

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman
Jan Rogers.....Vice-Chairman
Rachael Ellender.....Secretary/Treasurer
Ross Burgard.....Member
Kyle Faulk.....Member
Rev. Corion D. Gray.....Member
Travion Smith.....Member
Barry Soudelier.....Member
Wayne Thibodeaux.....Member

JULY 21, 2022, 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

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 June 16, 2022

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision; Renee Bolden, applicant; and call a Public Hearing on said matter for Thursday, August 18, 2022 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, Fleur De Lis Drive); Terrebonne Parish Consolidated Government, applicant; and call a Public Hearing on said matter for Thursday, August 18, 2022 at 6:00 p.m.

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 16, 2022

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 21, 2022 INVOICES AND THE TREASURER'S REPORT OF JUNE 2022

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: *The New Isle, Phase 1*
Approval Requested: Process C, Major Subdivision-Final
Location: 2170 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: *Lots 8-A & 8-B, A Redivision of Lot 8, Block 3, Add. No. 2, Magenta Estates West Subdivision*
Approval Requested: Process D, Minor Subdivision
Location: 548 Crochetville Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: David A. Abels
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
- 2. a) Subdivision: *Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC*
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
- 3. a) Subdivision: *Tracts 6A-1 & 6A-2, A Redivision of Tract 6A, Property belonging to the Estate of Austin P. Olivier, Jr., et al*
Approval Requested: Process D, Minor Subdivision
Location: 5032 & 5052 Alcee Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Dale Oliver / Darrin Olivier
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
- 4. a) Subdivision: *Lots 1-A and 1-B, A Redivision of Lot 1, Block 1 to Henderson Park Subd.*
Approval Requested: Process D, Minor Subdivision
Location: 103 & 105 Henderson Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Lathem Homes, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the residential fire hydrant requirements from the required 250' for Tract 1-B (within 10% allowance)
d) Consider Approval of Said Application
- 5. a) Subdivision: *Lots 1 thru 5, Block 1 and Lots 1 thru 4, Block 2 of Coastal Oaks Subdivision, A Redivision of Tract 1-B belonging to Coastal Commercial Properties, LLC*
Approval Requested: Process D, Minor Subdivision
Location: Highway 182 (3500 Block), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Coastal Commercial Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

6. a) Subdivision: Thibodaux South Subdivision
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Across Hwy. 20 from Sugar Cane Bridge, North of Gloria Street, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: RR and DD, LLC
 Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Variance Request: Variance from the drainage servitude requirement
 - d) Consider Approval of Said Application
7. a) Subdivision: Emerson Lakes, Phase 3
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Emerson Drive, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Pete-Land Properties, LLC
 Engineer: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
8. a) Subdivision: Cypress Gardens Townhomes
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: 6190 West Main Street, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Richard Development
 Engineer: Delta Coast Consultants, LLC
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the revision or development of travel expense reimbursements

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tract "A" and Revised Tract 1 belonging to Betty Bergeron Arceneaux and Ken J. Arceneaux, et ux; Section 41, T17S-R18E, Terrebonne Parish, LA (4308 & 4312 Fery Road / Councilman Steve Trosclair, District 9)
2. Revised Lots 21 & 22, Block 19, Add. No. 5 to Summerfield Place Subdivision; Section 103, T17S-R17E, Terrebonne Parish, LA (905 San Antonio Blvd. & 522 Amarillo Drive / Councilman Darrin Guidry, District 6)
3. Revised Lots 11-A and 11-B, A Redivision of Lots 11-A thru 11-C of Barrios Subdivision #2; Section 104, T17S-R17E, Terrebonne Parish, LA (1709 Bayou Black Drive and 504 & 506 July Drive / Councilman Danny Babin, District 7)
4. Revised Tract "D", A Redivision of Tracts "D" and "F" fo Columbia Business Properties, L.L.C., et al; Section 65, T20S-R18E, Terrebonne Parish, LA (6993 & 6695 Hwy. 56 / Councilman Dirk Guidry, District 6)
5. Division of Property belonging to 4228 Main Street Properties, LLC; Section 6, T16S-R16E & Section 6, T16S-R17E, Terrebonne Parish, LA (4228 West Main Street / Councilman John Amedée, District 4)
6. Revised Lot 1, A Redivision of Lot 1, Block 44 to Summerfield Place, Add. No. 16, Phase B; Section 82, T17S-R17E, Terrebonne Parish, LA (500 Lancaster Drive / Councilman Darrin Guidry, District 6)
7. Revised Tracts B, "A1-B," & "A1-C," A Redivision of Tracts B, "A1-B," & "A1-C," Property belonging to Oil States Skagit Smatco, Inc.; Sections 101 & 104, T17S-R17E, Terrebonne Parish, LA (Mulberry Road / Councilman John Navy, District 1)
8. Tract 2, Raw Land Division of the Neil Subdivision; Sections 5, 27, 28, 29, 30, 31, 37, & 38, T17S-R18E, Terrebonne Parish, LA (10405 East Park Avenue / Councilman Steve Trosclair, District 9)
9. Revised Lots H & J, A Redivision of Revised Lots H & J of Lot 198 of Crescent Plantation Subdivision; Section 101, T17S-R17E, Terrebonne Parish, LA (110 & 114 Industrial Boulevard / Councilman Danny Babin, District 7)

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 JUNE 16, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 16, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:04 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Ms. Ellender: “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 May 19, 2022.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Planning Approval:
The Chairman called to order the application by Houma Muslim Association, c/o Maruan Muhawesh, requesting to establish a church in a C-3 (Neighborhood Commercial) zoning district at 960 Grand Caillou Road, Suite D.
 - a) The Chairman recognized Mr. Hussain Said, 9496 East Main Street, representing the applicant, stated their original location was destroyed by the hurricane and were using this location temporarily until they rebuild. He stated they use the space to pray typically on Fridays.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend Planning Approval be granted.
 - c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval for the application to establish a church in a C-3 (Neighborhood Commercial) zoning district.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard. 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. Faulk 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 6:10 p.m.”

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



Robbie Liner, Chairman
Zoning & Land Use Commission

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

CERTIFICATION

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF JUNE 16, 2022.**

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

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, August 18, 2022

@ 6:00 p.m.

ZLU/F.1(a)

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.

Applicant would like to have Lot 6 re-zoned to R-2 in order to have a double-wide mobile home placed on Lots 5 & 6. More space would be needed for the double-wide home as the lots are only 40' wide. Lot 5 is already zoned R-2.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, August 18, 2022

@ 6:00 p.m.

ZLU/F.1(b)

*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 22/8
Dist. 1
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: 7/7/22

TPCG of P&Z DEPT
Applicant's Name

8026 MAIN ST STE 200 HOUMA LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

PARISH
Interest in Ownership (Owner, etc.)

PARKWOOD SUBDIVISION
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SAINTS CIRCLE, BREEZ DRIVE, SUPER BOWL DRIVE
FLEUR DE LIS DRIVE

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

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

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.

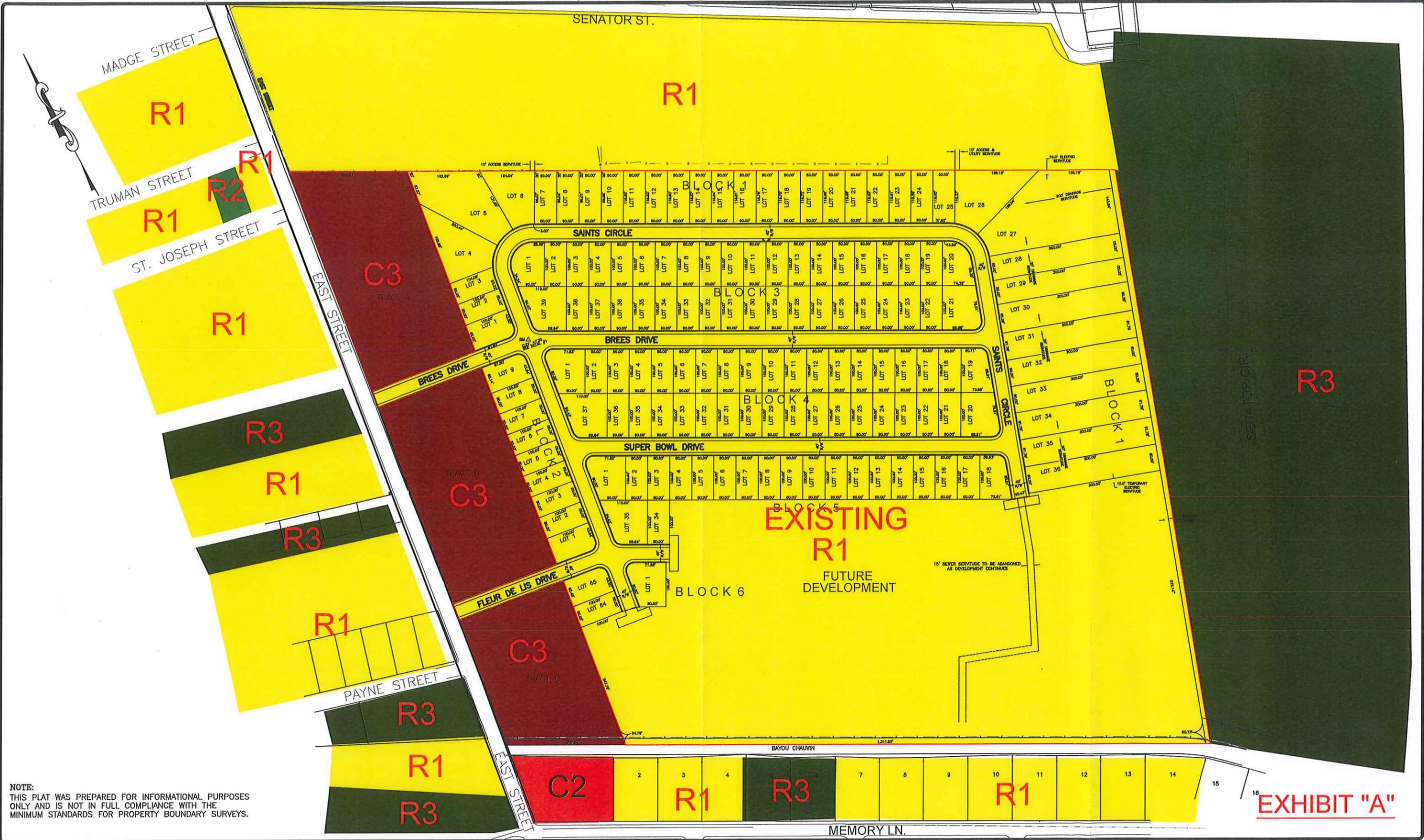
2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

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.

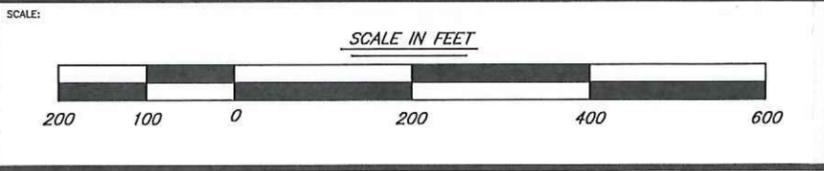


NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 22-107
DIRECTORY: 2022/22-107
FILE: ZONING PLAT 7-5-22
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY	REVISION



DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: DETAILED: JED TRACED:
CHECKED: CHECKED: CHECKED:
DATE: JULY 05, 2022 PROJECT: 22-107

OWNER:	TERREBONNE PARISH CONSOLIDATED GOVERNMENT
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET
1

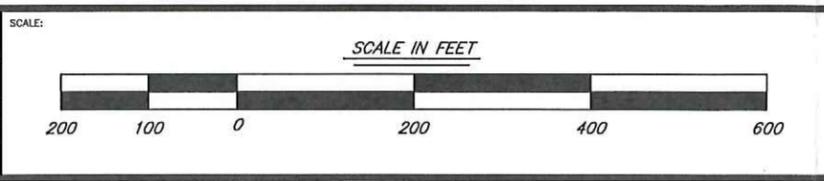


NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "B"

PROJECT NO: 22-107
DIRECTORY: 2022/22-107
FILE: ZONING PLAT 7-5-22
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY



DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JULY 05, 2022	PROJECT: 22-107	

OWNER:	TERREBONNE PARISH CONSOLIDATED GOVERNMENT
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	PROPOSED ZONING

SHEET	2
-------	---