

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

**OCTOBER 17, 2019, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

**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 19, 2019

**E. COMMUNICATIONS**

**F. OLD BUSINESS:**

1. Home Occupation:  
Allow for a massage therapy business in an R-1 (Single-Family Residential) zoning district, Tina's Massage Therapy & Body Works; Lot 1, Block 15, Addendum No. 1, Summerfield Place Subdivision, 301 Midland Drive; Christine Evans, applicant (*District 6/City of Houma Fire*)

**G. NEW BUSINESS:**

1. Planned Building Group:  
Placement of a second commercial structure, 773 Grand Caillou Road; D & F Wings & Burgers, applicant (*District 8/City of Houma Fire*)
2. Planning Approval:  
Church in a C-2 (General Commercial) zoning district, 128 N. Van Avenue; Cristela Delrio, applicant (*District 1/City of Houma Fire*)

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's 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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 19, 2019

**E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 17, 2019 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2019**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

- 1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6622 West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Neta Wright  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 2. a) Subdivision: Lot Extension Redivision of Property belonging to Allen D. & Janie Bergeron  
Approval Requested: Process D, Minor Subdivision  
Location: 135 & 143 Square Wolf Lane, Terrebonne Parish, LA  
Government Districts: Council District 5 / Bayou Cane Fire District  
Developer: Allen Bergeron  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 3. a) Subdivision: Edgewood Estates Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Preliminary  
Location: 212 Edgewood Blvd., Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Juan Clara-Gomez  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Consider Approval of Said Application
- 4. a) Subdivision: Belmont Place  
Approval Requested: Process C, Major Subdivision-Final  
Location: Westside Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Linton Road Company, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application
- 5. a) Subdivision: Acadian Pointe Subdivision, Phase "B"  
Approval Requested: Process C, Major Subdivision-Final  
Location: Acadian Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Professional Construction and Leasing, LLC  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

- 1. a) Subdivision: Division of Property into Tracts I & II belonging to Gail Thibodaux, being portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 618 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Gail Thibodaux  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
- 2. a) Subdivision: Minor Subdivision of Property belonging to Mary C. Frederick (Lots 4B-1, 4B-2, 4B-3, 4B-4, 4B-5, & 4B-6)  
Approval Requested: Process D, Minor Subdivision  
Location: 1798 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Mary C. Frederick  
Surveyor: GIS Engineering, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

3. a) Subdivision: Redivision of Lot 1 through Lot 10, Block 2 into Lot 1A through 9A, Block 2 and Redivision of Lot 1 through Lot 5, Block 3 into Lot 1A through 4A, Block 3 being a portion of Evangeline Estates, Phase A  
 Approval Requested: Process A, Re-Subdivision  
 Location: North side of Rue Des Affaires, East and West side of Henri Drive and the West side of Adele Drive, 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) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of Tract 3 into Tract 3-A and Tract 3-B, Corridor Properties, LLC  
 Approval Requested: Process D, Minor Subdivision  
 Location: 5040 West Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Bayou Cane Fire District  
 Developer: Corridor Properties, LLC  
 Surveyor: Acadia Land Surveying, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Sonoco Living Quarters  
 Approval Requested: Process B, Residential Building Park-Final  
 Location: 5434 West Main Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: SONOCO  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

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

1. Lot Line Shift between Lots 10 & 11 of Caillou Grove Estates, Section 11, T18S-R17E, Terrebonne Parish, LA
2. Lot Line Shift of Property belonging to Robert Boudreaux, or assigns, Section 16, T18S-R18E, Terrebonne Parish, LA
3. Property Line Removal on Property belonging to V&M Tube-Alloy, LP, Section 12, T17S-R17E, Terrebonne Parish, LA
4. Revised Lot 3, Block 11, Addendum No. 3 & Revised Lot 4, Block 8, Addendum No. 2 to Frontlawn Terrace Subdivision, Sections 38 & 39, T17S-R18E, Terrebonne Parish, LA
5. Raw Land, Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, LA
6. Lot Line Adjustment between Lot 2, the Southwestern 58' of Lot 1, and Tract "A", becoming Revised Lot 2 and Revised Tract "A" belonging to Harvey J. Henry or Assigns, Section 85, T16S-R17E, Terrebonne Parish, LA
7. Lot Line Shift of Property belonging to Bayou Baptist Association, Section 9, T18S-R19E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing*  
 Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### ZONING & LAND USE COMMISSION

#### MEETING OF SEPTEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of September 19, 2019 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Joey Cehan.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy “Digger” Kelley, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Jacob Dagate, Legal Advisor (Mr. Freeman was out of town).
- 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.
- The Chairman recognized Councilman Darrin Guidry in the audience.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of August 15, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called the Public Hearing to order to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street; Rodney Johnson, applicant.
- a) Mr. Rembert discussed the rezoning request and stated the applicant wished to place a mobile home on the property.
- b) No one was present from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
- d) The Chairman suggested speaking to Councilman John Navy about possibly rezoning the entire neighborhood since there are already existing mobile homes and many requests to rezone in this area. Mr. Pulaski stated it was discussed previously and Councilman Navy wanted to handle the requests on a case by case basis.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- f) Mr. Thibodeaux moved, seconded by Mr. Cehan: “THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, Southern Portion of Lot 17, Block D, Mechanicville Subdivision, 135B King Street and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz, and Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. NEW BUSINESS:

1. The Chairman called to order the home occupation application by Christine Evans, Tina's Massage Therapy & Body Works, to allow for a massage therapy business at 301 Midland Drive.
  - a) Christine Evans, 127 Leighton Loop, stated she wished to open a massage therapy business at 301 Midland Drive. She said she would have one room for one client at a time approximately four times a week.
  - b) The Chairman recognized Councilman Darrin Guidry, District 6, who stated he spoke to some neighbors who were not opposed to the home occupation but needed more information. He requested the matter be tabled until the next regular meeting.
  - c) Ms. Evans indicated she spoke to her neighbors and they all seemed fine with her request.
  - d) Mr. Thibodeaux moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the home occupation application until the next regular meeting of October 17, 2019 as per Councilman Darrin Guidry's request."
  - e) Mr. Pulaski stated he would hold off on the Staff Report until the next meeting.

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Thibodeaux moved, seconded by Mr. Kelley: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:11 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux: THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout, Mr. Kurtz, and Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Dr. L.A. "Budd" Cloutier, Jr., 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 SEPTEMBER 19, 2019.**

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

**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: Christina Evans, Tina's Massage Therapy & Body Works  
Address: 301 Midland Drive, Houma, LA 70360  
Phone: (985) 709-7761

Application For: \_\_\_\_\_ Planning Approval X Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 301 Midland Drive in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: Lot 1, Block 15, Add. No. 1, Summerfield Place

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: n/a

Explanation of property use: massage therapy

Plot Plan attached: X Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes X No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes X No

Address of adjacent property owners:

1. Glenn T. Bergeron  
303 Midland Dr.  
Houma, LA 70360
2. Elvira Barnhill  
404 Summerfield Dr.  
Houma, LA 70360

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Christina Evans  
Signature of Applicant or Agent

9-9-19  
Phone Number

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

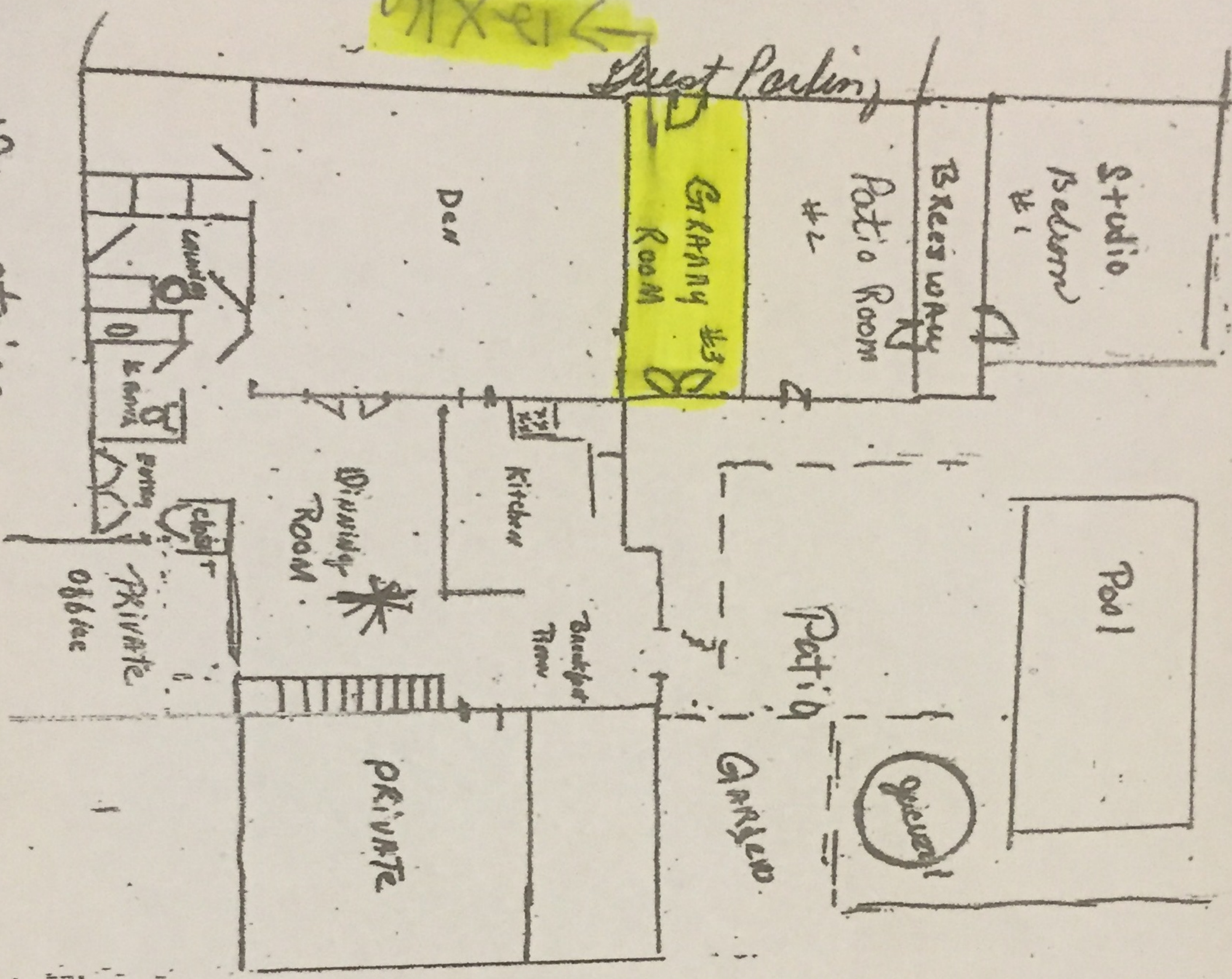
Paul Crochet  
Signature of Applicant or Agent / Owner

9-9-19  
Date

12X16

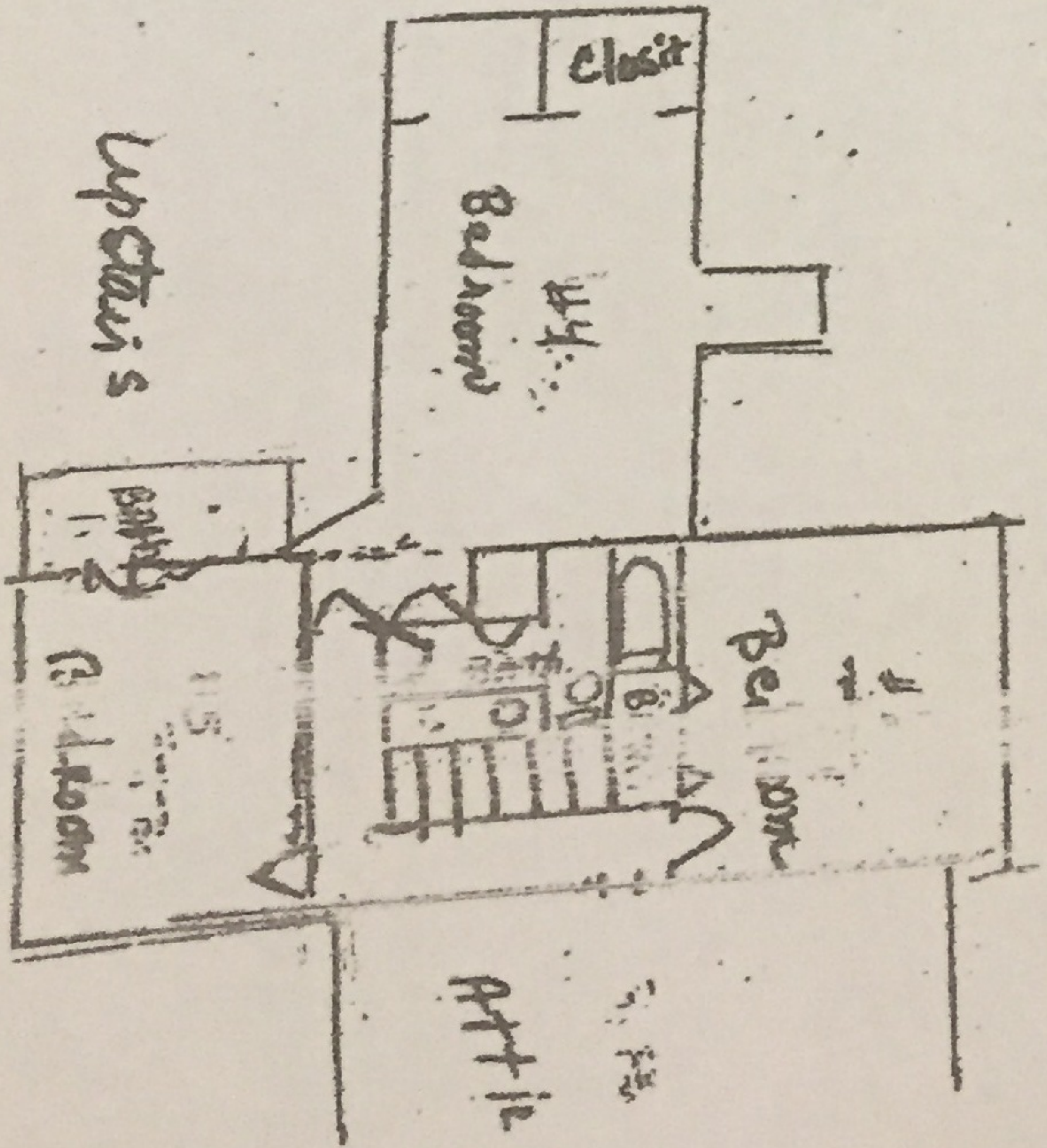
Guest Parking

Down stairs



Breakfast served  
 in Dining Room \*  
 Home  
 Apprx 2500 sq. feet

Up stairs



Attic

ZL19/a  
Dist B  
COH

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

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

D&F WINGS & BURGERS  
Applicant's Name

773 GRAND CAILLON RD HOUMA LA 70363  
Address City State Zip Code

9/11/19 / (985) 255-3988  
Date Telephone Number(s)

OPERATOR  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: D&F WINGS & BURGERS
2. Location: 773 GRAND CAILLON RD, HOUMA, LA 70363
3. Zoning District: C-2
4. Total Land Area: 31,150 SF / 0.72 AC
5. Total Number of Units: 1 NEW (3 TOTAL)
6. Gross Floor Area: 108 SQ FT.
7. Total Parking Spaces Provided: 3  
Total Parking Spaces Required: 3
8. Approximate Cost of Work Involved: \$10,000
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

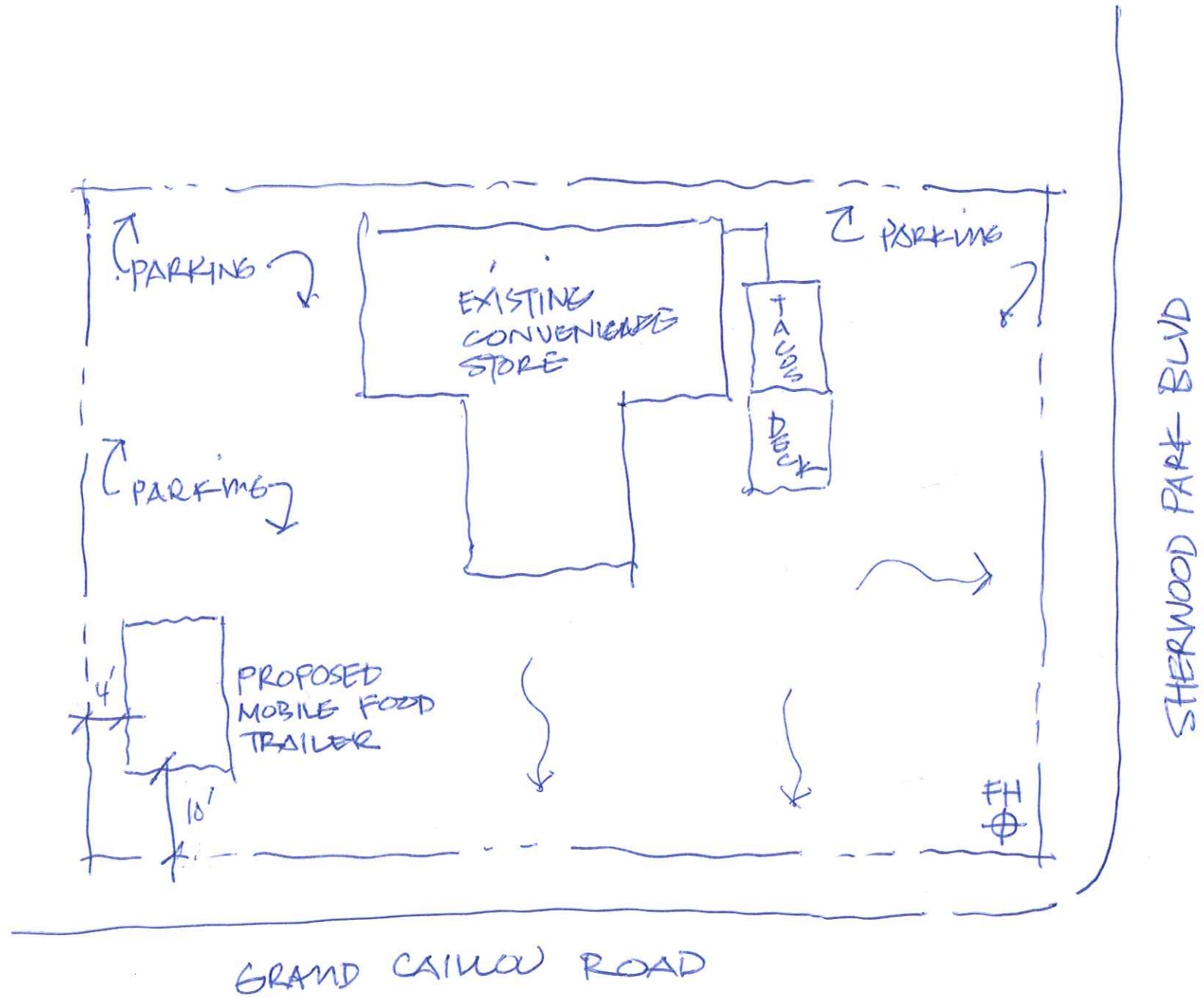
Note: Acreage is based on total area, exclusive of streets.

I (We) own 0.72 acres. A sum of \$25 dollars is enclosed and made a part of this application.

*Laura Sedet*  
Signature of Applicant  
9-11-19  
Date

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

*Francisco Gimpuzano*  
Signature of Owner or Authorized Agent  
9-11-19  
Date



Sept. 30

**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

ZLU19/10

Dist. 1

COH

**Zoning & Land Use Commission  
Application**

Name: Cristela Delrio

Address: 128T 153 American Blvd. Houma LA 70363

Phone: (985) 852-1199

Application For:	<input checked="" type="checkbox"/>	Planning Approval \$10.00/application	<input type="checkbox"/>	Home Occupation \$10.00/application
	<input type="checkbox"/>	Parking Plan \$50.00/plan	<input type="checkbox"/>	Special Plan \$10.00/application

The premises affected are situated at 128 N. Van Ave. Houma 70363 in a C-2 Zoning District. The legal description of the property involved in this application is: Lot 8 Block 4 Maurice Place

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: \$80

Explanation of property use: church

Plot Plan attached:  Yes  No Drainage Plan attached:  Yes  No

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners:

1. Corine J. Stewart  
126 N. Van Ave.  
Houma, LA 70363

2. Nolan Roddy, Jr.  
130 N. Van Ave  
Houma, LA 70363

3. Margie M. Whitney  
124 Allen St.  
Houma, LA 70363

Susan M. Desselle Neil  
109 Dupre Ln.  
Houma, LA 70363

Cristela Delrio  
Signature of Applicant or Agent

(985) 852-1199  
Phone Number

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

\* Corine J. Stewart  
Signature of Applicant or Agent / owner

9-11-19  
Date

128 N. VAN AVE. STE. B

CENTRO FAMILIAR CRISTIANO  
PROJECT # AR-19-015006

