

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

Alex Ostheimer..... Chairman
Carey “Buddy” Hebert Vice-Chairman
Barbara Schober Secretary/Treasurer
Daniel Babin..... Member
Brad Doyle Member
Durwin Jackson Member
Keith Kurtz..... Member
John Navy..... Member
Marsha Williams Member

**June 23, 2005
Thursday
6:00 p.m.
Terrebonne Parish Council Meeting Room**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. Invocation And Pledge of Allegiance
- B. Roll Call
- C. Approval of Minutes:
 - 1. Approval of Minutes of Zoning and Land Use Commission Meeting of May 19, 2005
- D. Public Hearing:
 - 1. Rezone from O-L (Open Land) to C-2 (General Commercial District) proposed Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Woodlawn Ranch Acres, Addendum No. 3; and, from O-L (Open Land) to R-1 (Single-Family Residential District) proposed Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29 of Woodlawn Ranch Acres, Addendum No. 3; tract located on the corner of LA Highway 56 and Woodlawn Ranch Road; Walter Land Company, applicant.
- E. New Business:
 - 1. Action on Public Hearing:
 - a. Rezone from O-L (Open Land) to C-2 (General Commercial District) proposed Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Woodlawn Ranch Acres, Addendum No. 3; and, from O-L (Open Land) to R-1 (Single-Family Residential District) proposed Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29 of Woodlawn Ranch Acres, Addendum No. 3; tract located on the corner of LA Highway 56 and Woodlawn Ranch Road; Walter Land Company, applicant.
 - 2. Preliminary Hearings:
 - a. Amend the Parish Code of Terrebonne Parish, Chapter 28, “Zoning,” Article IX, Section 28-178, repealing said section as it relates to the authority of the Board of Adjustments to handle “special exceptions” and amending Section 28-177 to provide for handling special exceptions; to amend Chapter 28, Article III, Sections 28-47 through 28-50; and to provide for related matters.
 - 3. Planned Building Group Approval:
 - a. Planned Building Group Approval for the placement of additional modular classrooms; Mulberry Elementary School, Cougar Drive; Terrebonne Parish Public Schools, applicant.
- G. Old Business
- H. Committee Reports
- I. Staff Reports
 - 1. Zoning Proposal Update
- J. Communications
- K. Other Business
- L. Adjourn

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

PUBLIC HEARING NOTICE & MEETING AGENDA

- A. INVOCATION
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. ACCEPT MINUTES FOR REGULAR MEETING OF MAY 19, 2005
- E. APPROVE EMITTENCE OF PAYMENT FOR JUNE 23, 2005 INVOICES
- F. APPROVE TREASURER'S REPORT OF MAY 2005
- G. COMMUNICATIONS
- H. CHAIRMAN'S COMMENTS
- I. OLD BUSINESS: None
- J. APPLICATIONS:
 - 1. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Minor Subdivision, Process D
SUBDIVISION: Tract A-B-F-E-A, Property belonging to Audrey V. Hebert, et al
LOCATION: Section 1, T19S-R17E, District 7
DEVELOPER: Audrey V. Hebert
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
 - b) CONSIDER APPROVAL OF SAID APPLICATION
 - 2. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Minor Subdivision, Process D
SUBDIVISION: Survey of Tracts "A", "B", "C", & "D", A Redivision of a portion of Property belonging to Sheri L. Loyd, et al
LOCATION: Section 1, T19S-R18E, District 8
DEVELOPER: Sheri L. Loyd by Jeff Loyd
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
 - b) CONSIDER APPROVAL OF SAID APPLICATION
 - 3. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Mobile Home Park, Process B
SUBDIVISION: Harris Mobile Home Park
LOCATION: Section 20, T18S-R19E, District 8
DEVELOPER: Nolan Harris, et al
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
 - b) CONSIDER APPROVAL OF SAID APPLICATION
 - 4. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Family Partition, Process B
SUBDIVISION: Redivision of Tract 2, Property belonging to Andrew Breaux
LOCATION: Section 12, T17S-R16E, District 7
DEVELOPER: Andrew P. Breaux
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
 - b) CONSIDER APPROVAL OF SAID APPLICATION
 - 5. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Family Partition, Process B
SUBDIVISION: Tracts "E" thru "H" and Revised Lot 3-B-7 of Block 3 of Addendum No. 1 to Blue Spring Park Subdivision
LOCATION: Section 27, T17S-R18E, District 9
DEVELOPER: Keneth L. Rembert
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
 - b) CONSIDER APPROVAL OF SAID APPLICATION

6. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Family Partition, Process B
SUBDIVISION: Tracts "B-1" thru "B-4", A Redivision of Tract "B" being a portion of Lot 4, Block 3 of Addendum No. 1 to Blue Spring Park Subdivision
LOCATION: Section 27, T17S-R18E, District 9
DEVELOPER: Carl Boudreaux
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
7. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Family Partition, Process B
SUBDIVISION: Redivision of Tract 1, Property belonging to Bart Chaisson
LOCATION: Sections 7 & 69, T16S-R17E, District 4
DEVELOPER: Bart Chaisson
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
8. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Minor Subdivision, Process D
SUBDIVISION: Tracts 1 thru 6 being a portion of Property belonging to Walter Land Company
LOCATION: Section 79, T18S-R18E, District 7
DEVELOPER: Walter Land Company
SURVEYOR: Keneth L. Rembert Land Surveyors, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
9. a) APPROVAL REQUESTED: Major Subdivision, Process C – Engineering
SUBDIVISION: Acosta Court Subdivision
LOCATION: Section 104, T17S-R17E, District 7
DEVELOPER: Courtney Acosta
ENGINEER: David A. Waitz Engineering & Surveying, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
10. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Major Subdivision, Process C – Conceptual & Preliminary
SUBDIVISION: Patriot Point Addendum No. 2, Phases A, B, & C
LOCATION: Section 20, T17S-R18E, District 7
DEVELOPER: Jim Walter Homes
SURVEYOR: T. Baker Smith, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
11. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Minor Subdivision, Process D
SUBDIVISION: Survey & Division of Tract B belonging to the Robert Cox Estate, or assigns
LOCATION: Sections 50, 51, & 52, T17S-R16E, District 7
DEVELOPER: Paul Cox
SURVEYOR: T. Baker Smith, Inc.
- b) CONSIDER APPROVAL OF SAID APPLICATION
12. a) *PUBLIC HEARING*
APPROVAL REQUESTED: Family Partition, Process B
SUBDIVISION: Family Partition of Property of Patricia Mouton
LOCATION: Section 60, T19S-R17E, District 7
DEVELOPER: Patricia Mouton
SURVEYOR: Keneth L. Rembert, P.L.S.
- b) CONSIDER APPROVAL OF SAID APPLICATION

13. a) APPROVAL REQUESTED: Major Subdivision, Process C – Final
SUBDIVISION: Wallace J. Thibodaux Estates
LOCATION: Sections 4, 5, & 82, T16S-R17E, District 2
DEVELOPER: Teuton-Caro Developments, L.L.C.
SURVEYOR: Milford & Associates, Inc.

b) CONSIDER APPROVAL OF SAID APPLICATION

K. STAFF REPORT:

1. Training Workshop for new members

L. ADMINISTRATIVE APPROVALS:

1. Redivision of Property belonging to Aaron & Kerry Nelton, Section 6, T17S-R17E, Terrebonne Parish, Louisiana
2. Proposed Lot Line Shift for Lot 3, Block 1 of Durey Boudreaux Subdivision, Sections 7 & 8, T18S-R19E, Terrebonne Parish, Louisiana
3. Survey of Revised Tract B-4 of Estate of Sidney Neil and Revised Tract belonging to Frankie A. Dupre, Sections 55 & 56, T18S-R19E, Terrebonne Parish, Louisiana
4. Redivision of Portion of Lot 1 & Lot 15 Remaining Portion of Lot 1 & Lot 15 of Block 1 of Barrow Subdivision and Tract A-B-C-D-A into Lot 1A and Lot 15A, Section 105, T17S-R17E, Terrebonne Parish, Louisiana
5. Survey of Property for Virginia Jackson (TPCG Department of Housing & Human Services), Section 17, T18S-R17E, Terrebonne Parish, Louisiana
6. Survey of Revised Tract 16, Boudreaux Canal Subdivision, Section 94, T19S-R18E, Terrebonne Parish, Louisiana
7. Plat showing Tracts “A” & “B”, Redivision of Property belonging to The Lakes of Terrebonne, L.L.C., Section 102, T17S-R16E, Terrebonne Parish, Louisiana
8. Redivision of Lot 7 & 10, Block 5 of Crescent Plantation Estates Add. No. 6 and Lot 6, Block 5 of Crescent Plantation Estates Add. No. 5, Sections 71, 72, & 74, T17S-R16E, Terrebonne Parish, Louisiana
9. Lot Extension A-B-C-D-A for Arlene L. Babin, Section 105, T17S-R17E, Terrebonne Parish, Louisiana
10. Survey of Revised Lot 4, Block 4, Mulberry Gardens Subdivision, Phase 1 & 2 and Revised Lot 10, Block 4, Mulberry Estates Subdivision, Phase “A”, Section 104, T17S-R17E, Terrebonne Parish, Louisiana
11. Survey of Tracts “C” and “D”, Property of Paloma Enterprises, Inc. and Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, Louisiana

M. NEW BUSINESS

N. OTHER BUSINESS:

1. Variance request for alternate tailwater and rear lot drainage from Milford & Associates, Inc. for Bayou Dularge Campsites (Craig Major, Minor Subdivision)
2. *PUBLIC HEARING* – Adoption of Revised Subdivision Regulations effective June 17, 2005

O. PLANNING COMMISSIONERS’ COMMENTS

P. PUBLIC COMMENTS

Q. ADJOURN