

Houma-Terrebonne Regional Planning Commission

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

SEPTEMBER 21, 2023, 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 August 17, 2023

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 1, Block 2, Barrowtown, 202 East Street; Doris Moore Jules, applicant; and call a Public Hearing for said matter on Thursday, October 19, 2023 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 17, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 21, 2023 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2023

F. COMMUNICATIONS

1. Letter from Charles L. McDonald Land Surveyor, Inc., dated September 5, 2023, requesting to withdraw the application by Floyd McFarland for the Division of Property belonging to Floyd McFarland (Tracts 3-A & 3-B).

G. OLD BUSINESS:

1. a) Subdivision: Imperial Landing Subdivision, Phase D
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
2. a) Subdivision: Tracts A, B, C, & D, A Redivision of Property belonging to Gustave John Theriot
Approval Requested: Process D, Minor Subdivision
Location: 1952 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Gustave J. Theriot
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement & 50' x 50' box requirement
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "F" & "G," A Redivision of Property belonging to Roddy L. Matherne, et ux
Approval Requested: Process D, Minor Subdivision
Location: 478 & 516 Bourg Larose Highway, Terrebonne Parish, LA
Government Districts: Council District (?) / (?) Fire District
Developer: Roddy Matherne
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application
2. a) Subdivision: Lot "A," Property belonging to Leon Cox
Approval Requested: Process D, Minor Subdivision
Location: 4377 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Leon Cox
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Tract "B," Property belonging to Terrebonne Parish Recreation District No. 1
Approval Requested: Process C, Major Subdivision-Final (Revised 9/13/2023)
Location: 1533 Bayou Gardens Blvd., Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Terrebonne Parish Recreation District No. 1; Mark Amedee
Surveyor: Keneth L. Rembert Land Surveyors
Engineer: Duplantis Design Group, PC

b) Consider Approval of Said Application
4. a) Subdivision: Lots "A-1-A" thru "A-1-C," A Redivision of Property belonging to Emmett J. Robichaux, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 1039 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Emmett J. Robichaux, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Subdivision of Tracts 2 & 3 into Tract 4, Revised Tract 2, and Revised Tract 3
 Approval Requested: Process D, Minor Subdivision
 Location: 1611 Bayou Black Drive, Terrebonne Parish, LA
 Government Districts: Council District 7 / City of Houma Fire District
 Developer: Joe Bernier
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Variance Request: Non-conforming servitude used to access Revised Tract 3 & 2 from Rosewood Drive
 - d) Consider Approval of Said Application
6. a) Subdivision: Resubdivision Survey of Parcels #14868, #14384, #42968, #12890, & #15290 into Tracts 1A thru 5A & Tracts 1B thru 5B
 Approval Requested: Process A, Raw Land Division
 Location: 1612 Coteau Road, Terrebonne Parish, LA
 Government Districts: Council District 9 / Coteau Fire District
 Developer: Coteau Land, LLC
 Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Evangeline Oaks Subdivision
 Approval Requested: Process C, Major Subdivision-Final
 Location: Rue Des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: Evangeline Business Park, L.L.C.
 Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

1. *Public Hearing*
 Discussion and possible action regarding the adoption of the Main Street Corridor Master Plan

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts A & B and Revised Parcel II, A Redivision of Tracts A & B and Revised Parcel II, Property of Cenac Community Reinvestment, L.L.C., et al; Sections 14 & 15, T17S-R17E, Terrebonne Parish, LA (1911, 1911A, 1913, 1917 & 1919 Coteau Road / Councilman Steve Trosclair, District 9)
2. Survey & Division of Lots 5 through 8, Block 2, of Charles Subdivision into Lot 5-6 and 7-8; Section 8, T17S-R17E, Terrebonne Parish, LA (119 & 125 Howard Avenue / Councilman Brien Pledger, District 1)
3. Property Line Shift between Tracts A and B on Property belonging to GLCB, LLC; Section 4, T17S-R17E, Terrebonne Parish, LA (6451/6453 & 6473/6475 West Main Street / Councilman Gerald Michel, District 3)
4. Property Line Shift between Designated Tracts 1 and 2 on Property of Buquet Distributing Company, Inc. and Buquet Realty Co., Inc.; Section 4, T17S-R17E, Terrebonne Parish, LA (5363 & 5393 Highway 311 / Councilman Darrin Guidry, District 6)

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 AUGUST 17, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 15, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard and Ms. Rachael Ellender, Secretary/Treasurer. 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. *None.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Faulk: “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 June 15, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Ms. Ellender. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS**
1. **Planning Approval:**
The Chairman called to order the application for Planning Approval to establish a church in a C-3 (Neighborhood Commercial) zoning district at 1934 Prospect Boulevard by Ministerio Cristiana Ciudad Refugio.
- a) Ms. Margarita Vives, 6514 Pontchartrain Blvd., stated they were church planters and had an opportunity to purchase the building on Prospect to open a church.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend Planning Approval of the proposed church.
- d) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval for the proposed church in a C-3 (Neighborhood Commercial) zoning district at 1934 Prospect Boulevard.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Ms. Ellender. **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. Rogers: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:06 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Faulk, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Ms. Ellender. **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 AUGUST 17, 2023.**

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

ZLU / D

ZLU23/12

**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: 8-1-23

DORIS MOORE JULES
Applicant's Name

2658 Daniel Turner Ct. Houma LA 70363
Address City State Zip

985-647-5644
Telephone Number (Home) (Work)

JULIUS MOORE (family)
Interest in Ownership (Owner, etc.)

~~2601 Bryant St.~~ 202 EAST ST.
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Lot 1 Block 2 Barrowtown

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

ZLU / F.1

Ieshia Boudreaux
Ieshiaboudreaux2200
@icloud.com

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.

- 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. *See attached sheet*
- 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. *See attached sheet.*
- 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*
Julius Moore Sr. deceased,
Joseph Pugh P.O. Box 595, Doris
moore 2658 Daniel Turner et.
- 2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

X Mr. Pugh: *Joseph Pugh*

- 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):

Joseph Pugh gives Doris Moore
usufruct of property 202 East Street/
2601 Bryant Street

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 < 1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

Joseph Pugh

 Signature of Owner or Authorized Agent

202 East Street

Lot 1 Block 2 Barrowtown

Doris Moore Jules

Request to Rezone From R-1 to R-3

2. Reason for this Amendment
Change in conditions

Over the past few decades, numerous properties in the Barrowtown subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are only affordable housing options.

3. Limitations on Proposed Amendment

The adjacent property at 202 East Street is currently zoned R-1 so the proposed rezone is exempt from the minimum size requirement.

4. Development Schedule

Immediately after approval, if granted.

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

T. Error

N/A.

QUESTION 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.

RESPONSE: As a result of two hurricanes, Katrina and Rita, the original house on the property was literally destroyed and uninhabitable. Arrangements were made to demolish the house and clear away the large amount of wreckage. The debris included not only the house, but pieces of a large tree that had fallen and trash from the winds of the hurricanes.

Most open areas in a city usually become a dumping ground for unwanted trash and products that could be classified as dangerous or harmful to the neighborhood citizens. Open areas may also become a detriment to the property value of the surrounding neighborhood. When a person has a home in an area, it will usually deter hazardous dumping thereby creating a safe and healthy environment for the public.

QUESTION 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.

RESPONSE: Presently, the area is zoned for "modular or stick-built homes only". The nature of the proposed amendment to the zoning of this area is to allow a wider definition of type of homes to be permitted. The amendment will permit a variety of creative and different types of homes in addition to homes that are modular or stick-built. The amendment will permit other types of houses and affordable homes that are being used in this country to be permitted on the property. The amendment will bring value to the properties in the area.

The effects of this amendment will give the families in the neighborhood, and those people who were forced to leave the area after the hurricanes and want to return, an opportunity to have a home. People with homes feel safer and they tend to be healthier.

SIGNATURES REQUIRED

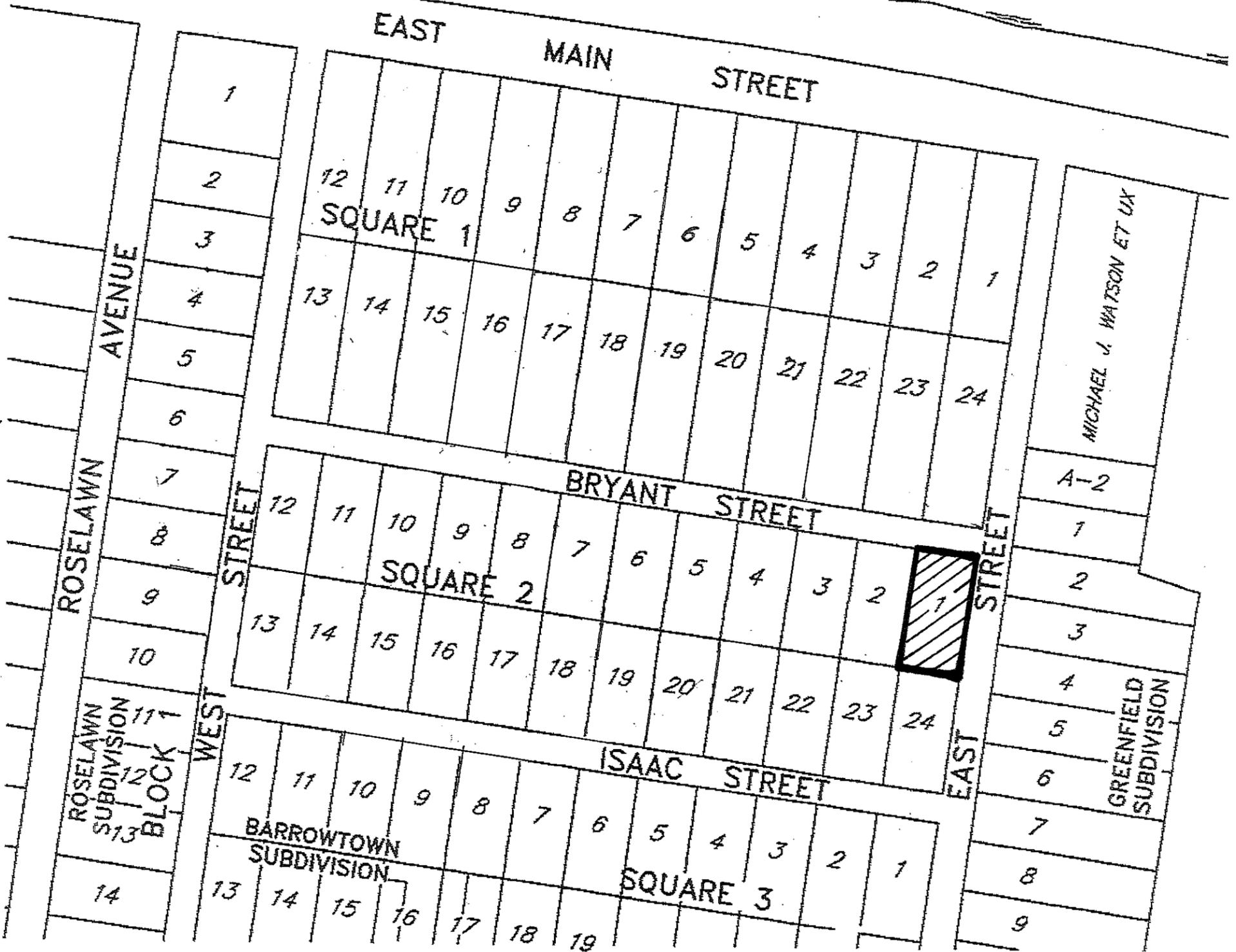
1. Printed names and addresses along with interest of every person, or corporation by the applicant (may use separate sheet of paper):

Julius Moore Sr. deceased.

**Joseph Pugh (Owner)
P.O. Box 595, St. Johns, AZ 85936**

**Doris Moore (Property Representative)
2658 Daniel Turner Court
Houma, LA 70363**

BAYOU TERREBONNE



202 East Street
Lot 1, Square 2, Barrowtown

Doris Moore Jules
Rezone from R-1 to R-3

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