

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

FEBRUARY 17, 2011, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 27, 2011

D. COMMUNICATIONS

E. OLD BUSINESS:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Square 2, Barrowtown; NE corner of Isaac & West Streets, Terrebonne Parish, LA; Charles Johnson, applicant
(District 1)

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue; Danny & Lisa Luke, applicants; and call a Public Hearing for said matter on Thursday, March 17, 2011 at 6:00 p.m. (District 5)
 - b) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block "B", Mechanicsville; 112 Banks Street; Vincent Wolfe, Jr., applicant; and call a Public Hearing for said matter on Thursday, March 17, 2011 at 6:00 p.m. (District 1)

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 27, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 27, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 17, 2011 INVOICES AND TREASURER'S REPORT OF JANUARY 2011

E. COMMUNICATIONS

F. OLD BUSINESS:

- 1. a) Subdivision: Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)
Approval Requested: Process D, Minor Subdivision
Location: 1200 & 1208 Barataria Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Houma/Bayou Cane Fire Districts
Developer: Verizon Wireless, c/o Rash & Associates, L.P.
Surveyor: Turner Surveys, LLC
- b) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

- 1. Revised Parcel F and Revised Lot 22R of Norby Estates Subdivision belonging to Leonard C. Chabert, Section 18, T18S-R18E and Section 48, T18S-R19E, Terrebonne Parish, LA
- 2. Redivision of Tracts "A" & "B" belonging to Jerry Cobb, Sections 59, 60, 61, & 72, T16S-R14E, Terrebonne Parish, LA
- 3. Redivision of Lot 2, Block 3 of Addendum No. 6 to Parick LeBlanc Subdivision, Sections 71 & 72, T15S-R16E, Terrebonne Parish, LA
- 4. Revised Tracts 1 & 2, Property belonging to Annie 1, LLC, Section 81, T15S-R16E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee
- 2. Comprehensive Master Plan Update

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JANUARY 27, 2011

- A. The Chairman called the meeting of January 27, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 7:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. Mr. Kurtz moved, seconded by Mrs. Williams: “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 December 16, 2010.”

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- D. COMMUNICATIONS: None.

- E. PUBLIC HEARING:

1. The Chairman called to order the Public Hearing for an application by Charles Johnson requesting to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 13, Square 2, Barrowtown; NE corner of Isaac & West Streets.

- a) No one was present from the public to speak.

- b) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended tabling the rezoning request until Staff and Councilman Alvin Tillman can meet with the applicant to review a site plan for the property.

- d) Discussion was held with regard to mostly R-1 in the area, the proposed site plan, proposed position of the home with regard to minimum lot size requirements and setbacks.

- e) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 13, Square 2, Barrowtown; NE corner of Isaac & West Streets until the next regular meeting of February 17, 2011.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- F. NEW BUSINESS:

1. Planned Building Group:

- a) The Chairman stated the next item on the agenda under New Business was an application by Aamagin Property Group, LLC requesting Planned Building Group for the placement of two (2) residential structures, Lot 11, Proposed Burnette Place Subdivision.

- b) Mr. Terral Martin, GSE Associates, Inc., representing the applicant, stated they revised their plans to place daycare facilities near Payne Street versus the rear of the subdivision as proposed and place two residential homes instead.

- c) The Chairman recognized Rev. David Rockward, Sr., 230 Cherbourg Street, who expressed opposition of the elevation of the homes, flooding, and having to get flood insurance.
- d) Mr. Martin stated the homes would be of same pier-type structures about 4' above the ground.
- e) Mr. Gordon stated everyone in Terrebonne Parish should have flood insurance as a precaution.
- f) Mrs. Jennifer Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- g) Discussion was held with regard to there not being any access allowed through the 25' right-of-way adjacent to Brittany Subdivision as originally proposed in the conceptual and preliminary/engineering phases of Burnette Place Subdivision. Discussion ensued with regard to drainage and considering this application as a Planned Building Group without the intention of later subdividing with substantial lots.
- h) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, grant planned building group approval for the placement of two (2) residential structures, Lot 11, Proposed Burnette Place Subdivision."
- i) It was also noted that the matter regarding the 25' right-of-way administratively through the Planning Commission and not through a Planned Building Group Approval.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Home Occupation:

- a) The Chairman stated the next item on the agenda under New Business was an application by Staci L. Authement requesting Home Occupation approval for a proposed salon, 209 Central Avenue.
- b) The Chairman recognized Ms. Staci Authement, 209 Central Avenue, who requested approval of her home occupation application to place a 1-chair salon in her home.
- c) No one from the public was present for comment.
- d) Mrs. Jennifer Robinson discussed the Staff Report and stated Staff recommended approval of the home occupation request.
- e) Discussion was held with regard to notification to adjacent property owners abutting the property which share property lines and have more requests once you approve one.
- f) Mr. Gordon clarified that home occupations are scattered and doesn't see a trend forming. He stated they have approved a number of 1-chair beauty salons previously and doesn't see any negative impact on the residential integrity of the neighborhoods.
- g) Discussion ensued with regard to home occupation approvals granted in the past and it not being a very noticeable "business" in neighborhoods.
- h) Dr. Cloutier moved, seconded by Mr. Elfert: "THAT the Houma-Terrebonne Regional Planning Commission, convening as the Zoning and Land Use Commission, grant home occupation approval for the placement of a one-chair beauty salon, 209 Central Avenue."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

1. The Chairman stated the next item on the agenda under Staff Reports was the discussion and possible action with regard to changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District sign regulations with relation to pole signs.
 - a) The Chairman stated he placed this matter on the agenda again because of apparent confusion the last time due to some members thinking the matter was parish-wide and not just for the Major Corridor Overlay District.
 - b) Mrs. Robinson discussed the proposed changes including the removal of the sunset clause that would require all signs to be removed after ten (10) years.
 - c) Clarification was given that this matter only involves the Major Corridor Overlay District and repairs could be made without forcing replacement to a monument sign.
 - d) Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Elfert: "THAT the HTRPC, convening as the Zoning and Land Use Commission, approve the changes proposed by the Houma Board of Adjustments to the Major Corridor Overlay District as is and forward to the next appropriate level."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Elfert discussed future developable land coming up in the LA Hwy. 311 area and planning properly of the same. Mrs. Robinson stated the update to the Comprehensive Plan should help with that planning.
 - b) Mr. Ostheimer discussed the need for a traffic light at the new intersection of the Carroll Matherne Bridge and LA Hwy. 311. Mr. Gordon stated that Parish President Michel Claudet requested that prior to the opening of the bridge and LA DOTD said they had to wait until the bridge was open to investigate the need of a traffic light.
 - c) Mrs. Robinson informed the Commission that Providence Engineering & Environmental was selected to complete Phase III of the Update to the Comprehensive Plan along with the help of Franklin Industries, LLC; Brown & Danos Land Design, Inc.; and Morris P. Hebert, Inc. The approximate completion date will be the first quarter of 2012.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

- J. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 7:54 p.m."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 JANUARY 27, 2011.

**PATRICK GORDON, 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

*ZLU10/26
Dist. 1*

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: *2 Dec 2010*

Charles Johnson

Applicant's Name

4024 Country Drive Bourg LA 70343

Address

City

State

Zip

985 851 6230

985 209 5100 cell

Telephone Number (Home)

(Work)

Owner

Interest in Ownership (Owner, etc.)

Lot 13, Sq. 2 Barrowtown

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: *R1*

To: *R2*

Previous Zoning History:

/

No

Yes

If Yes, Date of Last Application:

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.

_____ 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:

- a. Land area to be affected;
- 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. 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. 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:

- 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 district existing totally surrounded by residential districts;
- c. 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:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

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:

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 _____ acres. A sum of _____ dollars is enclosed and made a part of this application.

DECLARATION

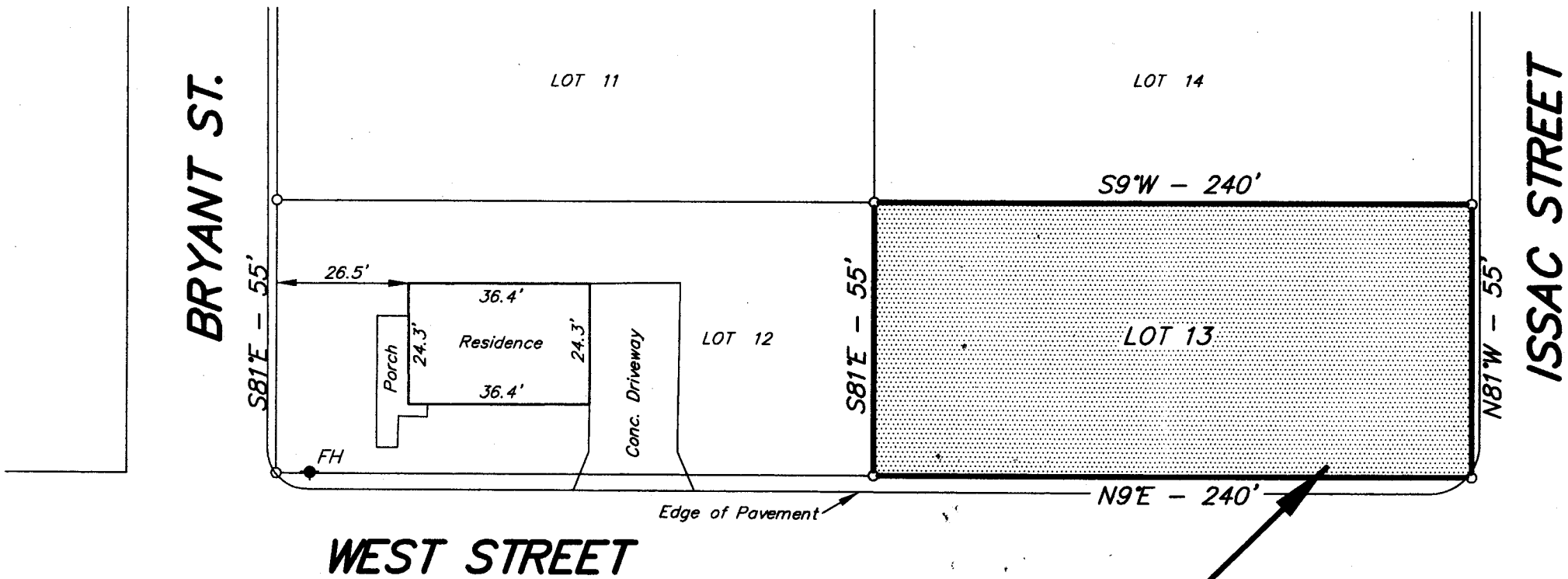
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



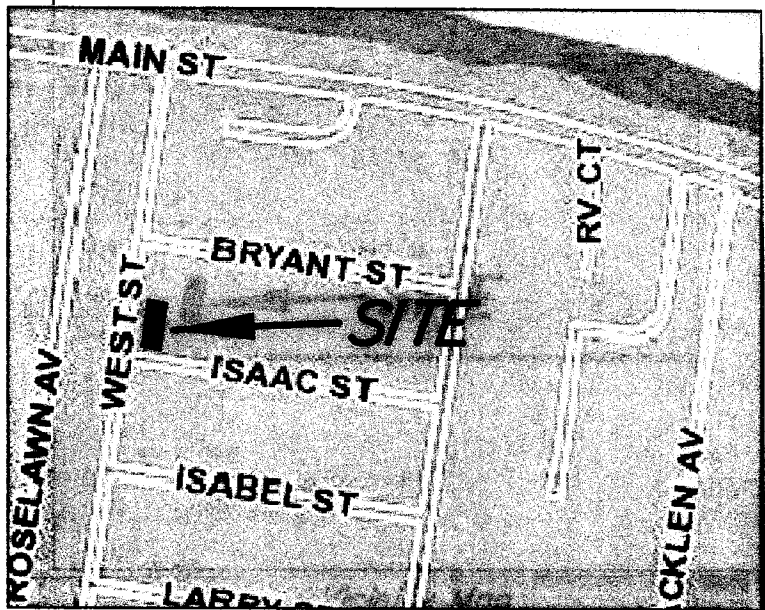
Signature of Owner or Authorized Agent

Notes:
Bearings shown hereon are based on the reference map prepared by Achee & Wilkenson, Surveyors entitled "PLAN PORTIONS OF LOT No. 98 & 99 OF CRESCENT PLANTATION BY J.C. WATIES, C.E. DATED JULY 1923" and dated November 23, 1965.

This map does not purport to show all servitudes and/or rights of way which may affect this property.



Proposed Zoning Change:
from R-1 (Single Family Residential)
to R-2 (Two Family Residential)



NOTE: This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 220220 0005 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property outside of the limits of the ABFE's (See ABFE Map No. LA-R103).

MAP SHOWING LOT 13,
SQUARE 2 OF
BARROWTOWN SUBDIVISION
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30' 21 NOVEMBER 2010

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

Legend:

- Indicates 1/2" iron rod set
- Indicates 3/4" iron pipe found
- FH ● Indicates Fire Hydrant

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 17, 2011

@ 6:00 p.m.

Z&LU / F1(a)

***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

ZLU11/4

Dist. 5

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: *31 January 2011*

Danny & Lisa Luke

Applicant's Name

7097 Park Ave Houma LA 70364

Address

City

State

Zip

985-226-7708

Telephone Number (Home)

(Work)

Owners

Interest in Ownership (Owner, etc.)

7097 Park Ave 0.403 ac

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: *R-1* To: *C-3*

Previous Zoning History: ☒ No ☐ Yes

If Yes, Date of Last Application: _____

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.

_____ 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:

- a. Land area to be affected;
- 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. 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. 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:

- 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 district existing totally surrounded by residential districts;
- c. 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:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

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:

Dan Sude Lisa Sude

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;

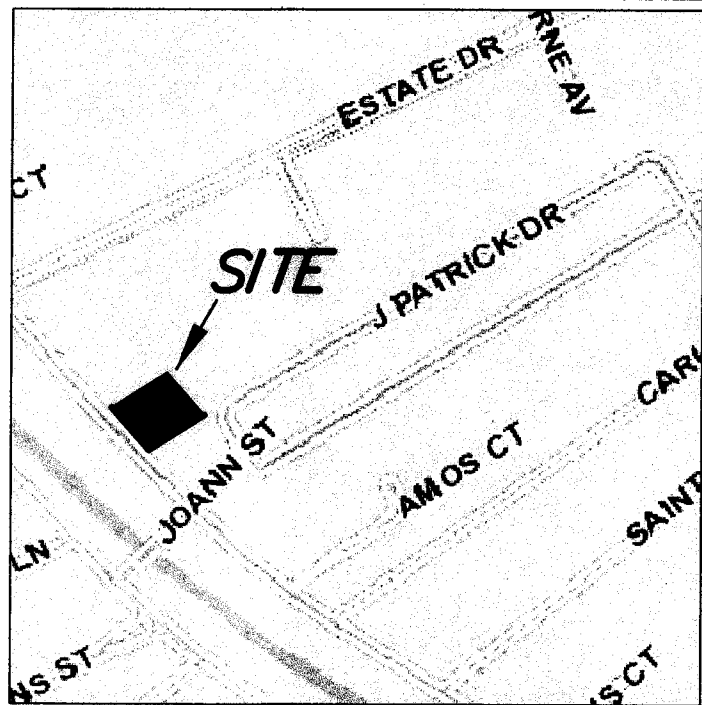
Maximum Charge - \$100.00

I (We) own 0.403 acres. A sum of 25⁰⁰ 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.

Allen K. Williams
Signature of Owner or Authorized Agent



Vicinity Map

Proposed Zoning Change
from R-1 (Single Family Residential)
to C-3 (Neighborhood Commercial)

Zone C-3

EDDIE DOVER, or assigns

Bldg.

NANCY B. NAQUIN

Zone R-1

Mobile Home

ANDREW DALE DR.

Zone R-1

PHASE 2 TO
CAVANESE ESTATES
SUBDIVISION

JOANN ST.



N43°49'15"W
19.76'

N44°49'02"W
120.24'

WEST PARK AVENUE

Zone C-2

AUTIN BRIDGE

Notes:

Bearings shown hereon are based on the reference map prepared by S. Allen Munson, C.E. entitled "SURVEY OF PROPERTY BELONGING TO MRS. JANNIE N. AMOS" and dated October 30, 1962.

This map does not purport to show all servitudes and/or rights of way which may affect this property.

This property is situated within ZONE "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0265 C) The Advisory Base Flood Elevation Map dated 2/23/2006 shows this property to be outside of the limits of the ABFE's. (Map No. LA-R102.

Bayou Terrebonne

**MAP SHOWING PROPERTY
BELONGING TO
DANNY & LISA LUKE
LOCATED IN SECTION 6, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

31 JANUARY 2011

CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 17, 2011

@ 6:00 p.m.

Z&LU / F1(b)

*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: 2/8/11

VINCENT WOLFE, JR.
Applicant's Name

127 BANKS STREET		HOUMA, LA. 70363	
Address	City	State	Zip

Telephone Number (Home) _____ (Work) _____

100%	
Interest in Ownership (Owner, etc.)	

112 BANKS STREET HOUMA, LA. 70363

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

LOT 46, BLOCK "B", OF MECHANICSVILLE

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History:	X	No	Yes
---------------------------------	----------	-----------	------------

If Yes, Date of Last Application: _____

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.
- ☒ **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:
 - a. Land area to be affected;
 - 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. 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. List names and addresses of 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:
 - 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 district existing totally surrounded by residential districts;
 - c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

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:

AS SOON AS APPROVED

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:

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

VINCENT WOLFE, JR.

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:

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

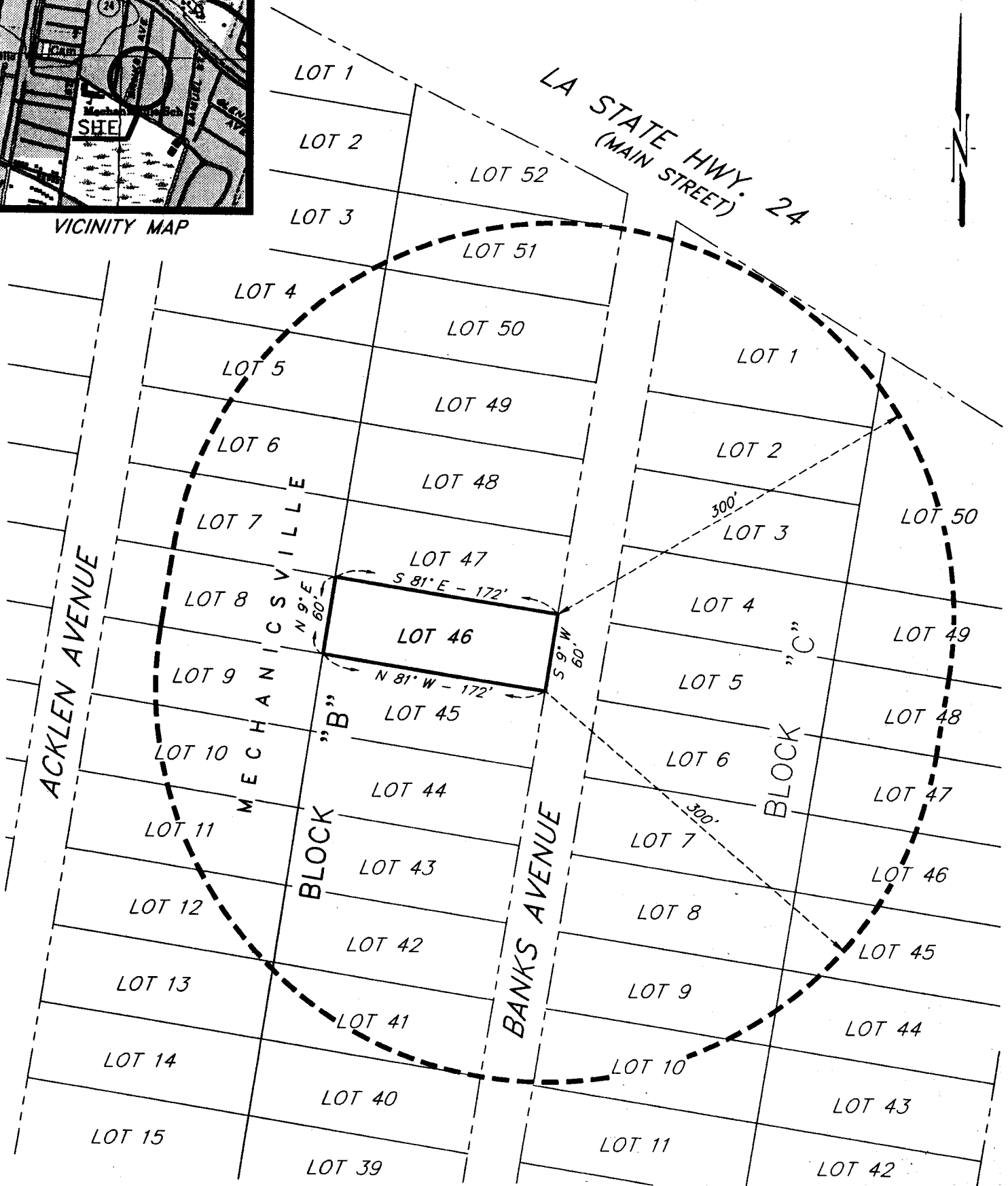
DECLARATION

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

Vincent Wolfe Jr.
Signature of Owner or Authorized Agent



VICINITY MAP



THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

PLAN SHOWING PROPERTY TO BE REZONED TO R-2
BELONGING TO VINCENT WOLFE, JR.
LOCATED IN SECTION 9, T17S-R17E
TERREBONNE PARISH, LOUISIANA

AUGUST 22, 2010

SCALE: 1" = 100'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



JOB NO. : 337 FIELD BOOK : ADDRESS : 112 BANKS AVE. CAD NAME : 112-BANKS-AVE-REZONE
DRAWN BY : KK PAGES : SURVEY FILE : FOLDER : MECHANICSVILLE SUBDIVISION

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF JANUARY 27, 2011

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of January 27, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 7:56 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. Richard Elfert; Keith Kurtz, Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny. Also present was Pat Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning and Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of December 16, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 16, 2010.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the January 27, 2011 and approve the Treasurer’s Report of December 2010.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mr. Gordon read a letter from Turner Surveys, LLC, dated January 27, 2011, requesting to table Item F1, Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon), as per the Developer’s request [See *ATTACHMENT A*].
 - a) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC table the application for Process D, Minor Subdivision for Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon) until the next regular meeting of February 17, 2011 as per the request of the Developer [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Gordon read an email from Eugene P. Robichaux, P.E., Low Land Construction Co., Inc., Developer, dated January 25, 2011, requesting to remove the engineering application for High Land Development, Item G1, from the agenda and they would resubmit [See *ATTACHMENT B*].
- F. OLD BUSINESS:
1. Withdrawn [See *ATTACHMENT A*]. *Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)*
- G. APPLICATIONS:
1. Withdrawn [See *ATTACHMENT B*]. *High Land Development*

H. STAFF REPORT:

1. Mr. Gordon stated Mrs. Robinson attended the Louisiana APA State Conference and he went on Saturday. Mrs. Robinson said it was very informative and encouraged everyone to try and attend next year's conference which will be held in Lake Charles.
2. Mr. Gordon presented the 2010 Annual Report.
 - a) Dr. Cloutier moved, seconded by Mrs. Amedée: "THAT the HTRPC approve the 2010 Annual Report for the Houma-Terrebonne Regional Planning Commission."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. Dr. Cloutier moved, seconded by Mrs. Williams: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4."

1. Survey & Division of 32.1 acres belonging to Melba Bergeron Gill, Sections 53 & 54, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Chris A. Hutchinson, Section 53, T18S-R19E, Terrebonne Parish, LA
3. Revision of Lot Lines for Tract 1, Tract 2 and Tract 3 for Earl Ledet, Jr., Section 84, T15S-R16E, Terrebonne Parish, LA
4. Reconfiguration of Property belonging to Nancy B. Naquin & Property of Danny W. Luke, Section 6, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
2. Comprehensive Master Plan Update: *Covered under the Zoning & Land Use Commission Meeting.*

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS:

1. The Chairman recognized Mr. James Krauss, 4017 Benton Drive, who inquired about Developers being required to provide covenant restrictions to the Parish.
 - a) Mr. Gordon stated all covenant restrictions should be recorded at the courthouse and were worthless if not. He stated, legally, it has always been best for the Parish to stay out of covenant restrictions and that it remains a civil matter between the Developers and Residents.
 - b) Discussion ensued with regard to covenant restrictions and their validity and time lengths.
 - c) Discussion ensued with regard to a possible process to make awareness of covenant restrictions in place to permit applicants and/or purchasers of property/homes where covenant restrictions exist.
 - d) Discussion ensued with regard to a proposed buyer's rights to request a copy of covenant restrictions prior to signing paperwork for an act of sale. Mr. Freeman stated any interested party can obtain the covenant restrictions from the courthouse and bill of sales often list where the said restrictions are in the courthouse (book number, etc.).

- M. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:20 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

TURNER SURVEYS, LLC

Professional Land Surveyors

January 27, 2011

Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission
P.O. Box 1446
Houma, Louisiana 70361-1446

Re: Process D, Minor Subdivision
Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6
belonging to MobileTel (Verizon)
Section 101, T17S-R17E, Terrebonne Parish, LA

Dear Ms. Becnel,

I have been in contact with Kevin Hewitt, Sanitarian Parish Manager, regarding the above referenced project.

As of this morning, his office has **not** been notified that the house at 1208 1/2 Barataria Ave. has had all its drain pipes connected to the community sewerage system.

I therefore request of the Planning Commission on behalf of Verizon Wireless that this Redivision be tabled until the February meeting.

Respectfully,



Dennis L. Gowin, PLS
TURNER SURVEYS, LLC

15732 E. Hoffman Road Ponchatoula, LA 70454 Telephone (985) 386-2358
FAX (985) 386-2359 Email: dgowin@turnersurveys.net

Becky Becnel

From: Eugene Robichaux [lowlandcci@comcast.net]
Sent: Tuesday, January 25, 2011 9:22 AM
To: Becky Becnel
Subject: Re: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

BECKY,

PLEASE REMOVE THE HIGHLAND DEV. OFF THE AGENDA FOR THIS MONTH.

I WILL RE-SUBMIT FOR NEXT MONTH.

THANK YOU,

Eugene P. Robichaux, P.E., 2nd V.P.
Low Land Construction Co., Inc.
946 Lefort By-Pass Rd.
Thibodaux, La. 70301
Ph: 985-446-1314
Fax: 985-446-3456
Email: lowlandcci@comcast.net

----- Original Message -----

From: [Becky Becnel](#)
To: [Eugene Robichaux](#)
Sent: Friday, January 21, 2011 4:15 PM
Subject: RE: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

OK, just let me know. Thanks...

Becky

From: Eugene Robichaux [<mailto:lowlandcci@comcast.net>]
Sent: Friday, January 21, 2011 3:47 PM
To: Becky Becnel
Subject: Re: REVISED - HTRPC Meeting Notice & Agenda - January 27, 2011

Becky,

I may pull our development out of this months planning.

I will let you know next week.

There are some issues I need to solve.

Thanks,

Eugene P. Robichaux, P.E., 2nd V.P.
Low Land Construction Co., Inc.
946 Lefort By-Pass Rd.
Thibodaux, La. 70301
Ph: 985-446-1314
Fax: 985-446-3456
Email: lowlandcci@comcast.net

----- Original Message -----

Revised 3/25/2010

VICINITY MAP
NOT TO SCALE

CINITY MAP
NOT TO SCALE

DRAIN INLET

1 inch = 30 ft

DATE: 07/13/10	DRAWN BY: ANF/DLG	JOB NO.	DRAWING NO. 1
SCALE: 1" = 30'	CHECKED BY: ANF/DLG	10-0392	

15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)386-2359
Turnersurveys@turnersurveys.net