

# 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

MAY 15, 2025, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor, Houma, Louisiana

A • G • E • N • D • A

**I. CONVENE AS THE ZONING & LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES**

1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of April 17, 2025

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

1. Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial); 132 Armour Drive; Terrebonne Children’s Advocacy Center, applicant (*Council District 3 / Bayou Cane Fire*)
2. 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. 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*)
2. Parking Plan:  
Construction of 248 parking spaces for a car dealership (Barker Kia); 6290 West Main Street; Michael Barker, applicant (*Council District 3 / Bayou Cane Fire*)
3. Planning Approval:  
Establish a church in a C-2 (General Commercial) zoning district; 301 Howard Avenue; Iglesia Mahaneim, Oscar Cordon, applicant (*Council District 1 / City of Houma Fire*)

**H. STAFF REPORT**

1. *Public Hearing*  
Discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50

**I. COMMISSION COMMENTS:**

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

**J. PUBLIC COMMENTS**

**K. ADJOURN**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 17, 2025

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 15, 2025 INVOICES AND THE TREASURER’S REPORT OF APRIL 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: Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land)  
Approval Requested: Process D, Minor Subdivision  
Location: 6380 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Zebec, LLC; Eric Boudreaux  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Consider Approval of Said Application
3. a) Subdivision: Transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association  
Approval Requested: Process D, Minor Subdivision  
Location: 6870 Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 4 / Gibson Fire District  
Developer: SLECA; Matthew Peters, General Manager  
Surveyor: Red Stick Power, LLC  
  
b) Public Hearing  
c) Variance Request: Variance from the fire hydrant distance requirements (required 150' to 550')  
d) Consider Approval of Said Application
4. a) Subdivision: Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association  
Approval Requested: Process D, Minor Subdivision  
Location: 5130 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson East Fire District  
Developer: SLECA; Matthew Peters, General Manager  
Surveyor: Red Stick Power, LLC  
  
b) Public Hearing  
c) Variance Request: Variance from the fire hydrant distance requirements (required 150' to 198')  
d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 4447 St. Andrew Street (Bourg), Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Jaret Achee  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II  
Approval Requested: Process D, Minor Subdivision  
Location: 464 Highway 58, Terrebonne Parish, LA  
Government Districts: Council District 9 / Little Caillou Fire District  
Developer: Wayne E. Miller  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report
2. Discussion and possible action regarding the Louisiana Rural Complete Streets Policy Proposal

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

1. Survey of Lots 13A, 13B, 14A, and 14B, A Redivision of Lots 1, 2, 13, & 14, Block 7 to Crescent Park Addition belonging to Saia Family Investments, LLC; Section 101, T17S-R17E, Terrebonne Parish, LA (*1311, 1313, & 1319 Municipal Drive & 900 Magnolia Drive / Councilman Danny Babin, District 7*)
2. Revised Lot 6, Block 5, Addendum No. 5 and Revised Lots 7 & 8, Block 6 of Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle F. Brewer, et al; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA (*346 Myrtle Grove Drive / Councilman Clyde Hamner, District 6*)
3. Survey & Redivision of Lots 6 through 10, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 6A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (*333, 337, 343, 349, 355 Gabreten Lane, Thibodaux / Councilman John Amedée, District 4*)
4. Parcels A & B, A Redivision of Property belonging to RPC, Inc. of Delaware, et al; Section 7, T17S-R17E, Terrebonne Parish, :A (*8013 thru 8029 Main Street / Councilman Kevin Champagne, District 5*)
5. Tracts A & B, A Redivision of Property belonging to Richard Real Estate & Management, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA (*7389, 7393, & 7397 Park Avenue / Coucilman Carl "Carlee" Harding, District 2*)
6. Revised Tracts "C," "X-2," & "X-3," A Redivision of Property belonging to Gregory P. Malbrough, et al; Section 32, T18S-R17E, Terrebonne Parish, LA (*126 & 133 Mossy Ridge Court / 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 APRIL 17, 2025**

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 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 him.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; 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: Mrs. Angele Poiencot. 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. *None*.
- 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 March 20, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **OLD BUSINESS:**
- Mr. Smith moved, seconded by Mr. Rogers: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the Planned Building Group application by Coleman Partners Architects for the placement of (4) multi-family residential buildings and (1) clubhouse located at 5041 Imperial Drive.
- a) Mr. Victor Smeltz, Innovative Housing, LLC, discussed the proposed project in agreement with Volunteers of America and stated they removed the request for the parking variance from the Board of Adjustment. He stated Joe Saffiotti, Coleman Partners Architects, was also available to answer any questions.
- b) The Chairman recognized Louella Zeringue, 4926 Imperial Drive, who expressed concerns of traffic and suggested they build a bridge to Highway 311.
- c) The Chairman recognized Don Prosperie, 4944 Imperial Drive, who expressed concerns of Section 8 apartments and property values decreasing.
- d) The Chairman recognized Ronnie Boudreaux, 4923 Imperial Drive, who expressed concerns of traffic.
- e) The Chairman recognized Pamela Porche, 500 Racquet Lane, who expressed concerns of zoning, traffic, not gated, clubhouse activities, 30 units being Section 8, decreased property values, and the apartments overlooking her backyard.
- f) Mr. Smeltz addressed the concerns and stated the average daily trips would be 792 which was substantially less than a typical business that could be built on that site. He stated residential was the best use of this property. He further stated there were only 30 Section 8 vouchers being give and it would provide quality rental housing, managed by Renaissance Development Group who already managed property in the area, there was a strict screening process, there was enough room for a school bus to make the loop to pickup/drop-off children, and they were willing to work with the Parish for accessibility issues.
- g) Mr. Bercegeay stated the Commission would have to approve, deny, or continue and that property values cannot be accomplished without appraisals.

- h) Clarification was given based on tenant-based versus project-based vouchers that could be given out.
- i) Discussion was held regarding the clubhouse/activities and the closing time to be around 8-9pm, assigned schools to be Southdown, Houma Junior High, and Terrebonne High Schools. Further discussion was held about the clubhouse having a generator and it serving as a center where tenants could go for air, water, and fellowship in the event of storms and loss of electricity.
- j) Discussion ensued regarding there being no local development groups and hiring local construction workers to build the complex although the general contractor was Milton J. Womack in Baton Rouge.
- k) Discussion ensued regarding the criteria requirements for tenants, traffic, and play areas (pocket areas, natural green space, clubhouse).
- l) Jimmy Ricks, Southeast Engineers, Lafayette, spoke of the traffic concerns.
- m) Discussion ensued regarding no expansion passed the four buildings, the buildings being aesthetically pleasing with no blank walls, continued maintenance with reserved funds to use as needed.
- n) Neighbors spoke again expressing concerns of the speed limit, questions not being answered, zoning of the property, where the pets were going to go, not gated, and the tenants parking in the streets, yards, etc.
- o) Mr. Smeltz spoke of the site selection process and the property being at the top of their list to develop.
- p) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval on the condition the applicant work with TPCG and DOTD to prepare a traffic study with recommendations for improvements to the level of service for the intersections of Imperial Drive & South Hollywood, South Hollywood Road & LA Highway 311, and for site ingress & egress.
- q) Mr. Thibodeaux moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the Planned Building Group application for the placement of (4) multi-family residential buildings and (1) clubhouse located at 5041 Imperial Drive conditioned the applicant work with TPCG and DOTD to prepare a traffic study with recommendations for improvements to the level of service for the intersections of Imperial Drive & South Hollywood, South Hollywood Road & LA Highway 311, and for site ingress & egress."

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

#### G. NEW BUSINESS:

##### 1. Preliminary Hearings:

- a) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for a request to Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial) 132 Armour Drive; Terrebonne Children's Advocacy Center, applicant; for Thursday, May 15, 2025 at 6:00 p.m."

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

- b) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for a request 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; Lonzo Lavine, applicant; for Thursday May 15, 2025 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- H. STAFF REPORT:
1. Mr. Pulaski discussed a possible fee increase from \$10 to \$50 for Planning Approvals and stated he would prepare a draft resolution for the next meeting agenda of May 15, 2025 for further discussion. It was requested that the averages of fees from other parishes be presented as well.
- I. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners' Comments: None.
  2. Chairman's Comments: None.
- J. PUBLIC COMMENTS: None.
- K. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 7:01 p.m."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poencot. 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 APRIL 17, 2025.**

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

## *Zoning & Land Use Commission*

*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: MARCH 20, 2025

TERREBONNE CHILDREN'S ADVOCACY CENTER

*Applicant's Name*

305 VERRET STREET	HOUMA,	LA	70360
Address	City	State	Zip

985-872-5437	N/A
Telephone Number (Home)	(Work)

100%

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*Interest in Ownership (Owner, etc.)*

132 ARMOUR DRIVE, HOUMA, LA 70364 - REMAINING PORTION OF LOT 1, BLOCK 1 OF TERREBONNE PLAZA SUBDIVISION  
*Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)*

Zoning Classification Request:

From: R3 To: C2

Previous Zoning History:                         x       No                                     Yes

If Yes, Date of Last Application: \_\_\_\_\_

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)**

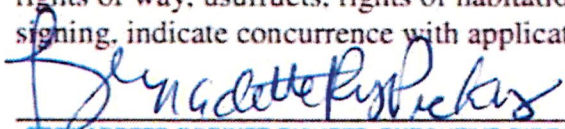
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section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

TERREBONNE CHILDREN'S ADVOCACY CENTER, 305 VERRET STREET, HOUMA, LA, 70360 - 100% OWNERSHIP

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:

  
 BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR  
 TERREBONNE CHILDREN'S ADVOCACY CENTER

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):

SEE ATTACHMENT.

**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

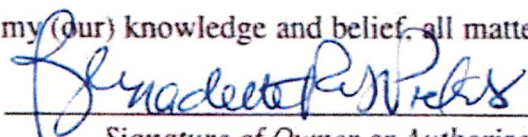
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.925 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  
 BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR

**132 ARMOUR DRIVE, HOUMA, LA 70364**

**REMAINING PORTION OF LOT 1, BLOCK 1 OF TERREBONNE PLAZA SUBDIVISION**

**OWNED BY: TERREBONNE CHILDREN'S ADVOCACY CENTER**

**REQUEST TO REZONE FROM R3 (MULTI-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY)) TO C2 (GENERAL COMMERCIAL DISTRICT)**

**2. Reason For Amendment  
Change in Conditions**

The adjacent lot at 118 Armour Drive is zoned as C2 and we are requesting that the lot at 132 Armour Drive be switched from a R3 to a C2 zoning. Changing the zoning will allow the owners more options for the use of the property.

**3. Development Schedule**

Development of this property is going to occur after all of the processes have been finalized with FEMA. At this time there is no anticipated development schedule for this property.

**4. Market Information**

N/A

**5. Public Need**

This proposed development will address the needs of the community.

**6. Effect of the Amendment**

The nature of this application is to re-zone the above referenced lot along Armour Drive from R3 (multi-family residential district) to C2 (general commercial district) as this lot along with the adjacent lot are owned by the Terrebonne Children's Advocacy Center.

The Center is in the process of demolishing the existing building located at 118 Armour Drive and plans to eventually relocate their office buildings that were damaged by Hurricane Ida to this location.

The effect of the proposed amendment is to allow the lot to be classified as C2 (general commercial district) which is the same classification as the lot next door at 118 Armour Drive and would not alter the aesthetics of the neighborhood.

**7. Error**

N/A



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: 25-027
DIRECTORY: 2025/25-027
FILE: ZONING EXHIBITS.dwg
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY
	REVISION	

N.T.S.

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MARCH 25, 2025		PROJECT: 25-027

OWNER	TERREBONNE CHILDREN'S ADVOCACY CENTER
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 1, T17S-R17E ALSO SECTION 9, T16S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET

1



***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 [Signature]

---

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 [Signature]

---

**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]

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

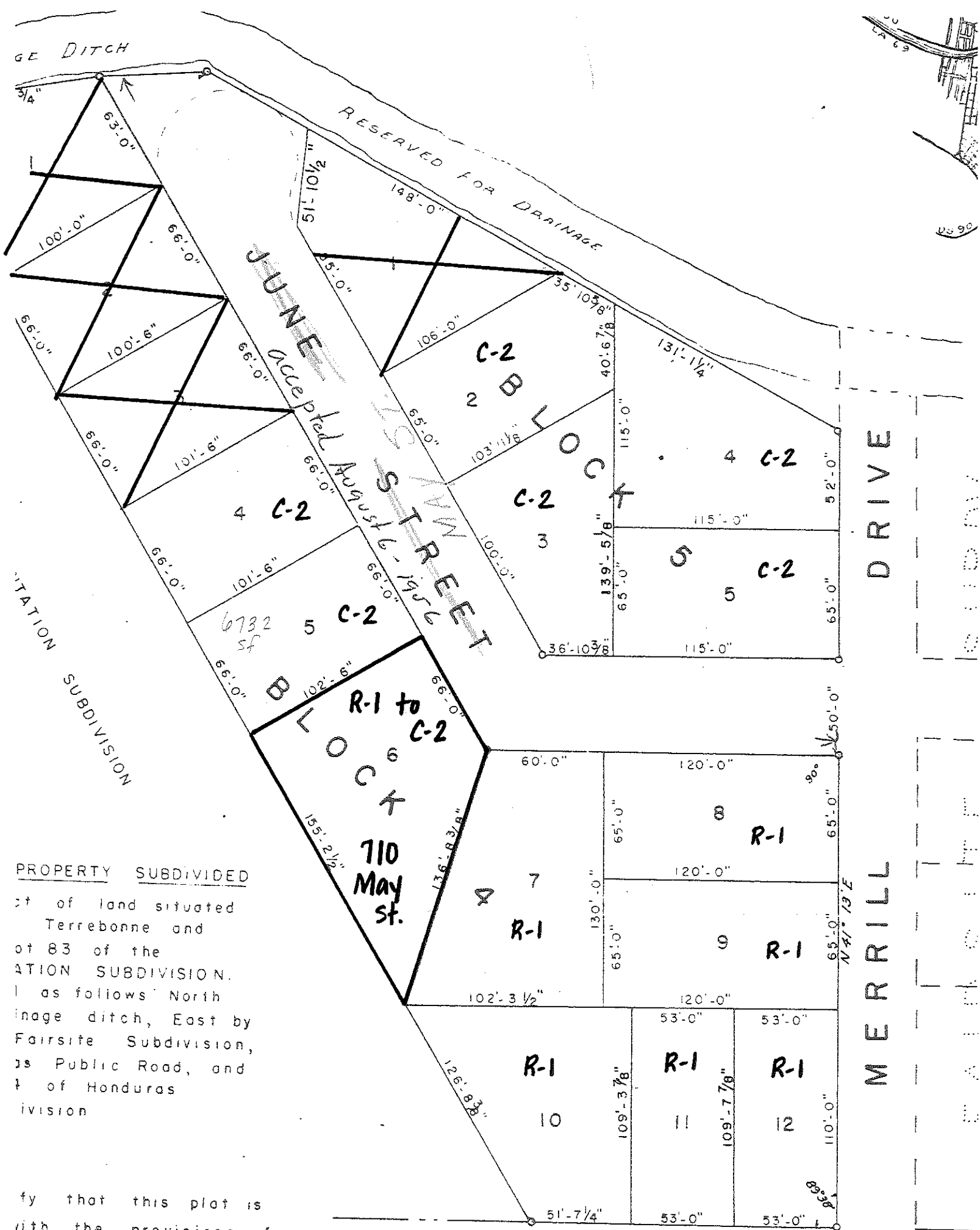
**5. Development Schedule**

Immediately after approval, if granted.

**6. Effect of Amendment**

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

---



PROPERTY SUBDIVIDED  
 of land situated  
 Terrebonne and  
 of 83 of the  
 ATION SUBDIVISION.  
 as follows: North  
 drainage ditch, East by  
 FairSITE Subdivision,  
 as Public Road, and  
 of Honduras  
 ivision

fy that this plot is  
 with the provisions of  
 1930 session of the  
 Louisiana and I hereby

*Thomas P. Lewis*  
 B. Davis, C.E. No. 873

HONDURAS PUBLIC

ADDENDUM NO. 1  
 TO  
 FAIRSITE SUBDIVISION  
 BEING A SUBDIVISION OF  
 PROPERTY BELONGING TO MRS.  
 LABAN PORCHE, LOCATED IN  
 SECTION 105, T17S, R17E,  
 TERREBORNE, CALHOUN COUNTY, ALABAMA

of passage is hereby  
 of the public over  
 shown on this map.  
 be limited to the  
 to use and maintain  
 purpose of public passage,  
 o lay water and gas  
 drainage structures

*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:

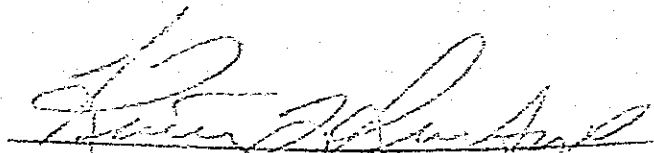
1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

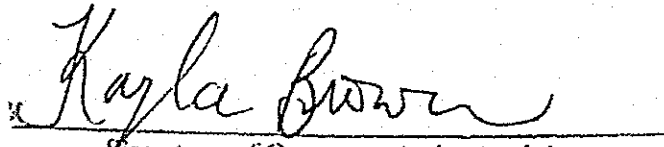
I (We) own 1.079 acres. A sum of \$27.77 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant

4/28/25

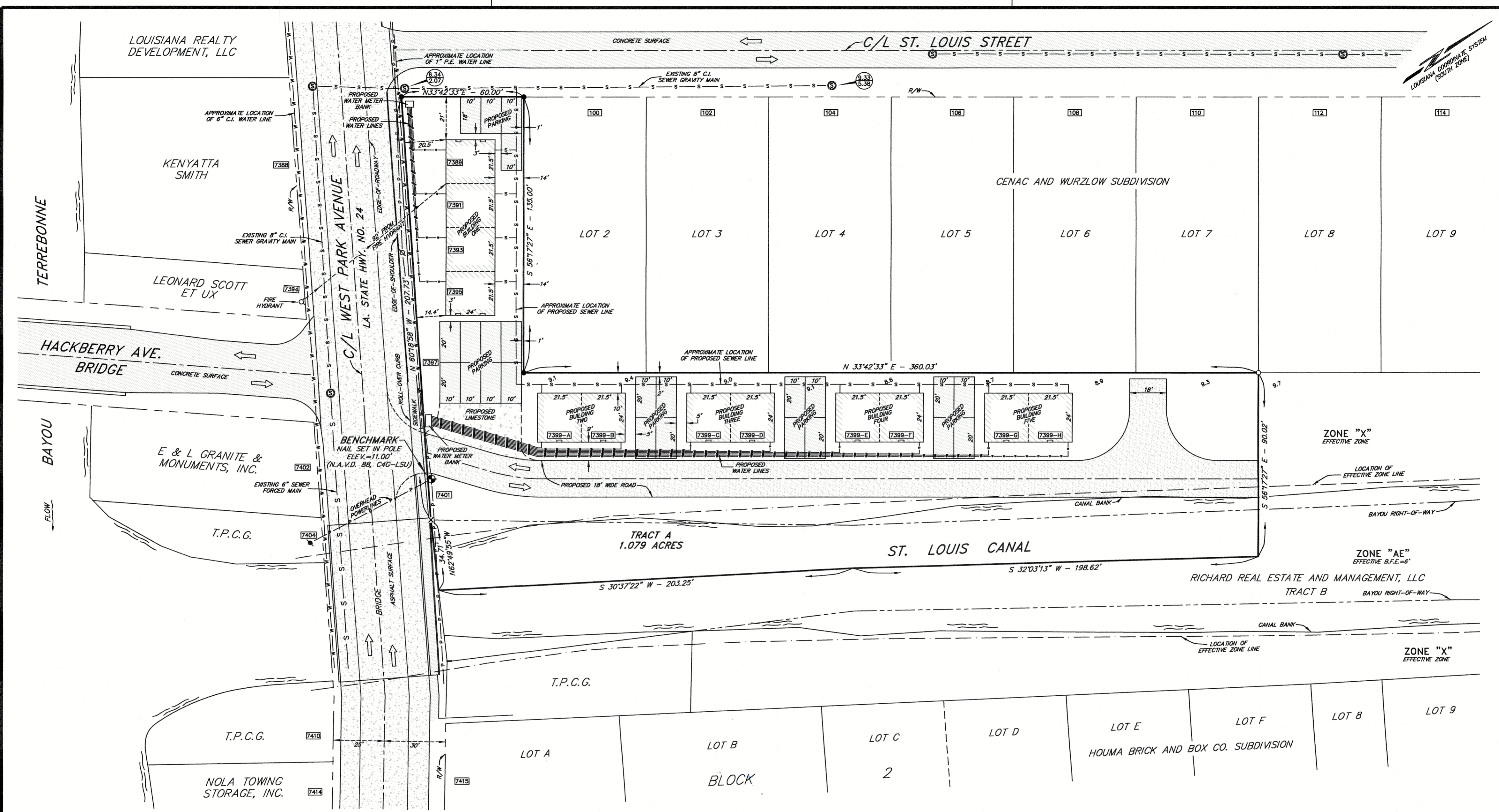
\_\_\_\_\_  
Date

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: *[Signature]*

**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

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

P.O. Box 1446

*Houma, Louisiana 70361-1446*

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

## Zoning & Land Use Commission Application

Name: Michael Barker  
Address: 6444 West Main St. Houma, LA 70360  
Phone: (985) 852-0287

Application For:

<u>          </u>	Planning Approval <i>\$10.00/application</i>	<u>          </u>	Home Occupation <i>\$10.00/application</i>
<u>✓      </u>	Parking Plan <i>\$50.00/plan</i>	<u>          </u>	Special Plan <i>\$10.00/application</i>

The premises affected are situated at 6290 West Main St. Houma, LA 70360 in a C2 Zoning District. The legal description of the property involved in this application is: LOT 1 CONTAINING 5.968 ACRES AS SHOWN ON MAP ENTITLED "SURVEY & DIVISION OF PROPERTY BELONGING TO BARKER HOLDING COMPANY, L.L.C. INTO LOT 1 & RAW LAND LOCATED IN SECTION 4, T17S-R17E."

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

Applicant's interest in the premises affected: Car Dealership

Approximate cost of work involved: +/- \$10 M

Explanation of property use: Car Delearship

Plot Plan attached: ☒ Yes ☐ No      Drainage Plan attached: ☒ Yes ☐ No

Ground Floor Plan and Elevations attached: ☒ Yes ☐ No

Address of adjacent property owners:

1. Bokela Properties, LLC  
6290 West Main St.  
Houma, LA 70360

2. JLE, Incorporated  
6282 West Main St.  
Houma, LA 70360

3. Gerald & Ethel Walker  
109 Amy Ct.  
Houma, LA 70360

*Signature of Applicant or Agent*

9858520287  
Phone Number

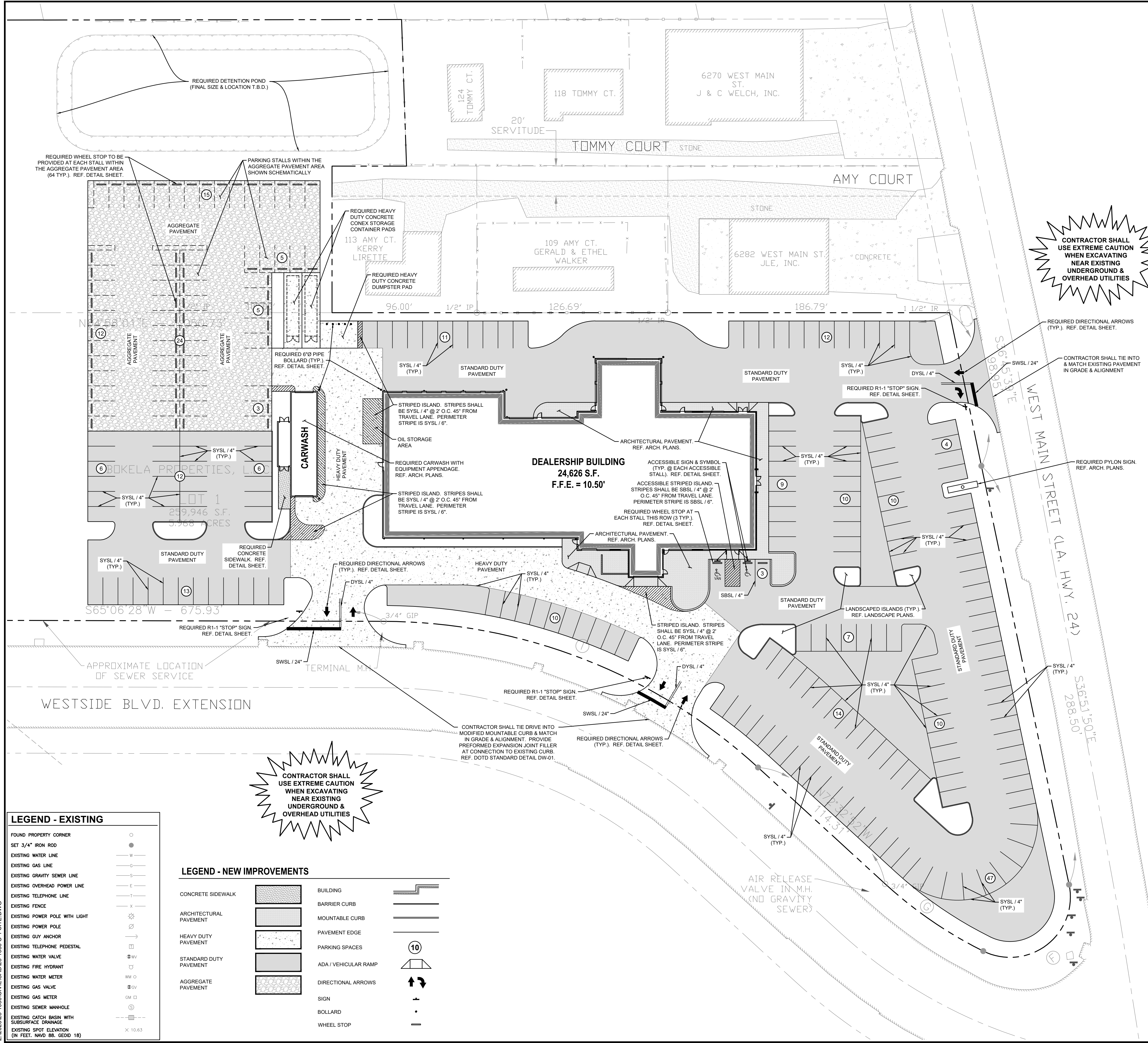
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

The undersigned is the owner of the entire land and  
indicates concurrence with the application.

*Signature of Applicant or Agent*

4/17/25  
Date

Z:\2023\25-1030\CIVIL\CAD\25-1030 C-1 SITE.DWG



- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
  - ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
  - PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON MARCH 11, 2025 BY DAVID A. WAITZ ENGINEERING & SURVEYING, INC.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF Pylon SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
  - PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
  - CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
  - ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
  - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY STRATUM ENGINEERING, LLC ON MARCH 27, 2025.
  - ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
  - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
  - ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
  - ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
  - ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
  - CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
  - THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE "X", ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 22108C0235E DATED SEPTEMBER 7, 2023.

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING UNDERGROUND & OVERHEAD UTILITIES

- SITE LAYOUT NOTES:**
- SITE AREA = +/- \_\_\_\_ ACRES.
  - SEE SHEETS \_\_\_\_ THROUGH \_\_\_\_ FOR DETAILS.

**LEGEND - STRIPING**

DYSL / 4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH  
SYSL / 4" - SINGLE YELLOW SOLID LINE / 4" WIDE  
SYSL / 6" - SINGLE YELLOW SOLID LINE / 6" WIDE  
SBSL / 4" - SINGLE BLUE SOLID LINE / 4" WIDE  
SBSL / 6" - SINGLE BLUE SOLID LINE / 6" WIDE  
SWSL / 24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE ANALYSIS	
BUILDING	24,626 S.F.
PARKING	248 SPACES
RATIO	10.07 / 1,000 S.F.

LEGEND - EXISTING	
FOUND PROPERTY CORNER	○
SET 3/4" IRON ROD	●
EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—
EXISTING GRAVITY SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—E—
EXISTING TELEPHONE LINE	—T—
EXISTING FENCE	—X—
EXISTING POWER POLE WITH LIGHT	⊙
EXISTING POWER POLE	⊗
EXISTING GUY ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊕W
EXISTING FIRE HYDRANT	⊕H
EXISTING WATER METER	⊕M
EXISTING GAS VALVE	⊕V
EXISTING GAS METER	⊕M
EXISTING SEWER MANHOLE	⊕
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕
EXISTING SPOT ELEVATION (N FEET, NAVD 88, GEOD 18)	X 10.63

LEGEND - NEW IMPROVEMENTS	
CONCRETE SIDEWALK	[Pattern]
ARCHITECTURAL PAVEMENT	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
STANDARD DUTY PAVEMENT	[Pattern]
AGGREGATE PAVEMENT	[Pattern]
BUILDING	[Symbol]
BARRIER CURB	[Symbol]
MOUNTABLE CURB	[Symbol]
PAVEMENT EDGE	[Symbol]
PARKING SPACES	[Symbol]
ADA / VEHICULAR RAMP	[Symbol]
DIRECTIONAL ARROWS	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
WHEEL STOP	[Symbol]

**SITE PLAN**

HORIZONTAL SCALE IN FEET

30' 15' 0' 30' 60' 90'

**811**  
Know what's below.  
Call before you dig.

811 logo with text: Know what's below. Call before you dig.

**BARKER DEALERSHIP**

6290 WEST MAIN ST  
HOUMA, LOUISIANA 70360  
BOKELA PROPERTIES, L.L.C.

**DDG**

314 EAST BAYOU ROAD  
THIBODAUX, LA. 70301  
985.447.0090

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NO. 25-1030

ISSUE FOR DESIGN DEVELOPMENT 05/02/2025

CHECKED TJW  
DRAWN BY GJP

SHEET

**C-1.1**

ZLU25/9  
Dist. 1  
COH

*Houma, Louisiana 70361-1446*  
*Bus (985) 873-6793 - Fax (985) 580-8141*

Name: Owner: Iglesia Mahaneim - Oscar Cordon | Applicant: Ana Elizabeth Phelps

Address: 301 Howard Avenue, Houma, LA 70363 | Applicant: 400 Magazine St, New Orleans LA 70130

Phone: (504) 613-0636

The premises affected are situated at **301 Howard Avenue, Houma, LA 70363** in a **C-2 Zoning District**. The legal description of the property involved in this application is: **Lot 16-17 Block 3 - Adden subdivision CB-1880/456 Terrabone Parish.**

Applicant's interest in the premises affected: **Convert into church**

Explanation of property use: **Current use: Business offices - Proposed use: Church**

Ground Floor Plan and Elevations attached:            Yes            No

Address of adjacent property owners:

1. Lot 15 Louis C. & Clodilia  
235 Howard Avenue Chaisson  
212 Jane Ave. 70363
2. Lot 18 Lori Tewalt  
303 Howard Avenue  
Houma 70363

Judy A. Henry  
226 St. Malo St.  
Houma 70363

3. Brittany place subdivision Dallas S. Freeman  
228 Malo Street 133 Exeter Run  
St. Houma 70360

William R. Fitch, III  
230 St. Malo St.  
Houma 70363

Ana Elizabeth Phelps

Signature of Applicant or Agent

5046130636

---

*Phone Number*

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

Ana Elizabeth Phelps

Signature of Applicant or Agent

04/21/2025

Date \_\_\_\_\_



**301 Howard Avenue  
Iglesia Mahaneim, Oscar Cordon  
Placement of a church in a C-2 zoning district**

---

## Sec. 28-177. Office of zoning administration.

- (a) *Establishment.* There is hereby established an office of zoning administration, called the "office" in this section. There is hereby vested in the office the duties of administering and enforcing this chapter and the power necessary for such administration and enforcement. The zoning administrator shall be the officer in charge of the office.
- (b) *Administration.* In carrying out its administrative duties, the office shall:
- (1) *Building permits, certificates of occupancy, special plans.* Review all applications for building permits, certificates of occupancy and approvals of special plans hereunder; approve or disapprove such applications as they relate to zoning and make the necessary certifications and issue the necessary certificates and approvals of special plans.
  - (2) *Applications for amendment.* Receive all applications for amendments to this chapter, including the zoning map; refer such applications to the planning commission for its consideration and action and submit to the parish council all such applications, together with the recommendations of the zoning commission.
  - (3) *Procedures.* Establish and administer rules and regulations for proceedings with and within the office, together with the regular forms for such proceedings, and for processing amendments and registering in its records those matters and things required by this chapter to be registered.
  - (4) *Zoning map.* Maintain the zoning map showing the current classification of all land.
  - (5) *Record of nonconforming uses.* Maintain a current register of all nonconforming uses and regulate the registration of such uses.
  - (6) *Record of actions.* Maintain records of all actions taken by the office under this chapter.
  - (7) *Board of adjustment.* Intervene for and on behalf of the parish in all public hearings before the board of adjustment; present facts and information to assist the board in reaching a decision; resist and oppose any deviations from the standard provisions of this chapter and have decisions of the board reviewed in a court of proper jurisdiction when, in the judgment of the zoning administrator and with the approval of the parish council, such review is desirable.
  - (8) *Initiation of amendments.* Propose and recommend the enactment of such amendments to this chapter, including the zoning map, as are made desirable or necessary because of changing conditions or because of judicial or administrative proceedings, or for the purpose of improving administration and enforcement, all in accordance with the amendment procedure set forth herein.
  - (9) *Collection of fees.* Collect appropriate fees for application procedures specified herein. Such fees shall include:
    - Map amendments—Twenty-five dollars (\$25.00) for the first acre and three dollars and fifty cents (\$3.50) for each acre thereafter, up to fifteen (15) acres. The minimum charge shall be twenty-five dollars (\$25.00); the maximum charge shall be one hundred dollars (\$100.00).
    - Planned building groups—Twenty-five dollars (\$25.00) for the first acre and three dollars and fifty cents (\$3.50) for each additional acre, up to fifteen (15) acres. The minimum charge shall be twenty-five dollars (\$25.00); the maximum charge shall be one hundred dollars (\$100.00). Acreage is based on total area, exclusive of streets.
    - Parking plans—Fifty dollars (\$50.00) per plan.
    - Planning approvals—~~Ten dollars (\$10.00).~~ **Fifty Dollars (\$50.00).**
    - Special exceptions—Ten dollars (\$10.00).

---

Variance—Twenty dollars (\$20.00).

Any combination of the above fees shall not exceed two hundred dollars (\$200.00) for a given parcel of land.

(c) *Enforcement.* In carrying out its enforcement duties, the office shall:

- (1) *Investigations and surveys.* Conduct investigations and surveys to determine compliance or noncompliance with the provisions of this chapter. Incidental to such surveys and investigations, an authorized representative of the office may enter into and upon any land or structure to be inspected or examined.
- (2) *Enforcement.* Issue written orders requiring compliance with the provisions of this chapter. Such orders shall be served personally or by certified or registered mail upon the person, firm or corporation deemed by the office to be violating the provisions of this chapter; provided, however, that if such person, firm or corporation is not the owner of the land or the structure in which the violation is deemed to exist or to have occurred, a copy of the order shall be sent by certified or registered mail to the owner of such land or structure, the owner to be determined from the tax roll for the preceding year in the office of the tax assessor of the parish. The date of mailing shall be deemed the date of service of any order served by certified or registered mail.
- (3) *Legal proceedings.* Institute, in courts of proper jurisdiction, proceedings for the enforcement of the provisions of this chapter and administrative orders and determinations made hereunder when, in the judgment of the zoning administrator and with the approval of the council, such measures are desirable.

(d) *Appeals from the office.*

- (1) *Procedure.* Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the parish affected by any decision of the office. Appeals shall be taken within a reasonable time, as provided by the rules of the board, by filing with the office, and with the board of adjustment a notice of appeal specifying the grounds thereof. The office shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- (2) *Effect of appeal.* An appeal stays all proceedings in furtherance of the action appealed from, unless the zoning administrator certifies to the board of adjustment after the notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed otherwise than by a restraining order that may be granted by the board of adjustment or by a court of record on application or notice to the office and on due cause shown.

{City Code 1965, App. A, art. VIII, § B; Ord. No. 4563, 10-10-90}

State law reference(s)—Amendment of zoning regulations, R.S. 33:4725.