, LA 70360



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***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: 3/25/2025

Lonzo Lavine
Applicant's Name

109 Merlin St. Gray LA 70359
Address City State Zip

985-991-3064
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

710 May St.; Lot 6, Block 4, Add. No. 1, FairSITE
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Subdivision

Zoning Classification Request:

From: R-1 To: C-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:
- Land area to be affected;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - All existing and proposed structures with supporting open facilities;
 - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - 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:

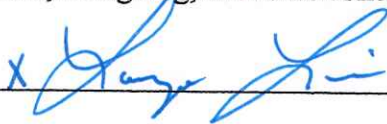
6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

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

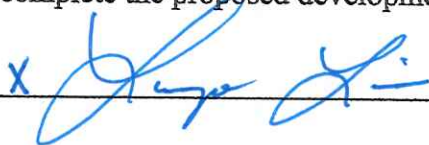
Lonzo Lavine

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

X 

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

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 

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 21 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 

Signature of Owner or Authorized Agent

**710 May Street
Lot 6, Block 4, Add. No. 1, Fairsite Subdivision
Lonzo Lavine, Applicant**

Request to Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial)

Amendment Policy

2. Reasons For This Amendment

Change in Conditions

The availability of affordable housing has decreased in the area due to the aftermath of Hurricane Ida. The applicant intends to build a duplex on the property which is a permitted use within C-2 zoning district. This district would be more suitable than R-2 (Two-Family Residential) because mobile homes which would not be a good fit for the subdivision are not allowed in C-2.

Limitations On Proposed Amendments

The adjacent property at 708 May Street is currently zoned C-2 (General Commercial) so the proposed rezone is exempt from the minimum size requirement.

Exhibits Required

3. Legal Description

Lot 6, Block 4, Add. No. 1, Fairsite Subdivision

4. Market Information

N/A

5. Development Schedule

Immediately after approval, if granted.

6. Effect of Amendment

This change would not alter the aesthetics in the surrounding area.

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU25/1
Dist. 2
Bayou Cane

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

RICHARD REAL ESTATE AND MANAGEMENT, LLC

Applicant's Name

138 SAGEWOOD DR

THIBODAUX

LA

70301

Address

City

State

Zip Code

4/25/2025

/ 504-388-7017

Date

Telephone Number(s)

100%

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: TRACT A, A REDIVISION OF PROPERTY BELONGING TO RICHARD REAL ESTATE AND MANAGEMENT, LLC
2. Location: 7389, 7393, 7397 & 7401 WEST PARK AVE
3. Zoning District: C-2
4. Total Land Area: 1.079 ACRES
5. Total Number of Units: 5
6. Gross Floor Area: 6,192 SQ. FT.
7. Total Parking Spaces Provided: 24
Total Parking Spaces Required: 24
8. Approximate Cost of Work Involved: _____
9. Has any previous application been made: NO X YES _____

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

- A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

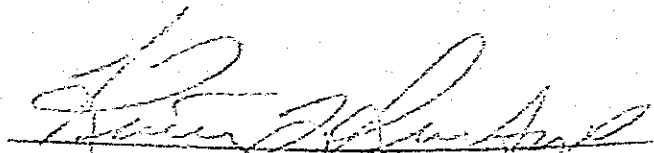
1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 1.079 acres. A sum of \$27.77 dollars is enclosed and made a part of this application.

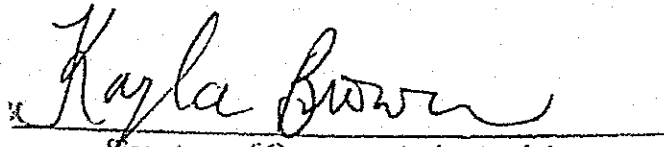


Signature of Applicant

4/28/25

Date

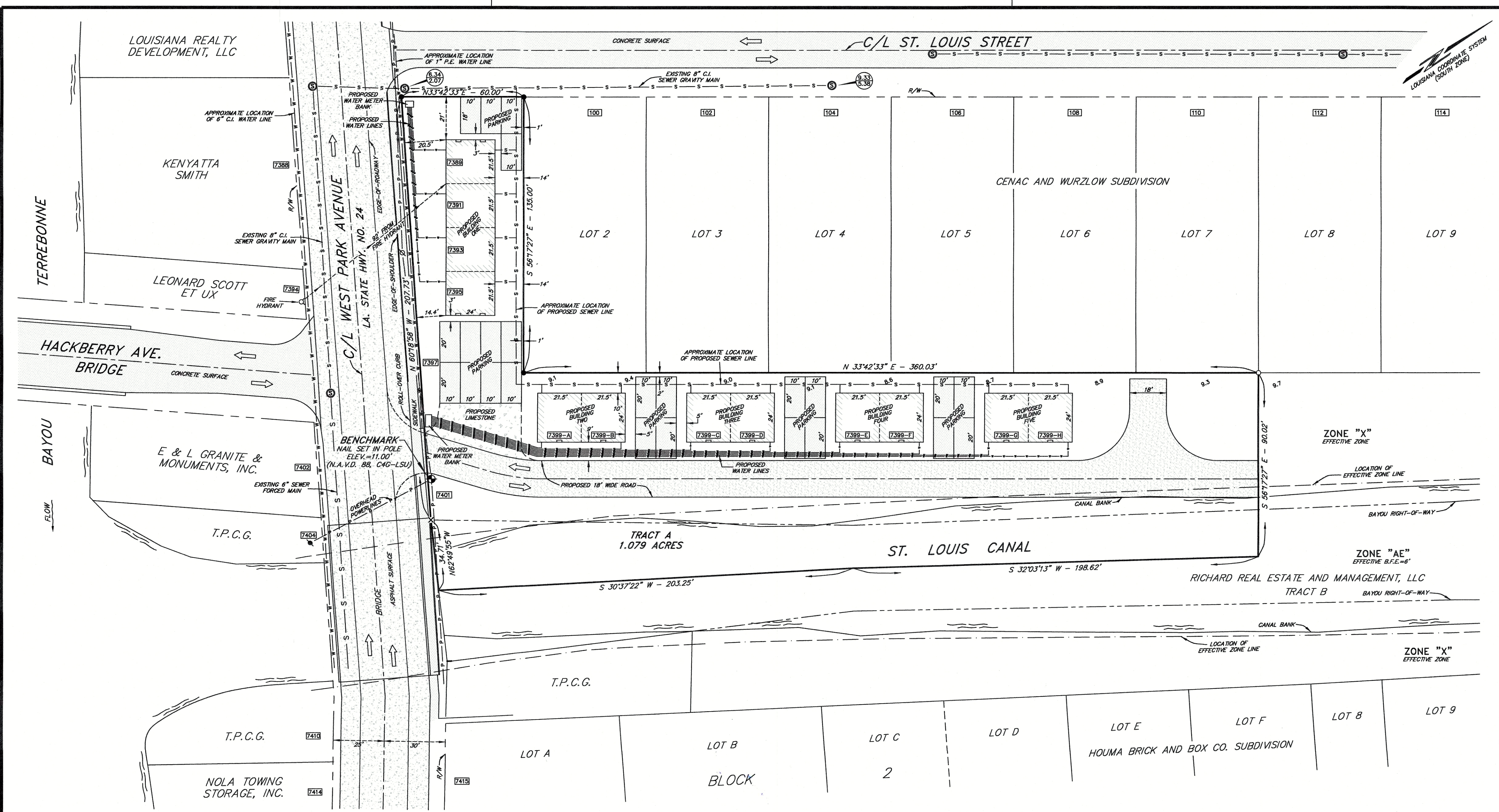
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent

4/28/25

Date



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 62581, 484271 AND MAP NO. 71 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE, 1983 DATUM. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW
 - INDICATES SEWER MANHOLE

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*

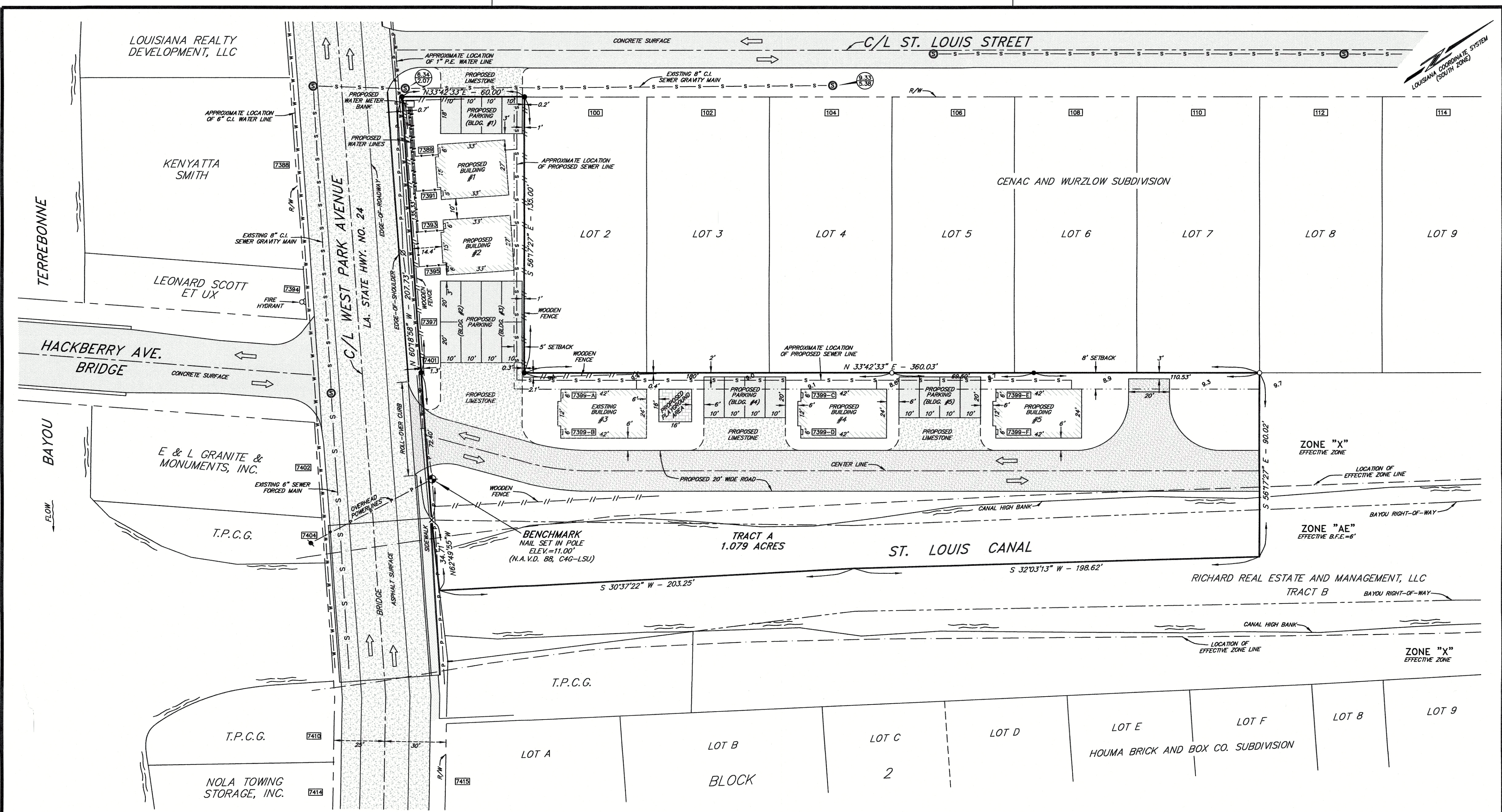
**PLAT SHOWING PROPOSED
PLANNED BUILDING GROUP BELONGING TO
RICHARD REAL ESTATE AND MANAGEMENT, LLC
LOCATED IN SECTION 6, T17S - R17E
TERREBONNE PARISH, LOUISIANA**

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

GRAPHIC SCALE
30' 15' 0' 30' 60'

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 24 APR 25



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

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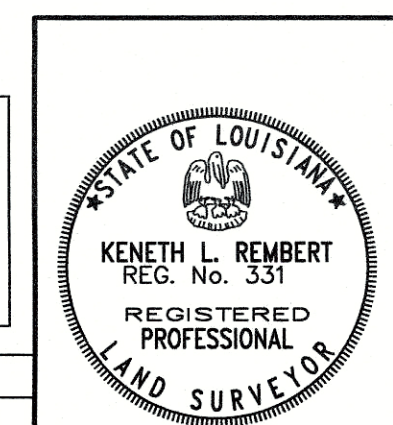
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Surveyor's Signature: *Keneth L. Rembert*

5/26/25	BM	WIDENED AND MOVED PROPOSED ROAD
5/9/25	BM	REVISED BUILDINGS, PARKING LOTS & ROAD
4/24/25	BM	REVISED PROPOSED TOPO AND TRACT A
REVISIONS		



PLAT SHOWING TRACT A OF PROPOSED PLANNED BUILDING GROUP BELONGING TO RICHARD REAL ESTATE AND MANAGEMENT, LLC LOCATED IN SECTION 6, T17S - R17E TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 03 APR 25

GRAPHIC SCALE
30' 15' 0' 30' 60'

Becky Becnel

From: Christopher Pulaski
Sent: Friday, May 9, 2025 10:24 AM
To: Mike Palmer
Cc: Becky Becnel
Subject: Re: May 15th meeting

Thanks. Feel free to contact the architect or applicant directly. I am also cc'ing Becky so we can get this into the ZLUC files and incorporate it into our staff report.

Christopher Pulaski, PLA
TPCG, Director of Planning and Zoning
(985) 873-6569

From: Mike Palmer <mpalmer@bcfire.org>
Sent: Friday, May 9, 2025 10:08:31 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Subject: May 15th meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Item for the May 15th meeting. Zoning and land use Commission.

If we are to early, please let me know.

Reference:

G. NEW BUSINESS:

1. Planned Building Group:

Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (Council District 2 / Bayou Cane Fire)

Regarding the new access road along St. Louis Canal. Proposed road is 18 feet wide.

NFPA 1:

18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

This access road will also require a new fire hydrant.

NFPA 1:

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

I can also reach out to the architect.

Thanks



Mike Palmer NREMT-Advanced
Chief Of Fire Prevention | BAYOU CANE FIRE PROTECTION DISTRICT

(985)856-4862 mpalmer@bcfire.org
(985) 580-7230 (985) 580-7238 www.bcfire.org
6166 W. Main St. Houma, LA 70360



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Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
Phone (985) 873-6793 • htrpcinfo@tpcg.org

May 16, 2025

Mr. Ken L. Rembert, P.L.S.
Keneth L. Rembert Land Surveyors
635 School Street
Houma, LA 70360

Re: Planned Building Group, Placement of (5) residential units, 7389, 7393, 7397, & 7401 Park Ave.

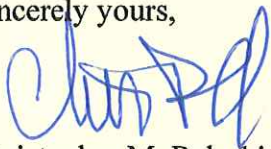
Dear Mr. Rembert:

Please be advised that the Houma-Terrebonne Regional Planning Commission, Zoning & Land Use Commission, at its meeting of May 15, 2025, voted to **approve** the Planned Building Group application for the above referenced property conditioned upon the following:

1. satisfying the Bayou Cane Fire Protection District's requirements per an email dated 5/9/2025 (attached), and
2. installing a play area as per the requirements.

If you have any questions concerning this matter, please do not hesitate in contacting our office at (985) 873-6793.

Sincerely yours,



Christopher M. Pulaski, PLA, Director
Terrebonne Parish Consolidated Government
Department of Planning & Zoning

CMP/bmb
Attachment

cc: Kayla Brown, *Richard Real Estate & Management, LLC*
Councilman Carl Harding, *District 2*
Correspondence File

ROBBIE LINER, Chairman
JAN ROGERS, Vice Chairman
BARRY SOUDELIER, Secretary/Treasurer
MICHAEL BILLIOT
TERRY GOLD
CLARENCE MCGUIRE
ANGELE POIENCOT
TRAVION SMITH
WAYNE THIBODEAUX

CHRISTOPHER M. PULASKI, PLA
Director
BECKY M. BECNEL
Minute Clerk
DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
www.tpcg.org/planning

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If we are to early, please let me know.

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I can also reach out to the architect.

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Mike Palmer NREMT-Advanced
Chief Of Fire Prevention | **BAYOU CANE** FIRE PROTECTION DISTRICT

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***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

Address	City	State	Zip
---------	------	-------	-----

985-804-0090

<i>Telephone Number (Home)</i>	<i>(Work)</i>
--------------------------------	---------------

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;

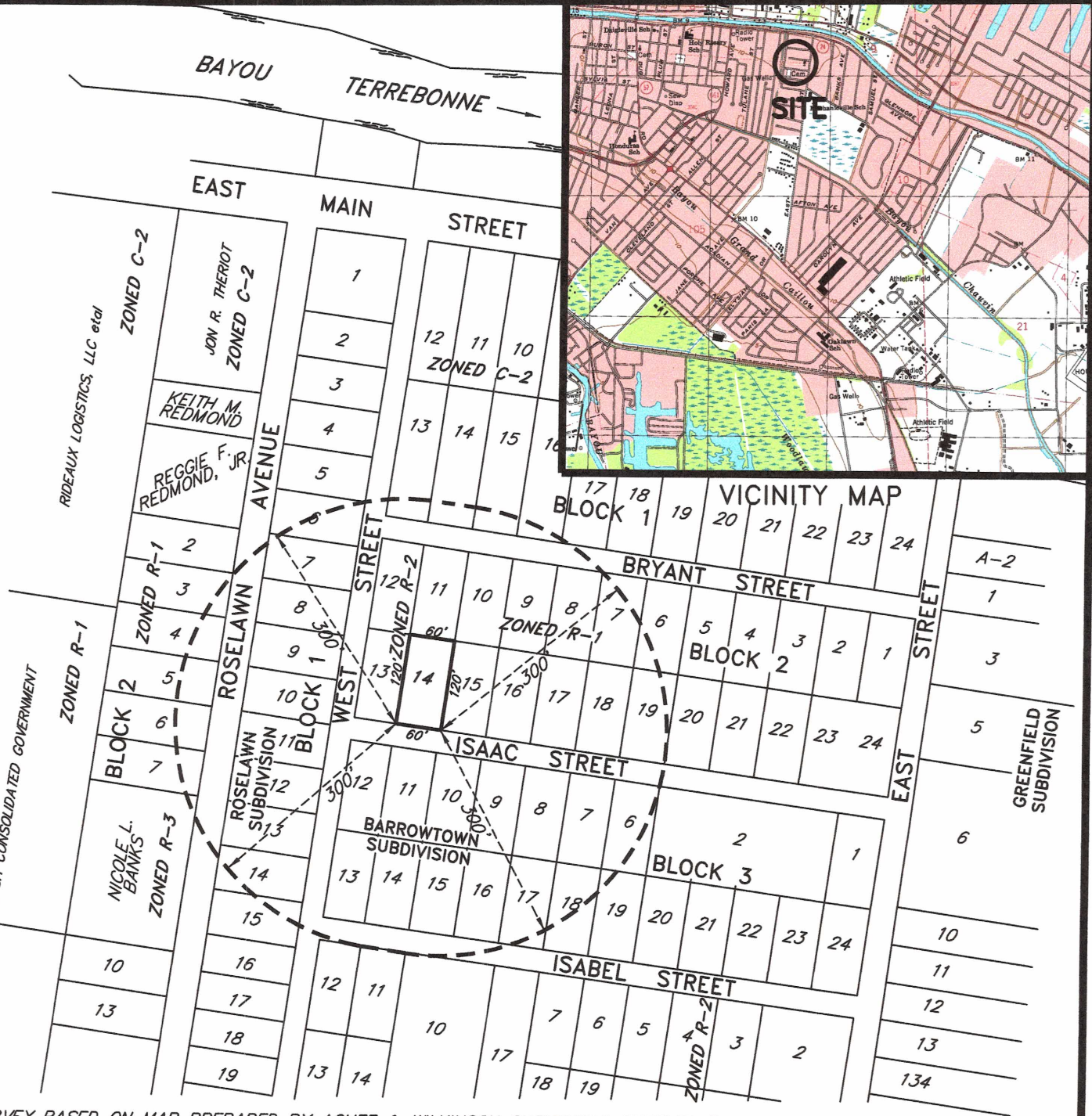
Maximum Charge - \$100.00

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]

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

