

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Vacant.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**OCTOBER 15, 2020, THURSDAY**

**6:00 P.M.**

**HOUMA-TERREBONNE CIVIC CENTER**  
**346 Civic Center Boulevard, Houma, Louisiana**  
*(Temperature Screening and Face Masks Required)*

**A • G • E • N • D • A**

*Revised 10/6/2020*

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 17, 2020

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. *Public Hearing (postponed to November 19, 2020)*  
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, November 19, 2020 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's 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 September 17, 2020

**E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 15, 2020 INVOICES AND THE TREASURER'S REPORT OF SEPTEMBER 2020**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Lots A, B, & C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma  
Approval Requested: Process D, Minor Subdivision  
Location: 624, 626, 628 Liberty Street, Terrebonne Parish, LA  
Government Districts: Council District 5 / City of Houma Fire District  
Developer: Brooke S. Guidry  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the minimum lot size requirement for Lots B & C
- d) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Parc Evangeline Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Evangeline Business Park, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the residential lot frontage (access) on a collector street, namely Rue Des Affaires
- d) Consider Approval of Said Application
2. a) Subdivision: Blackwater Ridge  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Terre South Investments, Inc.  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application

**I. STAFF REPORT:**

1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances
2. Discussion and possible action with regard to the regular meeting of November 19, 2020

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

1. Revised Tracts "B-1" & "B-2", A Redivision of Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
2. Tracts "A", "B", & "C", A Redivision of Property belonging to Pine Cone Rentals, L.L.C., Section 7, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, November 19, 2020***

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***@ 6:00 p.m.***

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***ZLU/F.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: 8/13/2020

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
Applicant's Name

PO BOX 2768 HOUMA LA 70360  
Address City State Zip

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

NONE  
Interest in Ownership (Owner, etc.)

SEE ATTACHED SHEETS (EXHIBIT, LEGAL DESCRIPTION, ADDRESSES)  
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: \_\_\_\_\_

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 SHEET

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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:

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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):

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**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

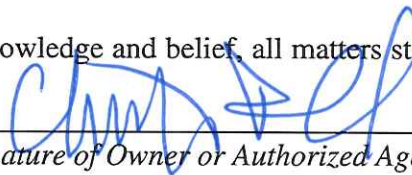
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



\_\_\_\_\_  
Signature of Owner or Authorized Agent

## **Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln**

### **Proposed Rezone Narrative**

#### Reason for Amendment.

Currently, the subject area is a blend of R-1, R-2, and R-3 zoning districts. The subject properties are all zoned R-1 (single family residential).

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with Condition #2 Change in Conditions. Since 1976, there have been 19 rezones from R-1 to R-2 or R-1 to R-3 in the Mechanicville Subdivision presumably to allow for placement of mobile homes as most of the lots are not large enough for duplexes. There have been other similar rezones in nearby Catherine Subdivision. Although there are minimum size requirements for rezoning of property, many of the rezones in the past resulted in only one or two lots which is indicative of spot zoning. This has not been the case in the past 10 years, however many recent rezones have been exempt from the minimum size requirement because of the rezones that occurred in the past.

#### Limitations on Proposed Amendments.

Because there are already a number of R-2 and R-3 zones amongst the adjacent lots, this application is exempt from the minimum size requirement as described in Section 28-201(b).

#### Public Need.

Mobile homes are a form of affordable housing. The Mechanicville Subdivision and surrounding areas include a large number of low to moderate income residents. In 2019, the Zoning and Land Use Commission suggested that if the desire amongst the Council member and residents is to support these rezones and allow for mobile homes then what the Parish and Council could consider is to rezone the neighborhood so it would not have to be done property by property.

#### Effect of Amendment.

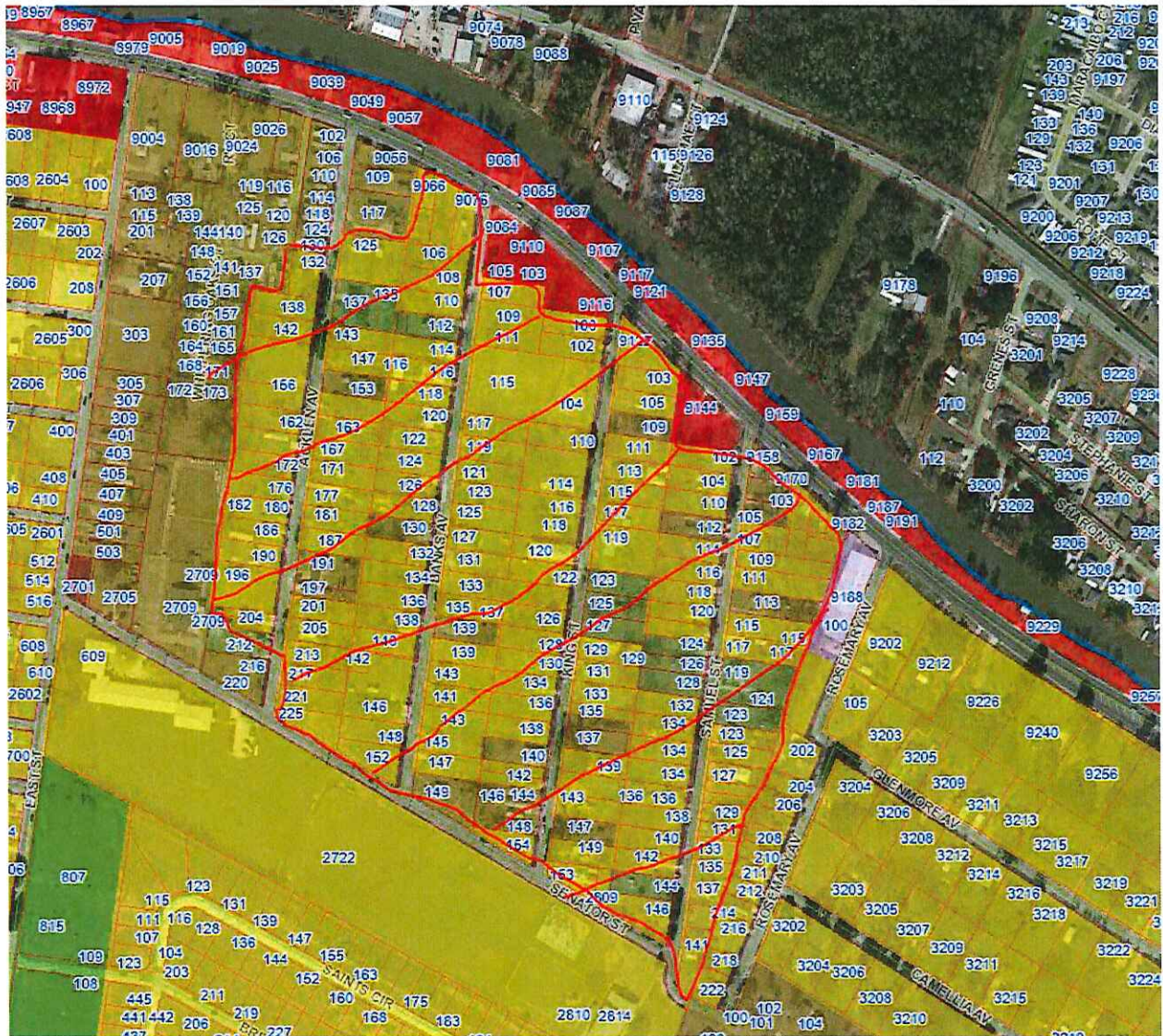
Staff suggested that a consideration be given for R-2 zoning which allows for mobile homes provided that they obtain a Special Exception from the Houma Board of Adjustment which would involve a public notice and public hearing so the area residents would have an opportunity to express their comments or concerns in each instance.

8/13/2020

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**Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln**

**Proposed Rezone Preliminary Exhibit**



The subject properties are only the ones currently zoned R-1 (Single Family Residential) shown in yellow within the Mechanicville Subdivision outlined and hatched in red.

SHARON BREAUX DOWELL

MECHANICVILLE-EMMANUEL BAPTIST CHURCH

TERREBONNE PARISH SCHOOL BOARD




SENATOR STREET

TERREBONNE PARISH SCHOOL BOARD

HOUSING AUTHORITY OF HOUMA, LA.

PLAN SHOWING AREA WITHIN MECHANICVILLE SUBDIVISION PRESENTLY ZONED R1 TO BE REZONED R2 SECTION 9, T17S - R17E TERREBONNE PARISH, LOUISIANA AUGUST 17, 2020 SCALE: 1" = 100'

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 658572 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP. THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
-  INDICATES AREA ZONED C-2
  -  INDICATES AREA ZONED R-2
  -  INDICATES AREA ZONED R-3

JOB NO. : 326 FIELD BOOK : NONE ADDRESS : SENATOR STREET CAD NAME : PULASKI-MECHANICVILLE-SUBD-RE-ZONE\_20-326 DRAWN BY : BM PAGES : NONE SURVEY FILE : MECH2020 FOLDER : MECHANICVILLE SUBD.

THIS MAP WAS DRAWN FROM CALCULATIONS FOR REZONING PURPOSES AND IS NOT A SURVEY MADE ON THE GROUND. BEARINGS AND DISTANCES ARE SUBJECT TO ADJUSTMENTS IF SURVEYED.

FROM THE OFFICE OF: KENNETH L. REMBERT, SURVEYOR 635 SCHOOL ST., HOUMA, LA. PH. (985) 879-2782