

Houma-Terrebonne Regional Planning Commission

L. Arnold "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
Vacancy.....	Member
Vacancy.....	Member
Vacancy.....	Member

JANUARY 19, 2012, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

Oath of Office to New Commissioners administered by I. Robert "Bobby" Boudreaux, Clerk of Court, Ex-Officio Notary Public

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 December 15, 2011

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 4, Block 4, Residence Subdivision, 2007 Slatter Street; Gaidry Real Estate & Development, Inc., applicant

F. NEW BUSINESS:

1. Planned Building Group:
 - a) Placement of an additional commercial structure; 1163 West Tunnel Boulevard; Joey Palmisano, applicant
2. Preliminary Hearing:
 - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) 7401 Park Avenue; Circle H, Inc., applicant; and call a Public Hearing on said matter for Thursday, February 16, 2012 at 6:00 p.m.

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 December 15, 2011
2. Zoning & Land Use Commission Minutes for the Regular Meeting of December 15, 2011

D. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 19, 2012 INVOICES and TREASURER'S REPORT OF DECEMBER 2011

E. COMMUNICATIONS

F. APPLICATIONS:

- 1. a) Subdivision: Tract "A" being a portion of the Plaza Caillou tract
 Approval Requested: Process D, Minor Subdivision
 Location: 814 Grand Caillou Road, Terrebonne Parish, LA
 Government Districts: Council District 8 / City of Houma Fire District
 Developer: Desert Capital Venture, LLC
 Surveyor: GSE Associates, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Parkwood Place Subdivision (Phases A, B, & C)
 Approval Requested: Process C, Major Subdivision-Engineering
 Location: Along East Street, approximately 435' from Intersection of East Street & Senator Street, Terrebonne Parish, LA
 Government Districts: Council District 1 / City of Houma Fire District
 Developer: Westgate Development, Inc., % Charles J. Giglio
 Engineer: David A. Waitz Engineering & Surveying, Inc.
- b) Consider Approval of Said Application

G. STAFF REPORT

- 1. Discussion and possible action with regard to the 2012 State Planning Conference to be held January 25-27, 2012 in Lake Charles, Louisiana
- 2. Discussion and possible action with regard to the 2012 National Planning Conference to be held April 14-17, 2012 in Los Angeles, California
- 3. Discussion and possible action with regard to taking a professional photo of the new Commission at the February 16, 2012 meeting

H. ADMINISTRATIVE APPROVALS:

- 1. Survey of Revised Lots 8 & 12, Addendum No. 1 to North Terrebonne Commercial Park and Revised Lots 8 & 10, Addendum No. 1 to Energy Center of Southeast Louisiana, Property of Cropland Investment Group, LLC, Section 4, T16S-R16E and Section 4, T16S-R17E, Terrebonne Parish, LA
- 2. Plat showing Revised Ardoyne Plantation Homesite, Sections 13, 16, & 17, T16S-R16E, Terrebonne Parish, LA
- 3. Redivision of Lot 1 & A portion of Lot 2, Block 45 of the City of Houma, Section 7, T17S-R17E, Terrebonne Parish, LA
- 4. Plat showing Property to be purchased by Am-Per Enterprises, Inc., Section 69, T17S-R16E, Terrebonne Parish, LA
- 5. Resubdivision of Tracts 6, 7, 8, & 9 of the Sunrise Plantation Estates into Lots A, B, & C for Mike, Dale, & Blair DeHart, Section 18, T18S-R17E, Terrebonne Parish, LA
- 6. Redivision of Revised Lots 4 & 9 of Block 1, Matherne Subdivision, Sections 5 & 101, & 102, T17S-R17E, Terrebonne Parish, LA
- 7. Revised Lot 7 of Block 2, Shaffer Road Industrial Development & Revised Lot 10, Property belonging to Southern Outdoors & Marine, Inc. et al, Section 12, T17S-R17E & Section 1, T18S-R17E, 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 DECEMBER 15, 2011

A. The Chairman called the meeting of December 15, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mr. James Erny.

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. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

The Chairman recognized Councilwoman-Elect Christa Duplantis, District 5, in the audience.

C. APPROVAL OF THE MINUTES:

1. Dr. Cloutier moved, seconded by Mrs. Amedée: "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 November 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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

1. Home Occupation:

a) The Chairman stated the next item on the agenda was an application for a Home Occupation by Holly Boudreaux for a proposed one-chair salon; Lot 19, Roddy Subdivision, 257 Walnut Street.

(1) The Chairman recognized Holly Boudreaux, 257 Walnut, who stated she wished to have a one-chair beauty salon in her home.

(2) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the home occupation.

(3) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant home occupation approval for a one-chair salon; Lot 19, Roddy Subdivision, 257 Walnut Street.

(4) Discussion was held with regard to home occupations being all over the city and covenant restrictions. The applicant was encouraged to look into the covenant restrictions prior to progressing with the salon.

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

b) The Chairman stated the next item on the agenda was an application for a Home Occupation by Jeffrey A. Falgout, Jr. for a proposed beauty salon; Lot 11, Block 2, Cavaness Estates, Phase 4; 378 T. Leigh Drive.

(1) The Chairman recognized Elizabeth Falgout, 378 T. Leigh Drive, who stated she wished to have a one-chair beauty salon in her home.

(2) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the home occupation.

(3) Mr. Ostheimer moved, seconded by Dr. Cloutier: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant home occupation approval for a one-chair beauty salon; Lot 11, Block 2, Cavaness Estates, Phase 4; 378 T. Leigh Drive.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr.

Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

c) The Chairman stated the next item on the agenda was an application for a Home Occupation by Mark Dupuy for a proposed dog grooming business; Lot 23, Block 31, Addendum No. 4, Broadmoor Subdivision; 4 J Circle.

- (1) The Chairman recognized Mark Dupuy, 4 J Circle, who stated he wished to have a dog grooming business in the sun room of his home.
- (2) Mr. Gordon discussed the Staff Report and stated Staff recommended approval of the home occupation.
- (3) Mr. Dupuy was encouraged to look into the covenant restrictions in his subdivision to ensure home occupations were allowed.
- (4) Dr. Cloutier moved, seconded by Mr. Kurtz: "THAT the HTRPC, convening as the Zoning and Land Use Commission, grant home occupation approval for a dog grooming business; Lot 23, Block 31, Addendum No. 4, Broadmoor Subdivision; 4 J Circle."
- (5) Discussion was held with regard to the property being on a cul-de-sac and whether the applicant was going to board animals. Mr. Dupuy stated we was not going to be boarding.

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

F. STAFF REPORT:

1. Mr. Gordon stated Mr. Chris Pulaski was hired as the new Senior Planner and he would be starting on Monday, December 19, 2011.

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS: None.

I. Dr. Cloutier moved, seconded by Mrs. Williams & Mr. Erny: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:22 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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. 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 DECEMBER 15, 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

ZLU 11/22
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: 11/28/11

GAIDAY REAL ESTATE AND DEVELOPMENT, INC.
Applicant's Name

8911 PARK AVE. HOUMA LA 70363
Address City State Zip

856-7054 851-4700
Telephone Number (Home) (Work)

100% OWNERSHIP.
Interest in Ownership (Owner, etc.)

2007 SLATTER ST. HOUMA LA. LOT 4-BLOCK 4 - RESIDENCE SUBDIVISION. (SEE MAP INCLUDED)
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

2007 SLATTER ST. HOUMA LA.

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:

N/A

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:

GAIIDAS REAL ESTATE AND DEVELOPMENT INC.
8911 PARK AVE - HOUMA LA. 70363

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

G.R.E.D. [Signature]

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

NONE N/A

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:

[Signature] PRESIDENT G.R.E.D.

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 .143 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.

[Signature] PRESIDENT GAIIDAS REAL ESTATE AND DEVELOPMENT
Signature of Owner or Authorized Agent

RESIDENCE SUBDIVISION

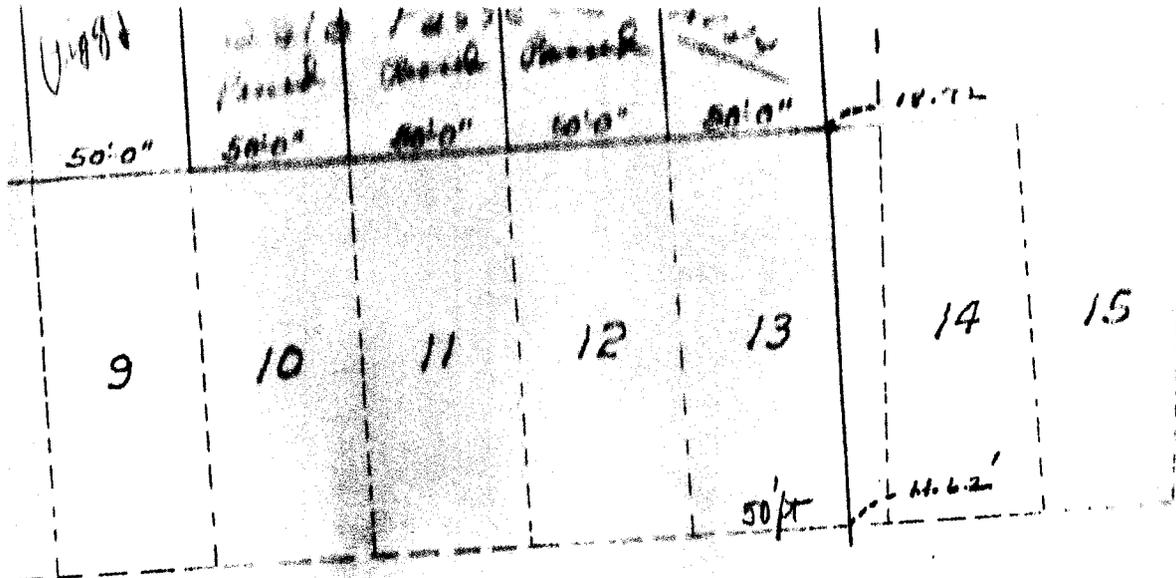
50'-0"	50'-0"	50'-0"	50'-0"	50'-0" *	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	125'-0"
Claude Meyers ✓	Claude Meyers ✓ 4	Augusta Lofort ✓	Augusta Lofort ✓		Arnold Barnwell ✓	Jugie Vodiam ✓	Jugie Vodiam ✓	Jugie Vodiam ✓	Arnold Barnwell ✓ 2023	Arnold Barnwell ✓ 2023		
3	4	5	6	7	8	9	10	2021	12	13		
Sale Passed	Sale Passed	Sale Passed	Sale Passed	4	Sale Passed	Sale Passed	Sale Passed	Sale Passed	Sale Passed Nov 4, 1948	Sale Passed		
50'-0"	50'-0"	50'-0"	50'-0"	2013 50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"		

SLATTER ST.

50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0" *	50'-0"	50'-0"	50'-0"	50'-0"	50'-0" *	125'-0"
Henry Barnwell ✓	Henry Barnwell ✓	Henry Barnwell ✓	Wilbur Barnwell ✓ 25	Ed Barnwell ✓	Columbus Barnwell ✓	Bernice Barnwell ✓ 2018	Arnold Vodiam ✓	Arnold Vodiam ✓	Wilfred Barnwell ✓ 19	Henry Barnwell ✓ 2024		
28	27	26	25	24	23	22	21	20	19	18		
Sale Passed	Sale Passed	Sale Passed	Sale Passed	3			Sale Passed	Sale Passed	Sale Passed	Sale Passed		
50'-0"	50'-0"	50'-0"	50'-0"	60'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"		

3 4 5 6 7 8 9 10 11 12 13 14 15

11.62



is in accordance with
the 1930 Session of
and I hereby

T. Baker Smith

T ST., MCKNIGHT ST.,
nated on the within
the same are hereby
& dedicated to public use.

ADDENDUM NO. 1
TO
RESIDENCE SUBDIVISION
LOCATED IN SECTION 8 T17S, R17E
SCALE IN. = 60 FT.

MAR. 16, 1942

OFFICE OF T. BAKER SMITH, C.E.

APPROVED: T. Baker Smith

REGISTERED IN ACCORDANCE WITH LA. LAW.

NOTE: All lot corners marked by 2"x4" stakes.

HOUMA, LA.

*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

Joey Palmisano
Applicant's Name

1163 West Tunnel Blvd., Houma, La. 70360
Address City State Zip Code

1/3/12 , (985) 991-3152
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Planned Building Group/Trans Tek Resources, LTD.
2. Location: 1163 West Tunnel Blvd.
3. Zoning District: C-2 (General Commercial)
4. Total Land Area: 26,260 sq. Ft.
5. Total Number of Units: 2
6. Gross Floor Area: 4,032 sq. Ft.
7. Total Parking Spaces Provided: 25
Total Parking Spaces Required: 20
8. Approximate Cost of Work Involved: _____
9. Has any previous application been made: NO 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:

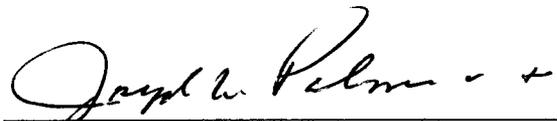
1. **Planned Building Groups:** \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 1 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
1/4/12

Date

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



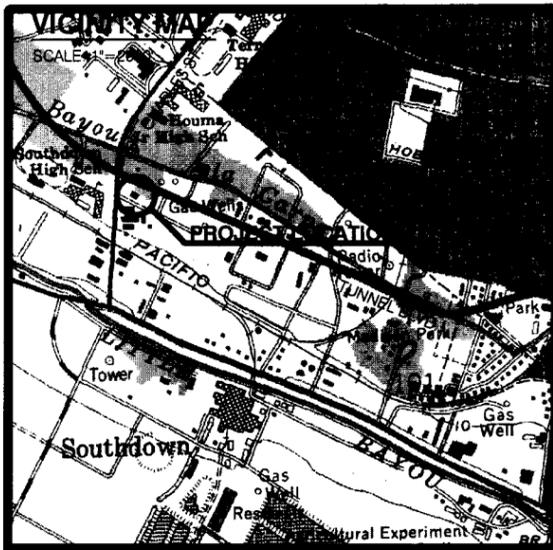
Signature of Owner or Authorized Agent
1/4/12

Date

1) Picou Enterprises
602 San Antonio Blvd
Houma, La. 70360

3) Henry, Mary E.
127 Manchester Drive
Houma, La. 70360

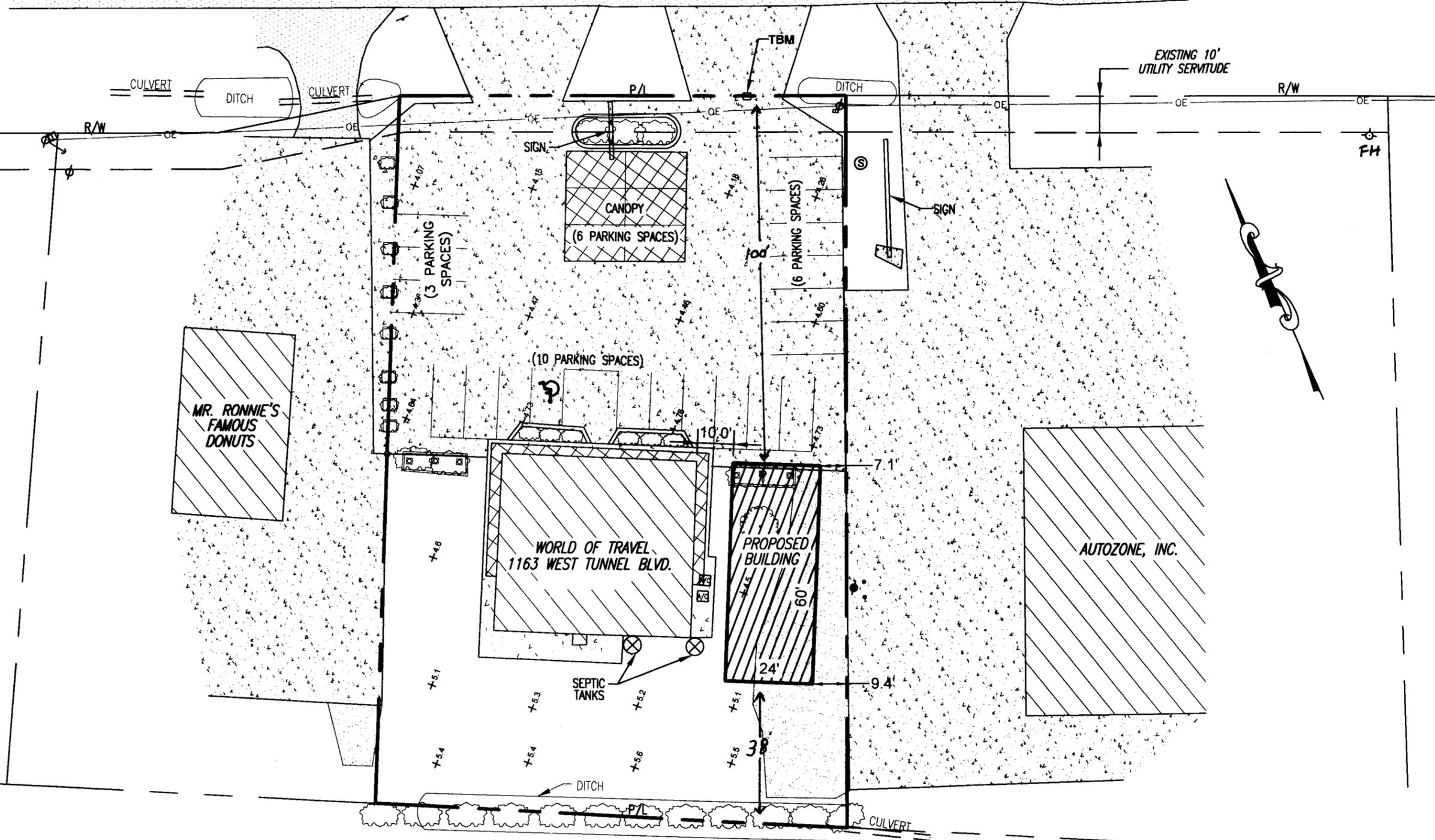
2) Autozone Inc.
P.O. Box 2198
Memphis, TN 38101 9842



LA. HWY. 3040
(WEST TUNNEL BLVD.)

ASPHALT SHOULDER

- LEGEND**
- ⊗ - DENOTES EXISTING POWER POLE
 - ⊙ - DENOTES EXISTING LIGHT POLE
 - ⋈ - DENOTES EXISTING ANCHOR WIRE
 - - BUSH
 - - TREE
 - OE- - DENOTES OVERHEAD ELECTRIC LINE
 - ⊕ - DENOTES SEWER MAN HOLE
 - ⊞ - DENOTES TELEPHONE PEDESTAL
 - - DENOTES CONCRETE
 - X^{5.0} - DENOTES ELEVATION SHOT
 - ⊕ - DENOTES FIRE HYDRANT (FH)
 - TBM
 - +3.75' (NAVDB8)
CHISELED "□" IN CONCRETE



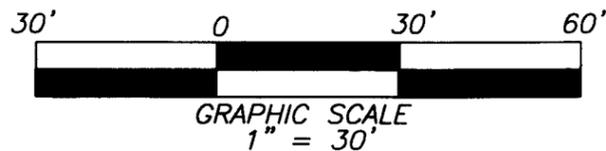
Prepared By:
PROVIDENCE/GSE

GSE ASSOCIATES, LLC
Engineers • Architects • Planners • Surveyors

991 Grand Caillou Road
Houma, Louisiana 70363-5705
Phone (985) 876-6380
Fax (985) 876-0621

2315 North Woodlawn Avenue
Suite 201
Metairie, Louisiana 70002-7402
Phone (504) 454-1710 Fax (504) 454-1781

800 Youngs Road Morgan City, Louisiana 70381 Phone
(985) 384-2521 Fax (985) 876-0621



**TOPOGRAPHIC SURVEY SHOWING
PROPERTY IMPROVEMENTS OF
LOT 1 OF TERREBONNE COMMERCIAL PLACE
BELONGING TO TRANS TECH RESOURCES, LTD.**

LOCATED IN
SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA
SCALE: 1" = 30'
DATE: NOVEMBER 30, 2011
REV: DEC. 12, 2011 (REVISED BUILDING SIZE AND ADDED EXISTING PARKING SPACES)

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, February 16, 2012

@ 6:00 p.m.

ZLU/F2(a)

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION**

ZLU12/2
Dist. 5

*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: 1/03/12

CIRCLE H, INC.

Applicant's Name

P. O. BOX 6031

HOUMA

LA

70361

Address

City

State

Zip

876-7448

276-7448

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

7401 PARK AVE.

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

Zoning Classification Request:

From:

R-1

To:

C-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:

 X **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:

UPON FINAL APPROVAL

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:

X

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

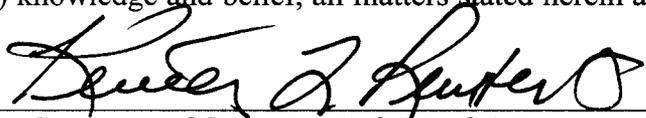
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

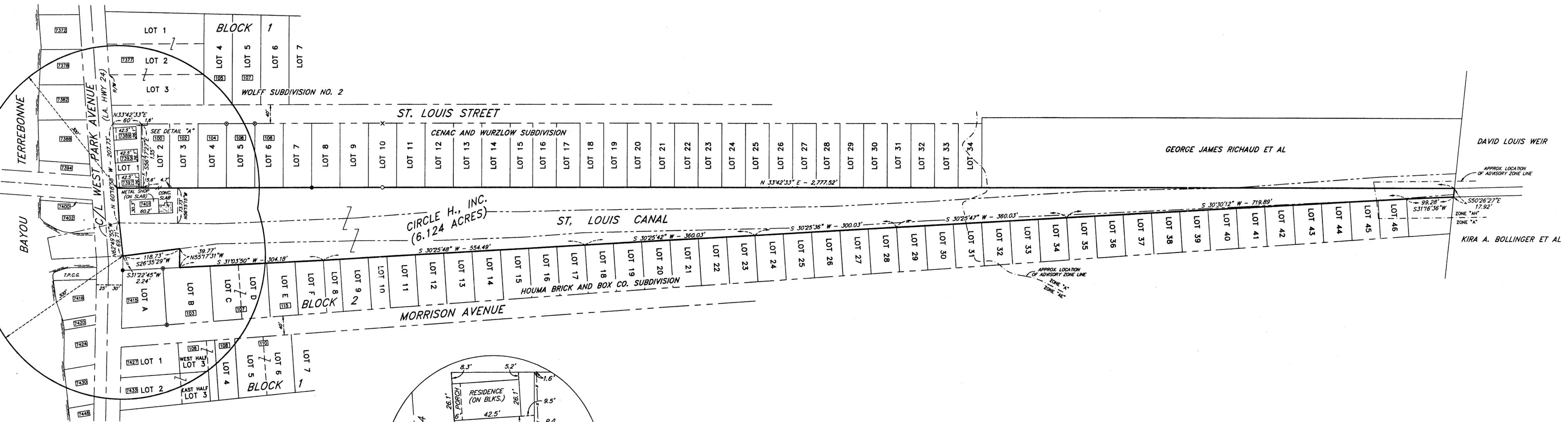
I (We) own 6.124 acres. A sum of \$42.93 dollars is enclosed and made a part of this application.

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

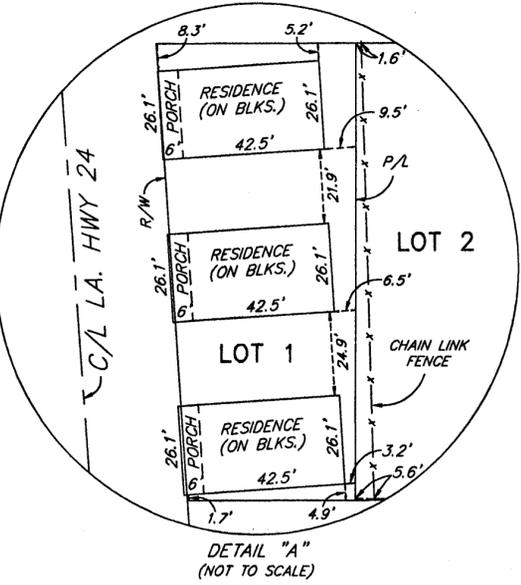


THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 62581, 484271 AND MAP NO. 71 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE, 1983 DATUM.

THIS TRACT IS LOCATED IN ZONES "C" AND "A2" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 4'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-K102 PLACES THIS PROPERTY IN ZONE "AE", "AH" AND "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

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

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



- LEGEND:
- INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD FOUND
 - X CHISELED "X" FOUND IN CONCRETE
 - 7400 INDICATES MUNICIPAL ADDRESS



PLAT SHOWING PROPERTY TO BE RE-ZONED FROM "R-1" TO "C-2" BELONGING TO CIRCLE H., INC. LOCATED IN SECTION 6, T17S - R17E TERREBONNE PARISH, LOUISIANA

DECEMBER 27, 2011 SCALE: 1" = 100'

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

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF DECEMBER 15, 2011

- A. The Chairman, Daniel J. Babin, called to order the regular meeting of October 20, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mr. Richard Elfert.
- 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. James Erny; Mr. Keith Kurtz, Mr. John Navy; Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present were Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of November 17, 2011."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of November 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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC emit payment for the December 15, 2011, approve the Treasurer's Report of November 2011, and the Proposed 2012 Budget."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. ANNUAL ORGANIZATIONAL MEETING:
1. Mrs. Williams stated that Martin & Pellegrin, CPA was the only proposal that was received to perform the 2011 Audit in the amount of \$2,750.00 which was the same amount as last year.
 - a) Mrs. Williams moved, seconded by Dr. Cloutier: "THAT the HTRPC accept the \$2,750.00 proposal from Martin & Pellegrin, CPA, to perform the 2011 audit."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. The Chairman stated the next item on the agenda was Election of Officers for 2012.
 - a) Mr. Elfert nominated Dr. L.A. "Budd" Cloutier, Jr. for the position of Chairman.
 - (1) Mr. Erny moved, seconded by Mr. Elfert: "THAT the nominations for the position of Chairman be closed and Dr. L.A. "Budd" Cloutier, Jr. be elected as Chairman by acclamation."

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

- b) Dr. Cloutier nominated Mr. Alex Ostheimer for the position of Vice-Chairman.
 - (1) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the nominations for the position of Vice-Chairman be closed and Mr. Alex Ostheimer be elected as Vice-Chairman by acclamation.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- c) Dr. Cloutier nominated Mrs. Marsha Williams for the position of Secretary/Treasurer.
 - (1) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Marsha Williams be elected as Secretary/Treasurer by acclamation.”

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

F. COMMUNICATIONS:

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC remove Old Business item G1 regarding Colonial Acres Subdivision from the table and be considered at this time.”

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

- 1. The Chairman stated the next item under Old Business was an application by Coastal Home Builders for Process C, Major Subdivision for Colonial Acres Subdivision.
 - a) Mr. Gene Milford, Milford & Associates, Inc., who stated the matter had been to the Planning Commission for its fifth time and was looking for approval.
 - b) The Chairman recognized Chris Bryan, 111 Louis Drive, who expressed concerns of traffic, not opening up Mary Kay Lane, requested a traffic study, and to be notified at the Engineering Stage.
 - c) The Chairman recognized Christa Duplantis, 101 Saxony Drive, Councilwoman-Elect for District 5, who stated the residents were concerned with traffic, drainage, large number of lots with limited parking, schools, ingress/egress if Alma is flooded, and sewerage capacity. She stated she would be putting together a community meeting with the neighbors and requested Mr. Gordon, Mr. Freeman, and the Members to be present.
 - d) The Chairman recognized Delvin Foret, 209 Louis Drive, who expressed concerns of the quality of the subdivision with so many lots, ingress/egress, traffic, flooding, and value of homes.
 - e) Discussion was held with regard to Administration having their meeting as stated at the prior meeting. Mr. Gordon stated it was obvious that the retention pond was to be a useful tool for the subdivision after speaking to Greg Bush, Public Works Director.
 - f) The Chairman recognized Mike Dulaune, 311 Louis Drive, who expressed concerns of the size waterline and if it had enough pressure, raw sewerage backing up after Walmart was built, maintenance of the pond, and mosquitoes.
 - g) The Chairman recognized Janice Armond, 201 Louis Drive, who questioned whether the pond would be a detention or retention pond and what the difference was. Mr. Gordon clarified that the retention pond retains water while the detention pond drains water. Ms. Schexnayder, Terrebonne Parish Engineering Division, stated they wouldn't know which it would be until the drainage calculations were completed at the engineering stage but the plat stated it would be a detention pond.

- h) The Chairman recognized Nola Kabula, 603 Cavaness Drive, who expressed concerns of the number of homes, traffic, no place for the children to play, small lots, narrow streets, and parking on the street.
- i) Discussion was held with regard to requiring Developers to utilize a few lots in their developments to make parks and the need for it to be addressed to the Council and possibly placed in the subdivision regulations to require of the same.
- j) 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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- k) Mr. Gordon stated the subdivision appears to be an upscale subdivision with curb and gutter and that Waterworks has approved the 8" waterline. He discussed the Staff Report and stated Staff recommended conditional approval provided a fence be constructed as a buffer between the residential subdivision and the shopping center and a traffic study be completed.
- l) Discussion was held with regard to drainage, ponds, possible opening of Mary Kay Lane to Westside to help alleviate traffic, the 60-day rule and making a decision on the subdivision, and opening of Mary Kay Lane and the loss of a lot to do so.
- m) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Colonial Acres Subdivision conditioned a fence be constructed as a buffer between the residential subdivision and the shopping center and a traffic study be completed.”
- n) Discussion was held with regard to dumping costs on developers, parks and green space, opening commercial to residential subdivisions, multi-use land, traffic studies, and the opening of Mary Kay Lane to Westside Boulevard to help promote health and safety.
- o) Mr. Elfert offered a substitute motion, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Colonial Acres Subdivision conditioned a fence be constructed as a buffer between the residential subdivision and the shopping center, a traffic study be completed, and Mary Kay Lane be opened up to Westside Boulevard.”
- p) Discussion was held with regard to having the traffic study completed before making the decision to open up Mary Kay Lane; smart planning by Developers to have green space/parks; the opening up of Mary Kay Lane also being a safety issue for more traffic with kids playing, walkers, etc.; and the area being zoned recently.

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

- 2. The Chairman stated the next item under Old Business was a request by Milford & Associates, Inc. for consideration of an amendment of the Engineering Approval for Capital Commercial Development, Phase 4.
 - a) Mr. Gene Milford, Milford & Associates, Inc., stated they adjusted the phase lines of the development and requested engineering approval of the revised phases.
 - b) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See ATTACHMENT A]. She stated the phases will act independently of each other.
 - c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the amendment to the Process C, Major Subdivision for Capital Commercial Development, Phase 4 as per the Terrebonne Parish Engineering Division’s memo dated December 15, 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. Erny, Mr. Kurtz, Mr. Navy, and Mr. Ostheimer; NAYS: Mrs. Williams; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Shirley D. Crowley, et al for Process D, Survey of Tracts 1 & 2, A Redivision of a portion of property belonging to Shirley D. Crowley, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Amedée: “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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided upon a compliant letter from the Board of Health and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.
- e) Dr. Cloutier moved, seconded by Mr. Erny & Mr. Navy: “THAT the HTRPC grant approval of the application for Process D, Survey of Tracts 1 & 2, A Redivision of a portion of property belonging to Shirley D. Crowley, et al conditioned a compliant letter from the Board of Health is received and drainage calculations are submitted to the Terrebonne Parish Engineering Division for review and/or approval.”
- f) Discussion was held to incorrect addresses on the tracts of land. Mr. Rembert stated he would clear up the addressing.

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

2. The Chairman called to order the Public Hearing for an application by Matherne Realty Partnership, L.L.C. for Process D, Minor Subdivision for Bayouside Lots along Hwy. 311.

- a) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Amedée moved, seconded by Dr. Cloutier: “THAT the Public Hearing be closed.”

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

- d) Mr. Gordon discussed the zoning of the property and being rezoned to residential if the proposed land use is residential and to not open the property up to commercial. Mr. Milford agreed to go forth with the rezoning of the property to residential. Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided addresses were depicted on the plat and the Commercial portions of the lots were rezoned to R-1 (Single-Family Residential).
- e) Mr. Gordon read an email received from Mr. David Ledet, adjacent property owner, expressing concerns of the proposed development [See *ATTACHMENT B*].

- f) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Bayou side Lots along Hwy. 311 conditioned addresses are depicted on the plat and further noted to rezone the Commercial portions of proposed development to R-1 (Single-Family Residential).”
- g) Clarification was given as to not hold back the subdivision until rezoning was completed, but that Mr. Milford did agree to go forward with the process.
- h) Discussion was held with regard to the bayou running through the property, maintenance of the same, driveway permits from LA DOTD, and zoning.

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

3. The Chairman called to order the Public Hearing for an application by John Rizzo for Process D, Minor Subdivision for the Division of Lots 2, 3, & 4 of Block 1, Ervin Bonvillain Subdivision.

- a) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property. He requested a variance from the minimum lot size requirements and stated this variance was also on the Houma Board of Adjustment’s agenda for Monday.
- b) No one from the public was present to speak.
- c) Dr. Cloutier moved, seconded by Mrs. Amedée: “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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided the variance for minimum lot size was granted by the Commission.
- e) Mr. Elfert moved, seconded by Mr. Erny & Mrs. Williams: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Division of Lots 2, 3, & 4 of Block 1, Ervin Bonvillain Subdivision with a variance from the minimum lot size requirements.”
- f) The Chairman called for a vote on the amended motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: Mr. Ostheimer; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman stated the next item on the agenda was an application by Travis Buquet requesting engineering approval for Process B, Residential Building Park for Amber Beth Court Residential Business Park .

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo concerning the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Kevin Rizzo, T. Baker Smith, Inc., stated they would comply with all items on the punch list
- c) Dr. Cloutier moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process B, Residential Building Park for Amber Beth Court Residential Building Park conditioned upon the Developer complying with all punch list items per Terrebonne Parish Engineering Division’s memo dated December 15, 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. Erny, Mr. Kurtz, Mr. Navy, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin & Mr. Ostheimer; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

1. Mr. Gordon stated they were going forward with the Comprehensive Plan update and congratulated Mr. Babin, Mrs. Amedée, and Mr. Navy on their Council positions.

J. ADMINISTRATIVE APPROVALS:

Dr. Cloutier moved, seconded by Mr. Erny: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-8."

1. Revision of Lot Lines for Lot 13 and Lot 14, Block 1 of St. George Estates Subdivision, Section 84, T15S-R16E, Terrebonne Parish, LA
2. Survey of Revised Tract B & Revised Lot 3, A Redivision of Tract B in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to Legrace Properties, L.L.C., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey of Revised Lots 1 & 2, A Redivision of Lots 1, 2, & 3 of Block 16, Addition to Margaret Place Subdivision, Sections 7 & 96, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 3 & 4, A Redivision of Lots 3 & 4 of Block 2, Phase "A" to Energy Center of Southeast Louisiana Subdivision, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Amber Beth Court Residential Building Park, Additional Structure on approved Lot 3, Section 85, T16S-R17E, Terrebonne Parish, LA *WITHDRAWN*
6. Survey of Revised Tracts C-1-E10, C-1-E11 & C-1-E12, A Redivision of Tracts C-1-E10, C-1-E11 & C-1-E12, 3040 Commercial Park Subdivision, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA
7. Survey of Tract "A-B-C-D-E-F-G-H-I-J-A," and Revised Tract 2, A Redivision of Property belonging to Kirkland P. Martin, Sr., et al, Section 37, T17S-R18E, Terrebonne Parish, LA
8. Reconfiguration of Lot 1 & 2 of Property of McGowan Brake Club, Inc., Section 37, T20S-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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee:
 - a) Mr. Ostheimer stated they recently held a meeting and discussed the list and further assigned & delegated items and would submit to the Commission for further review once complete.
 - b) Mr. Gordon stated one item for discussion was minimum lot size and consistency among the zoning regulations and subdivision regulations. He also suggested considering larger lot requirements if there proves to be difficulty getting parks in subdivisions.
2. Comprehensive Master Plan Update:
 - a) Mr. Gordon stated there would be a Steering Committee soon and encouraged all to attend.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Dr. Cloutier expressed appreciation to Mr. Babin, Mrs. Amedée, and Mr. Navy and wished them well on the Council.
 - b) Mr. Navy thanked the Commission and stated he appreciated working with them.
 - c) Mr. Ostheimer stated Capital Commercial Development, Phase 4 appeared to get approved really quick and requested further information. Ms. Schexnayder explained that the phases were just flipped.
2. Chairman's Comments:
 - a) The Chairman stated he appreciated working with the Commission and it was an honor to be Chairman.

M. PUBLIC COMMENTS: None.

N. Dr. Cloutier moved, seconded Mrs. Williams: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:28 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. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

December 15, 2011
3rd Review

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** *JES*

SUBJECT: **Capital Commercial, Ph 4A, 4B, & 4C
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works reviewed the re-submittal for the above referenced subdivision. The Engineer has demonstrated that the phases are independent.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

JES/mld

cc: Gregory E. Bush, LTC, USA, Retired
Tom Bourg
Philip Liner
David Waitz, P.E., P.L.S.
Planning Commission
Engineering Division
Reading File
Council Reading File

Becky Becnel

From: dotsyel [dotsyel@bellsouth.net]
Sent: Wednesday, December 14, 2011 10:23 PM
To: Becky Becnel
Subject: Fw: Process D, Minor Subdivision Bayouside Lots along 311

Dear Ms. Becnel,
Please forward to whoever you feel should read this notice.

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

From: dotsyel
To: bbecnel@tpcg.org
Sent: Wednesday, December 14, 2011 10:18 PM
Subject: Process D, Minor Subdivision Bayouside Lots along 311

To: Houma Terrebonne Regional Planning Commission
Attention: To Whom It May Concern

I would like to bring up my concerns concerning approval of five lots for Matherne Trust on Hwy. 311.

- 1) Conversion and approval of commercial designation of property between Hwy. 311 and bayou (batture): This property is no larger than 110' deep and if commercial use would be approved, this would cause serious safety concerns. The consolidation of these small pieces into one large piece for commercial use would be problematic.
- 2) Traffic on Hwy 311 is very congested and dangerous (numerous accidents). Allowing this batture property to be utilized as commercial would only add to the already high risk of the area. There are also two highway entries from Sugarwood Subdivision and Sugarwood Estates.
- 3) This land could be used for Hwy. 311 expansion, rather than taking from residents with existing homes already on the other side of the highway. To expand the roadway closer to these homes would present an added danger to residents already living on Hwy. 311.

I have no objections to the five residential lots as long as batture area is not allowed to be commercial.

David Ledet
107 Sugarwood Blvd. (corner of Hwy. 311 and Sugarwood Blvd.)
Houma, La. 70360

Phone 851-1049
Cell 855-5450
Email: dotsyel@bellsouth.net



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

December 15, 2011
1st Review
Item H-4

TO: **Pat Gordon**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **Amber Beth Court
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.6.5 Plat should depict latest Parish adopted Vertical Datum.
2. 24.7.6.4 Benchmark made of brass or aluminum disk should be located in the street near the centerline of each road intersection shown on engineering plan denote the location, description, elevation, and datum used.
3. 24.5.3.3 Specifications need to be provided.
4. 24.5.4.7.6 Block number need to be provided.
5. 24.7.6.1.9 & 24.7.6.10 Test cylinders should be 2 per 500' of pavement and have strength of 2,750 psi @ 7 days or 4000 psi @ 28 days.
6. 21.7.1.2.1 Bald Cypress Street should have shoulders 4' wide with 4" thick compacted aggregate or 3' paved.
7. 24.7.6.1.6 Turnarounds are not in conformance with A.A.S.H.T.O. Specifications.
8. 24.5.4.8.2.3 Profiles of all ditches should be submitted.
9. 24.7.5.4.2 Servitude for gas main should be provided.
10. 24.7.5.2 Light post should be installed at extension of Bald Cypress Court and include latest cobra head lighting standards.



11. Does not conform to the SDDM:
 - a. V.A.3 Plan/profile sheets should be submitted.
 - b. V.A.5 Typical roadway section should include roadway thickness, ditch side slopes, and location of all utilities.
 - c. V.A.8 Cross Sections should be submitted.
 - d. V.C.18 Culverts sizes needs to be provided as though entire development is subsurface.
 - e. VI.A.13 Detention pond slopes should not exceed 2:1 for interior nor 3:1 for exterior.
 - f. VI.A.20 One foot of freeboard above the elevation of the design flood is required.
 - g. VI.A.21 Dry pond design should be sloped no flatter than 0.3% toward drainage outlet.
 - h. VI.A.27 Written restriction on final plat stating that no structure, fill, or obstruction shall be located within any drainage easement or delineated flood plain.

12. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. Electric Utility

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/mld

cc: Gregory E. Bush, LTC, USA, Retired
Tom Bourg
Philip Liner
David Waitz, P.E., P.L.S.
Planning Commission
Engineering Division
Reading File
Council Reading File

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Tract "A", being a portion of the Plaza Caillou tract
- Developer's Name & Address: Desert Capital Venture, LLC
15500 SW Jay St #51062 Beaverton, OR 97006
*Owner's Name & Address: First Pacific Investments, LLC 814 Grand Caillout Rd Houma, LA
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr.

SITE INFORMATION:

- Physical Address: 814 Grand Caillou Rd, Houma, LA
- Location by Section, Township, Range: Section 25, T17S-R17E
- Purpose of Development: Commercial
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: Nov. 28, 2011 Scale: 1" = 50'
- Council District: B Audrey / COH Five
- Number of Lots: 1
- Filing Fees: \$136.10

I, Terral J. Martin Jr., certify this application including the attached data to be true and correct.

Terral J. Martin Jr.
Print Applicant or Agent

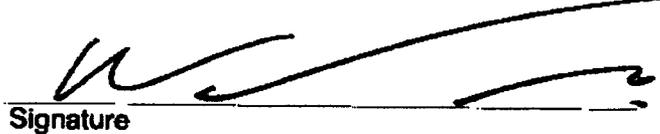
1/3/2012
Date


Signature of Applicant or Agent

The undersigned certifies: NI 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Nick Jones, Managing Member
Print Name First Pacific Investments LLC

12-20-11
Date


Signature

PC121 1 - 1 - 1

Record # 2

LEGEND

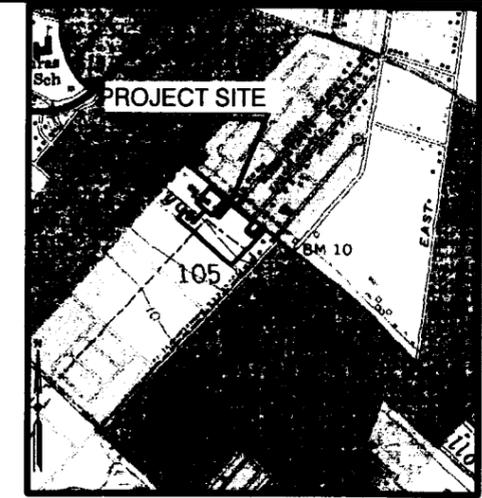
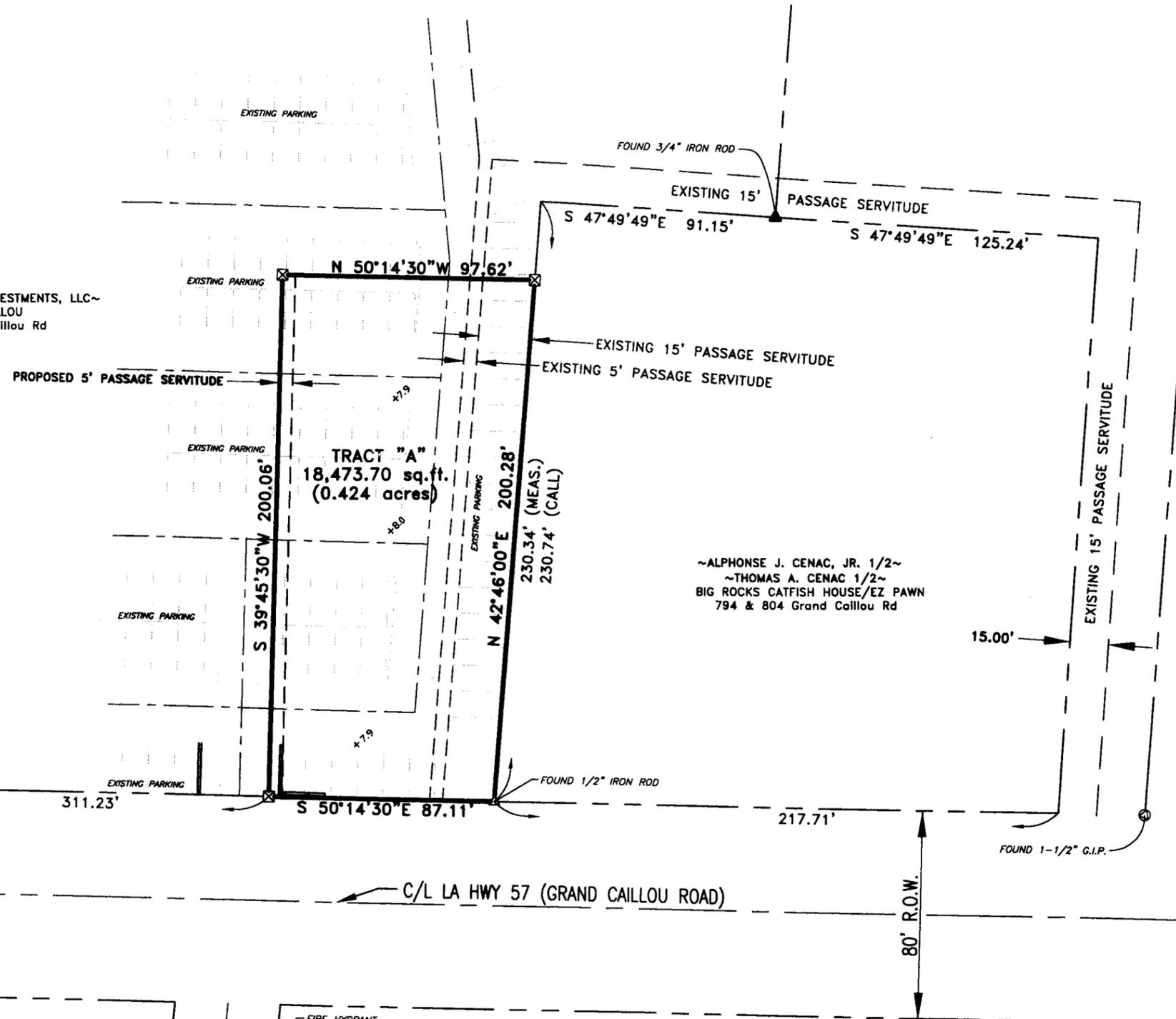
- ⊙ - FOUND 1-1/2" G.I.P. (GALVANIZED IRON PIPE)
- △ - FOUND 1/2" IRON ROD
- ▲ - FOUND 3/4" IRON ROD
- ⊠ - SET CHISELED "X" IN CONCRETE
- - - DIRECTION OF TRAFFIC FLOW
- ⊕ - DENOTES GROUND SHOT
- ⊖ - DENOTES EXISTING FIRE HYDRANT



~FIRST PACIFIC INVESTMENTS, LLC~
PLAZA CAILLOU
814 Grand Caillou Rd

~SONNY T. & THUY CAO~
GULF COAST CREDIT
842 Grand Caillou Rd

~ALPHONSE J. CENAC, JR. 1/2~
~THOMAS A. CENAC 1/2~
BIG ROCKS CATFISH HOUSE/EZ PAWN
794 & 804 Grand Caillou Rd



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. ALL DISTANCES AND BEARINGS ARE REFERENCED TO THE FOLLOWING PLAT ENTITLED:
"AS-BUILT DRAWING, PLAZA CAILLOU SOUTH HOUMA, LOUISIANA, LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY CHARLES L. MCDONALD AND DATED NOVEMBER 16, 1983.
2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS B" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS B: SURVEYS OF COMMERCIAL PROPERTIES AND HIGHER PRICED RESIDENTIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS
3. THE PROPERTY IS LOCATED IN ZONE "A1" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0005 C AND DATED MAY 19, 1981. ZONE "A1" REQUIRES A FIRST FLOOR ELEVATION OF +8.00' NGVD29. RITA FLOOD MAP LA-Q103 - REQUIRES A FIRST FLOOR ELEVATION OF +9.00' NGVD29.
4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. THE SURVEYED PROPERTY IS LOCATED IN ZONE C-3, NEIGHBORHOOD COMMERCIAL DISTRICTS, AND REQUIRES THE FOLLOWING SETBACKS: FRONT: 25', SIDES: 5'; REAR: 20'.
LAND USE : COMMERCIAL
6. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

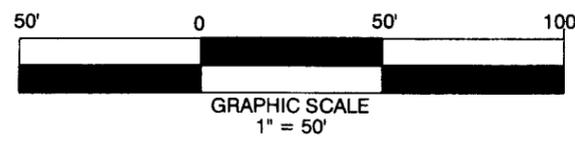
CERTIFICATION:

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY _____
PROCESS D - MINOR SUBDIVISION

**SURVEY OF TRACT "A"
BEING A PORTION OF THE PLAZA CAILLOU
7.051 ACRE TRACT
ON PROPERTY BELONGING TO
FIRST PACIFIC INVESTMENTS, L.L.C.**

LOCATED IN SECTION 25, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATE: NOVEMBER 28, 2011



Terral J. Martin, Jr.
11/28/11
TERRAL J. MARTIN, JR.
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5030

Prepared By:
PROVIDENCE/GSE
GSE ASSOCIATES, LLC
Engineers • Architects • Planners • Surveyors
991 Grand Caillou Road
Houma, Louisiana 70363-5705
Phone (985) 876-6380
Fax (985) 876-0621
2315 North Woodlawn Avenue
Suite 201
Metairie, Louisiana 70002-7402
Phone (504) 454-1710 Fax (504) 454-1781
800 Youngs Road Morgan City, Louisiana 70381 Phone
(985) 384-2521 Fax (985) 876-0621

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: PARKWOOD PLACE SUBDIVISION (PHASES A, B & C)
2. Developer's Name & Address: WESTGATE DEVELOPMENT, INC. 120 Progressive Blvd.
Houma, LA 70360
- *Owner's Name & Address: Briarpatch, Inc., 7849 Park Ave., Houma, LA 70364
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: ALONG EAST STREET - APPROX. 435' FROM INTERSECTION OF EAST ST. AND SENATOR ST.
5. Location by Section, Township, Range: SECTION 9, T-17-S, R-17-E
6. Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL LOTS
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 1/2/12 1" = 100'
11. Council District: 1 Navy / COH Five
12. Number of Lots: 144
13. Filing Fees: \$860.00

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent



Signature of Applicant or Agent

JANUARY 3, 2012

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

S.P. LARUSSA

Print Name



Signature

JANUARY 3, 2012

Date

PC121 1 - 2 - 2

Record # 3

REFERENCE MAPS & BEARINGS:
 1. MAP SHOWING PROPOSED PURCHASE BY TERREBONNE PARISH SCHOOL BOARD FROM A.J. ELLENDER BEING IN SECTION 9, T17S-R17E IN THE CITY OF HOUMA TERREBONNE PARISH, LOUISIANA DATE: JANUARY 3, 1962 BY: T. BAKER SMITH & SON INC.
 2. BARROW SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF R.R. BARROW, INC. LOCATED IN THE PARISH OF TERREBONNE, LA. IN SECTION 10S T17S-R17E DATE: OCTOBER 30, 1952 BY: T. BAKER SMITH
 3. OLEANDER SUBDIVISION BEING A SUBDIVISION OF PROPERTY BELONGING TO HALLETTE B. COLE LOCATED IN SECTION 9, T17S, R17E, TERREBONNE PARISH, LOUISIANA DATE: NOVEMBER 12, 1952 BY: BERNARD B. DAVIS
 4. PROPERTY MAP HOUSING AUTHORITY OF THE CITY OF HOUMA, LOUISIANA SITE "E" DATE: APRIL 12, 1967 BY: T. BAKER SMITH & SON INC.

NOTE:
 BEARINGS AND COORDINATES ARE BASED ON NAD 83, STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AH6251, STAMPED "HI-LO" AND HAVING THE FOLLOWING COORDINATES:
 NORTHING = 394,048.70; EASTING = 3,484,074.24

MUNICIPAL ADDRESSES AND CENTER LOT ELEVATIONS (IN FEET N.A.V.D. 88 DATUM)

LOT #	BLOCK #	MUNICIPAL ADDRESS	LOT #	BLOCK #	MUNICIPAL ADDRESS	LOT #	BLOCK #	MUNICIPAL ADDRESS
1	1	XXX	2	3	XXX	11	4	XXX
2	1	XXX	3	3	XXX	12	4	XXX
3	1	XXX	4	3	XXX	13	4	XXX
4	1	XXX	5	3	XXX	14	4	XXX
5	1	XXX	6	3	XXX	15	4	XXX
6	1	XXX	7	3	XXX	16	4	XXX
7	1	XXX	8	3	XXX	17	4	XXX
8	1	XXX	9	3	XXX	18	4	XXX
9	1	XXX	10	3	XXX	19	4	XXX
10	1	XXX	11	3	XXX	20	4	XXX
11	1	XXX	12	3	XXX	21	4	XXX
12	1	XXX	13	3	XXX	22	4	XXX
13	1	XXX	14	3	XXX	23	4	XXX
14	1	XXX	15	3	XXX	24	4	XXX
15	1	XXX	16	3	XXX	25	4	XXX
16	1	XXX	17	3	XXX	26	4	XXX
17	1	XXX	18	3	XXX	27	4	XXX
18	1	XXX	19	3	XXX	28	4	XXX
19	1	XXX	20	3	XXX	29	4	XXX
20	1	XXX	21	3	XXX	30	4	XXX
21	1	XXX	22	3	XXX	31	4	XXX
22	1	XXX	23	3	XXX	32	4	XXX
23	1	XXX	24	3	XXX	33	4	XXX
24	1	XXX	25	3	XXX	34	4	XXX
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42	1	XXX	43	3	XXX	52	4	XXX
43	1	XXX	44	3	XXX	53	4	XXX
44	1	XXX	45	3	XXX	54	4	XXX
45	1	XXX	46	3	XXX	55	4	XXX
46	1	XXX	47	3	XXX	56	4	XXX
47	1	XXX	48	3	XXX	57	4	XXX
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82	1	XXX	83	3	XXX	92	4	XXX
83	1	XXX	84	3	XXX	93	4	XXX
84	1	XXX	85	3	XXX	94	4	XXX
85	1	XXX	86	3	XXX	95	4	XXX
86	1	XXX	87	3	XXX	96	4	XXX
87	1	XXX	88	3	XXX	97	4	XXX
88	1	XXX	89	3	XXX	98	4	XXX
89	1	XXX	90	3	XXX	99	4	XXX
90	1	XXX	91	3	XXX	100	4	XXX

CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
C 1	30°03'15"	90.00'	47.21'	24.16'	46.87'
C 2	31°49'29"	90.00'	50.00'	25.65'	49.35'
C 3	31°49'29"	90.00'	50.00'	25.65'	49.35'
C 4	17°18'43"	90.00'	27.19'	13.70'	27.09'
C 5	16°42'47"	18.50'	29.05'	13.22'	26.16'
C 6	89°59'13"	18.50'	29.05'	18.49'	26.16'
C 7	90°20'17"	18.50'	29.17'	18.61'	26.24'
C 8	89°38'14"	18.50'	28.94'	18.38'	26.08'
C 9	RESERVED				
C 10	RESERVED				
C 11	RESERVED				
C 12	RESERVED				
C 13	RESERVED				
C 14	RESERVED				
C 15	36°08'18"	90.00'	56.76'	29.36'	55.83'
C 16	36°08'18"	90.00'	56.76'	29.36'	55.83'
C 17	07°54'01"	90.00'	12.41'	6.21'	12.40'
C 18	111°02'06"	50.00'	96.89'	72.79'	82.43'
C 19	68°58'24"	18.50'	22.26'	12.70'	20.94'
C 20	99°47'23"	18.50'	32.22'	21.96'	28.30'
C 21	80°10'53"	50.00'	69.97'	42.09'	64.40'
C 22	111°02'24"	18.50'	35.85'	26.93'	30.50'
C 23	68°58'24"	18.50'	22.26'	12.70'	20.95'
C 24	99°47'24"	18.50'	32.22'	21.96'	28.30'
C 25	80°08'56"	18.50'	25.89'	15.56'	23.82'
C 26	111°02'24"	18.50'	35.85'	26.93'	30.49'
C 27	68°58'24"	18.50'	22.26'	12.70'	20.94'
C 28	RESERVE				
C 29	80°11'22"	18.50'	25.89'	15.57'	23.83'
C 30	111°02'24"	18.50'	35.85'	26.93'	30.49'

FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE A1. (ZONE A1 = 7.0' B.F.E.)
 FEMA MAP COMMUNITY PANEL NUMBER 220220 0005 C, DATED: MAY 19, 1981
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-0103 & LA-0104 DATED: FEBRUARY 23, 2006; FLOOD ZONE: AE AND AREAS OUTSIDE THE LIMIT OF A.B.F.E.; A.B.F.E. = 8.0'
 NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY

APPROVED: David A. Waitz Reg. No. 4744

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: _____
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____
 FOR: _____

APPROVALS

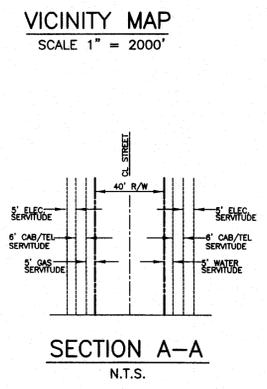
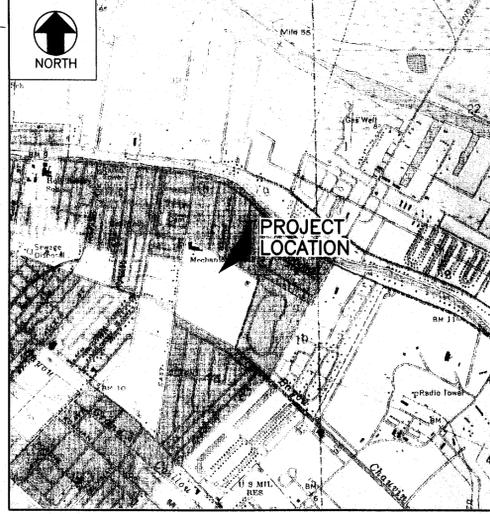
OWNER _____ DATE _____

DEDICATION:
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAN OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____
 S.P. LARUSSA - MANAGER
 WESTGATE DEVELOPMENT, INC.

BY: _____
 CARMEN E. WAITZ - MANAGER
 BRIARPATCH, L.L.C.

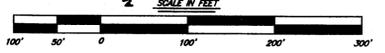
NOTE:
 THIS PLAN DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAN DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.



BUILDING SETBACK NOTE:
 FRONT LINE: 20' SETBACK
 SIDE LINE: 5' SETBACK
 REAR LINE: 25' SETBACK

PARKWOOD PLACE SUBDIVISION
 LOCATED IN SECTION 9, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana



DATE	DESCRIPTION	BY	CHECKED	DATE	REVISION

DESIGNED: DAW
 CHECKED: DAW
 DATED: JANUARY 2, 2012

DETAILED: _____
 CHECKED: DAW

TRACED: _____
 CHECKED: _____

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