

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

MARCH 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

(Revised 3/14/2011)

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 Special Meeting of February 8, 2011
2. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 17, 2011

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue; Danny & Lisa Luke, applicants (*District 5*)
2. 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 (*District 1*)

F. NEW BUSINESS:

1. Parking Plan:
 - a) Proposed parking lot for Kohl's, 1799 Martin Luther King Boulevard (*District 3*)

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 February 17, 2011
2. Zoning & Land Use Commission Minutes for the Special Meeting of February 8, 2011 and for the Regular Meeting of February 17, 2011

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

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Division of Property belonging to John Wayne Bergeron
Approval Requested: Process D, Minor Subdivision
Location: 3903 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: John Wayne Bergeron
Surveyor: T. Baker Smith, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tract "C" and Revised Tracts "A" & "B", A Redivision of Property belonging to Janet Duet Stevens, et als
Approval Requested: Process D, Minor
Location: 901/841 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: Janet Stevens
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 2-A, 2-B, 2-C, 2-D & 2-E, A Redivision of Tract 2, Property belonging to Terrebonne Land Partnership
Approval Requested: Process D, Minor Subdivision
Location: Valhi Boulevard @ South Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership, c/o Darryl K. Christen
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Survey & Redivision of Tract 3 and Tract 4 of Property belonging to Myra Naquin, et al into Tract 3A and Tract 4A, Sections 52 & 55, T18S-R19E, Terrebonne Parish, LA
2. Survey of Revised Tracts 1 & 2, Property belonging to Bobby Portier, et al, Section 53, T18S-R19E, Terrebonne Parish, LA
3. Survey of Tract A, Revised Tract B & Revised Tract 3, Property of Gaubert Food Marts, Inc., Section 105, T17S-R17E, Terrebonne Parish, LA
4. Revised Tracts A and B, A Redivision of a portion of Property belonging to Kenneth Breaux, Section 10, T17S-R18E & Section 7, T18S-R18E, Terrebonne Parish, LA
5. Lot Line Shift being a part of Semple Plantation, Section 9, T17S-R18E, Terrebonne Parish, LA
6. Re-Division of Lots 27, 29, & 31, Block 1, of Gibson Gardens Subdivision on Property belonging to Jody Savoie, et al
7. Revised Tract "A", Phase 1 and Tract "H", Phase 2 of Denley-Grand Caillou Commercial Subdivision, Redivision of Property belonging to Walter Land Company, Section 12, T17S-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
SPECIAL MEETING OF FEBRUARY 8, 2011

- A. The Chairman called the special meeting of February 8, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 5:00 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. Jim Erny.
- B. Upon Roll Call, present were: Mr. Daniel Babin, Chairman; Dr. L.A. “Budd” Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Beryl Amedée and Mr. Keith Kurtz. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. COMMUNICATIONS: None.
- D. NEW BUSINESS:
1. Planned Building Group:
 - a) The Chairman stated the next item on the agenda under New Business was an application by Dove Equipment & Boat Rentals requesting Planned Building Group for the placement of an additional commercial structure, 596 South Hollywood Road.
 - b) Mr. Marc Rogers, representing Mr. Dove, stated Mr. Dove wished to construct an additional commercial building for manufacturing/repair work use. He stated he was commissioned by Mr. Dove to perform the Third Party Plan Review and all codes and regulations will be met.
 - c) No one was present from the public to speak on the matter.
 - d) Mrs. Jennifer Robinson discussed the Staff Report and stated Staff recommended approval of the planned building group request.
 - e) Discussion was held with regard to the proposed building use, parking, and the matter being a request for planned building group approval and it not being considered a “variance.”
 - f) 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 an additional commercial structure, 596 South Hollywood Road.”
 - g) Discussion was held with regard to traffic flow to all buildings and emergency vehicle access.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée and Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
 2. Chairman’s Comments: None.
- F. PUBLIC COMMENTS: None.
- G. 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 special meeting be adjourned at 5:12 p.m.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée and Mr. Kurtz. 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 SPECIAL MEETING OF FEBRUARY 17,
2011.**

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF FEBRUARY 17, 2011

- A. The Chairman called the meeting of February 17, 2011 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. “Budd” Cloutier 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. Keith Kurtz; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. James Erny and Mr. John Navy. Also present were Jennifer Robinson, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. Dr. Cloutier 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 January 27, 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Erny and Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS:

1. Mrs. Robinson, on behalf of Pat Gordon, invited the members to the Community Planning Luncheon Meeting to be held on Wednesday, February 23, 2011 at 11:30 a.m. at the Waterlife Museum and encouraged them to attend.

E. OLD BUSINESS:

Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, remove Old Business Item 1 from the table to be considered.”

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

1. The Chairman stated the next item on the agenda under Old Business was 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) Mr. Charles Johnson, 4024 Country Drive, applicant, stated he wished to build a duplex on a vacant lot at the corner of Isaac and West Streets and further discussed his plans.
 - b) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
 - c) Discussion was held with regard to a clarification of the lot number, variances that would be needed as well, there being mostly R-1 in the area and this request changing the character of the area, and responsible tenants.
 - d) Mrs. Robinson stated there were numerous non-conforming uses in the area.
 - e) Discussion ensued with regard to “responsible tenants” and whether the homes in the area were mostly rental homes or owner-occupied.
 - f) Mr. Johnson stated he had another duplex similar to the one he is proposing in the area and discussed his desire to help clean up the neighborhood.
 - g) Discussion was held with regard to setting precedence and having other applicants come forward for rezoning if this one is approved.

James Erny arrived at the meeting at this time – 6:19 p.m.

- h) Discussion ensued with regard to a trend in the neighborhood with regard to duplexes, expectations of property owners in a neighborhood, adjacent property owners’ concerns of proposed tenants, possible rezoning of entire block if that’s what it mostly consists of, and considering each application on an individual basis as to not set precedence.

- i) Mrs. Amedée moved, seconded by Mr. Erny: “THAT the HTRPC convening as the Zoning and Land Use Commission, recommend 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 be approved and forward to the Terrebonne Parish Council for further consideration.”

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

- j) Mr. Freeman stated the motion to recommend approval of the rezoning request failed, but the Commission had to make some form of recommendation to the Terrebonne Parish Council.
- k) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC convening as the Zoning and Land Use Commission, recommend 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 be denied and forward to the Terrebonne Parish Council for further consideration.”
- l) Discussion was held with regard to proposing the entire area to be rezoned to R-2 (Two-Family Residential District) considering the area mostly consisted of the same.
- m) Mr. Elfert offered a substitute motion, seconded by Mr. Ostheimer: “THAT the HTRPC convening as the Zoning and Land Use Commission, recommend 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 be denied and forward to the Terrebonne Parish Council for further consideration and request Staff to look at the entire neighborhood and possibly rezone to R-2 (Two-Family Residential District).”

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

F. NEW BUSINESS:

1. Preliminary Hearings:

- a) Dr. Cloutier moved, seconded by Mrs. Amedée and Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for an application by Danny & Lisa Luke to rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District) 7097 Park Avenue, for Thursday, March 17, 2011 at 6:00 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mrs. Amedée moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing for an application by Vincent Wolfe, Jr. to rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 46, Block "B", Mechanicsville; 112 Banks Street, for Thursday, March 17, 2011 at 6:00 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

- 1. Mrs. Robinson stated Councilman Tillman requested more clarification/comments on the matter regarding the prohibition of portable storage units as residential accessory structures. She addressed the changes made and requested comments [See *ATTACHMENT A*].

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
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 6:57 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. 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 FEBRUARY 17, 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) 580-3141

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:

ZLU
/E1

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) 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.

-

- SIGNATURES REQUIRED**

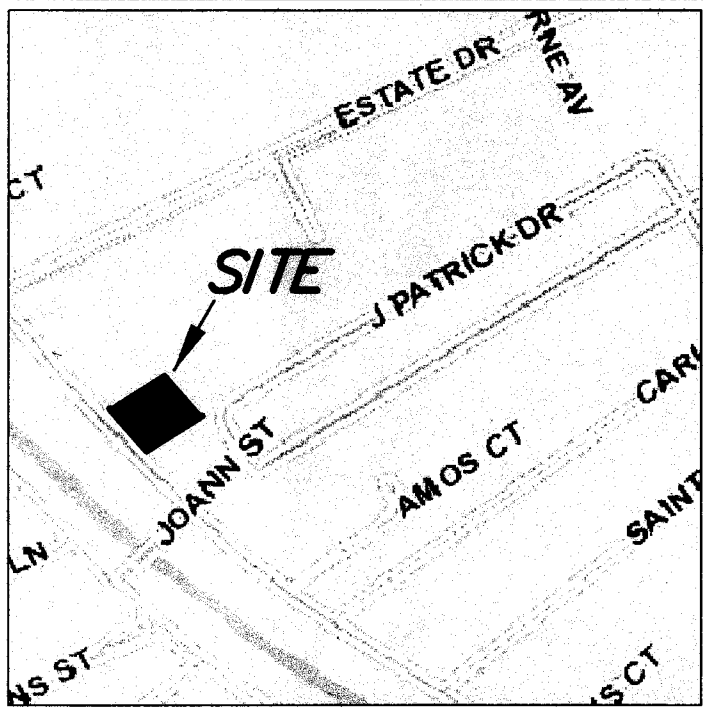
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- Danay Luke Lisa Luke

Page 3



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

N44°32'52"W - 140.04'

N62°45'E - 130.33'

Residence

Danny W. Luke
(0.403 ac.)

Driveway

S62°07'59"W - 130.30'

N43°49'15"W
19.76'

N44°49'02"W
120.24'

WEST PARK AVENUE

Zone R-1

PHASE 2 TO
CAVANESS ESTATES
SUBDIVISION

JOANN ST.

Zone C-2

AUTIN BRIDGE

Bayou Terrebonne

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).

**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

ZLU11/5
Dist. 1

***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: _____

ZLU/E2

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:
- Land area to be affected;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - All existing and proposed structures with supporting open facilities;
 - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
 - 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:

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;

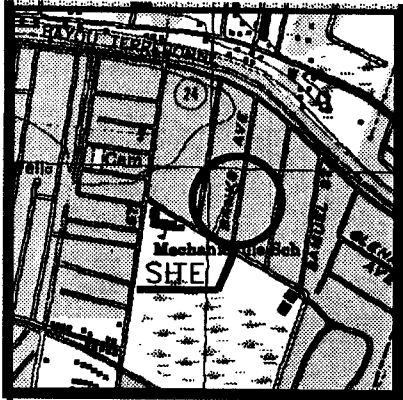
Maximum Charge - \$100.00

I (We) own 0.24 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

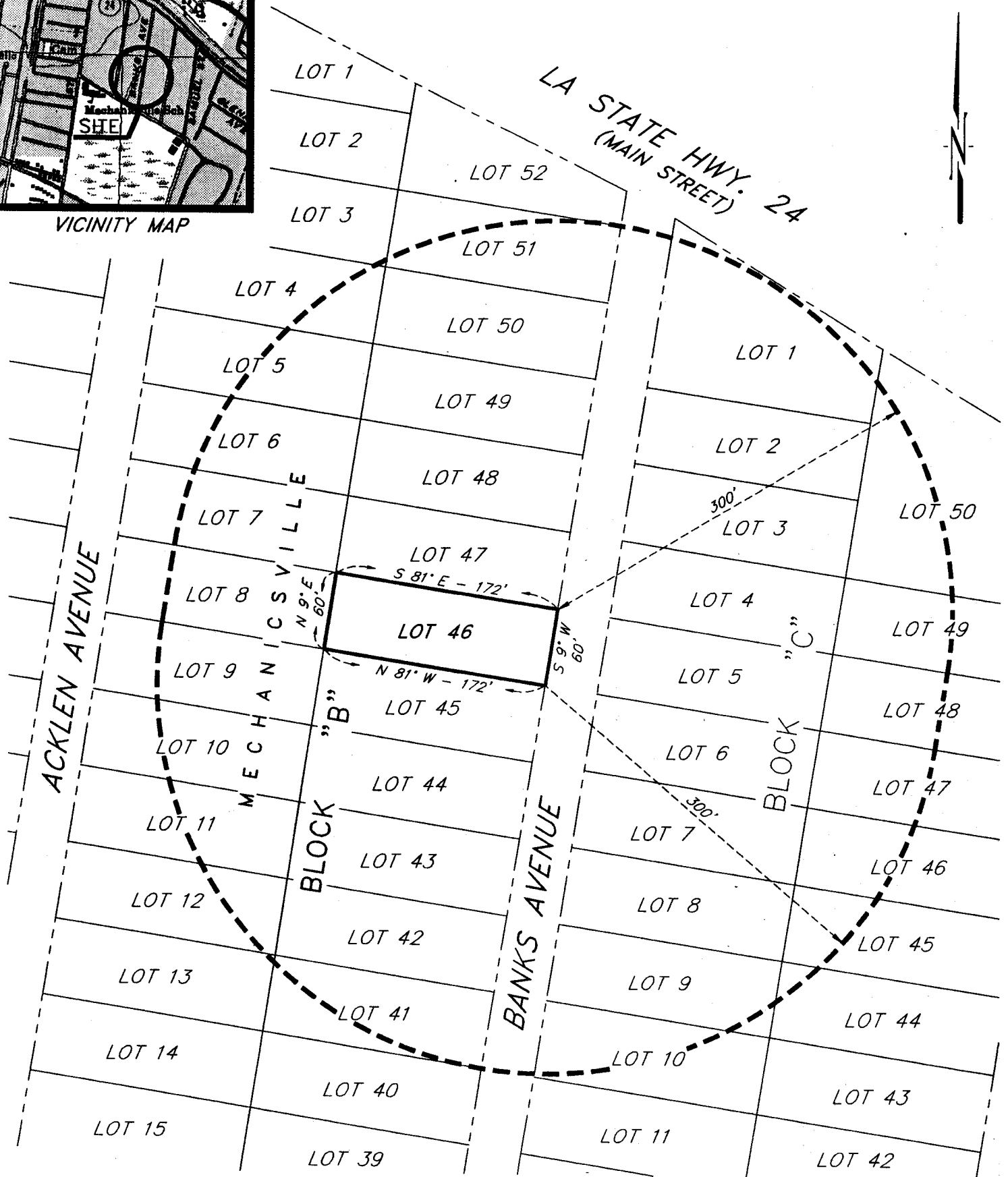
DECLARATION

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



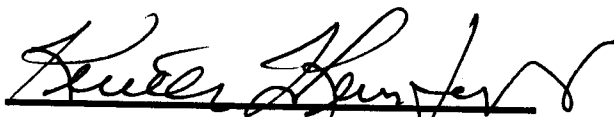
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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'


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



Houma-Terrebonne Regional Planning Commission

Zoning & Land Use Commission

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 878-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

Name: Houma Crossing Ltd.

Address: 2100 West 7th Street, Fort Worth, TX 76107

Phone: 817-377-7771

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

The premises affected are situated at 1799 Martin Luther King Blvd., Houma, LA in a
C2 Zoning District. The legal description of the property involved in this application is:
SEE ATTACHED

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

Applicant's interest in the premises affected: 100%

Approximate cost of work involved: \$21,600.00

Explanation of property use: Approximately 108 new parking stalls on the property to meet
Kohl's parking ratio requirements.

Plot Plan attached: ☒ Yes _____ No Drainage Plan attached: ☒ Yes _____ No

Ground Floor Plan and Elevations attached: _____ Yes ☒ No

Address of adjacent property owners: **SEE ATTACHED LIST**

1. _____ 2. _____


Signature of Applicant or Agent

985-868-2561
Phone Number

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

HOU MA CROSSING, LTD.,
a Texas limited partnership

By Woodmont Houma GP, L.L.C.,
a Texas limited liability company, General Partner

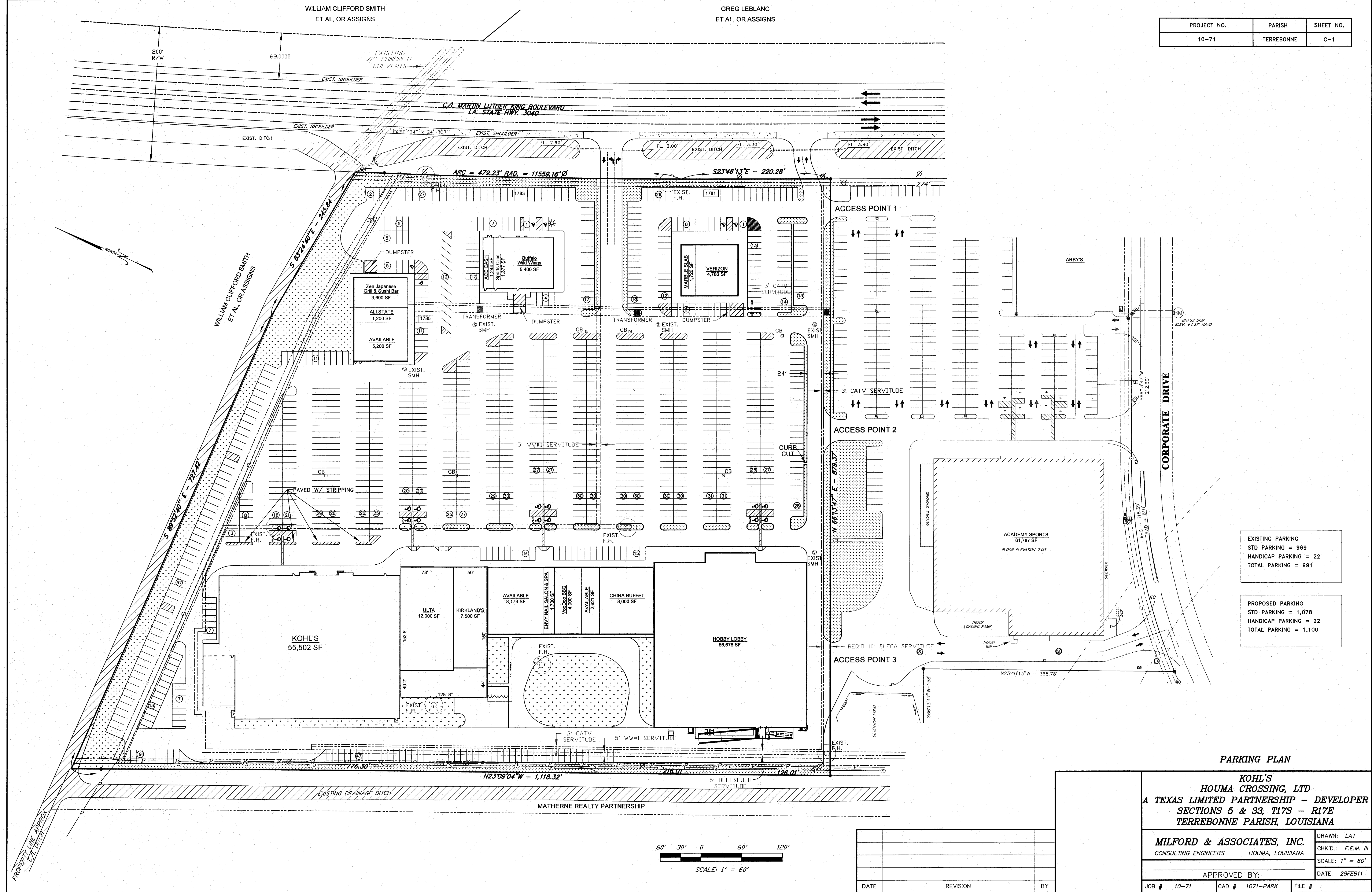
By Stephen Coslik
Stephen Coslik, Managing Member

2/25/11
Date

Revised 1/10/06

ZLU
F1(a)

PROJECT NO.	PARISH	SHEET NO.
10-71	TERREBONNE	C-1



MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF FEBRUARY 17, 2011

- A. The Chairman, Mr. Daniel Babin, called to order the regular meeting of February 17, 2011 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:58 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 Mrs. Beryl Amedée.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée, Mr. Daniel Babin, Chairman; Dr. L. Arnold “Budd” Cloutier, Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz, Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. John Navy. Also present was 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. Williams: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 27, 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. 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 January 27, 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Dr. Cloutier: “THAT the HTRPC emit payment for the February 17, 2011 and approve the Treasurer’s Report of January 2011.”

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS:
1. Mrs. Robinson read a letter from Turner Surveys, LLC, dated February 17, 2011, requesting to withdraw Item F1, Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon), as per the Developer’s request and that they would resubmit once all matters are resolved with the Board of Health [See *ATTACHMENT A*].
 - a) Mr. Ostheimer moved, seconded by Dr. Cloutier: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision for Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon) as per the request of the Developer [See *ATTACHMENT A*].”

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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - b) The Chairman expressed concern for the neighbors continuing to come to the meetings unaware of the matter being tabled.
- F. OLD BUSINESS:
1. Withdrawn [See *ATTACHMENT A*]. *Tracts 6A & 6B, A Redivision of Tracts 1-4 & 6 belonging to MobileTel (Verizon)*
- G. STAFF REPORT: None.
- H. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

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

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

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee: None.
 - a) Mr. Ostheimer stated they were waiting for the approval of the Master Plan update before considering any more revisions to the Subdivision Regulations.
2. Comprehensive Master Plan Update:
 - a) Mrs. Robinson stated they were under the contract negotiation stage with Providence Engineering and their partners.
 - b) Dr. Cloutier encouraged inclusion of the new drainage plans into the update of the plan.

J. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Ostheimer discussed inspections done by the fire district in his business area that state you could be subject to a fine or jail time. He thought these matters were the State Fire Marshal's responsibility and believed it was a duplication of efforts and use of taxpayer money to do so that could go to drainage or schools. After research, the culprit is the Fire Rating Board at the state level that mandates a reduction of insurance in an area based on fire department size with an inspection department that inspects businesses every year.
2. Chairman's Comments:
 - a) The Chairman stated there was a lot of duplication of efforts and encouraged going to the legislation to address if they feel strongly about a certain issue.

K. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Ken Pitre, Schriever Fire Department, who clarified Mr. Ostheimer's concern. He stated the State Fire Marshal's office is responsible for inspections of the construction of buildings to meet life safety codes. He stated the Bayou Cane Fire Department's job is to ensure the businesses maintain the life safety code and therefore not a duplication of efforts. He stated for fire district areas with no inspection bureaus, the fire marshal never comes back and inspect those businesses to ensure businesses are maintaining the life safety code.
 - a) Mr. Ostheimer stated if he had an opportunity to vote to reduce the millage of the fire protection district, he would and allocate those funds to drainage or to the schools.
 - b) Mr. Pitre stated the only fire districts in the Parish with inspection capabilities are the Bayou Cane Fire Department and the City of Houma.
 - c) Discussion ensued with regard to fire districts, inspections, etc.

- L. Dr. Cloutier moved, seconded by Mr. Erny: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:09 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. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mr. Navy. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

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
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
D. ☒ Minor Subdivision

☒ Variance(s) (detailed description): Engineering

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

- Name of Subdivision: John Wayne Bergeron
- Developer's Name & Address: John Wayne Bergeron, 3903 Bayou Black Drive, Houma, LA 70360
*Owner's Name & Address: John Wayne Bergeron, 3903 Bayou Black Drive, Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: T. Baker Smith

SITE INFORMATION:

- Physical Address: 3903 Bayou Black Drive, Houma, LA 70360
- Location by Section, Township, Range: Section 57, T17S-R16E
- Purpose of Development: To create additional lot for relative
- 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: February 16, 2011 Scale: 1"=60'
- Council District: 7 - C. Voisin / Bayou Black Fire Dist.
- Number of Lots: 1
- Filing Fees: \$141.65

I, David L. Martinez, certify this application including the attached date to be true and correct.

David L. Martinez, P.L.S.
Print Applicant or Agent

February 28, 2011
Date


Signature of Applicant or Agent

The undersigned certifies: JWB 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.

John Wayne Bergeron
Print Name

February 24, 2011
Date

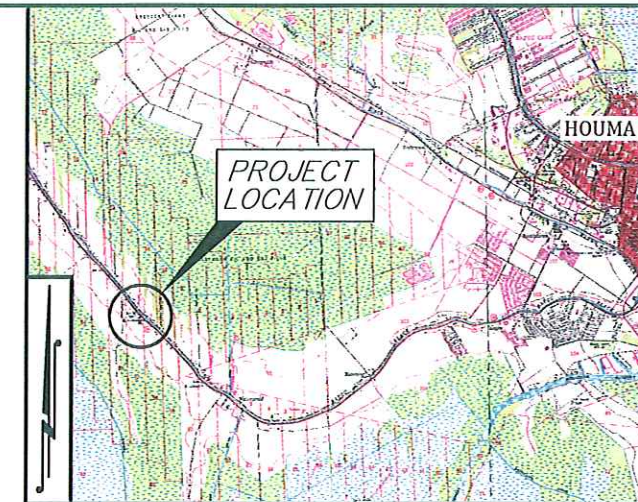

Signature

PC11/ 3 - 1 - 2

Record # 3

PC/F1
Revised 5/

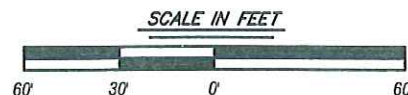
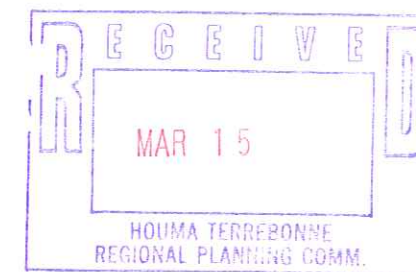
LOUISIANA COORDINATE SYSTEM (NAD83) (HART DATUM)



PROJECT LOCATION

VICINITY MAP
SCALE 1" = 1 MILE

R1



THIS PROPERTY DRAINS TO THE ROADSIDE DITCH ALONG LA. 182 WHICH IS MAINTAINED BY STATE OF LOUISIANA, THEN FLOWS TO BAYOU BLACK WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND

- FOUND 3/4" G.I.P.
- SET 3/4" G.I.P.
- ⦿ FIRE HYDRANT
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- EXISTING TELEPHONE PEDESTAL
- (4248) DENOTES ADDRESS
- FLOW DENOTES DRAINAGE FLOW

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

APPROVED: _____ FOR _____

NOTE: ALL PROPERTY AND LOT CORNERS WILL BE MONUMENTED UPON APPROVAL OF THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION.

ALL TREATED SEWERAGE EFFLUENT SHALL BE DISCHARGED INTO PUBLIC ROADSIDE DITCHES AND/OR DRAINAGE SYSTEMS.

FOUND 3/4" G.I.P.

PROPERTY CORNERS TO BE SET
UPON APPROVAL OF PLANNING COMMISSION

THIS PROPERTY FALLS IN ZONE C ON COMMUNITY
MAP PANEL NUMBER 225206 0430C DATED 5/1/85
AND RITA MAP LA Q100 ZONE A BFE 6'.

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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

David L. Martinez
DAVID L. MARTINEZ
LA. PROF. REG. NO. 4614



FILE NAME: L04
TBS NO.:
DATE: 3/15/11
PLOT SCALE: 1" = 60'
DRAWN BY: MLS
APPROVED: DLM
MAP NO.:

DIVISION OF PROPERTY
LOCATED IN
SECTION 57, T17S-R16E
TERREBONNE PARISH, LOUISIANA

SHEET NO.
1
OF
1

U:\Z-SUR\2011\JBP\JOHN BERGERON\EXPORT\LOT A.DWG

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
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: Tract "C" and Revised tracts "A" & "B" redivision of property of Janet Duet Stevens et als
2. Developer's Name & Address: Janet Stevens, 901 Bayou Blue Rd., Houma, LA 70360
Janet Stevens, 901 Bayou Blue Rd., Houma, LA 70360
*Owner's Name & Address: Brian P. Stevens, 841 Bayou Blue Rd., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

SITE INFORMATION:

4. Physical Address: 901/841 Bayou Blue Road, Houma, LA 70360
5. Location by Section, Township, Range: Section 31, T17S-R18E
6. Purpose of Development: To enlarge existing Tract "A" and to create Tract "C"
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: February 17, 2011 Scale: 1" = 50'
11. Council District: 9-Lambert / Bayou Blue Fire Dist.
12. Number of Lots: 3
13. Filing Fees: \$152.75

I, Keneth L. Rembert, PLS, certify this application including the attached date to be true and correct.

Keneth L. Rembert

Print Applicant or Agent

2/28/11

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 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.

JANET DUET STEVENS

Print Name

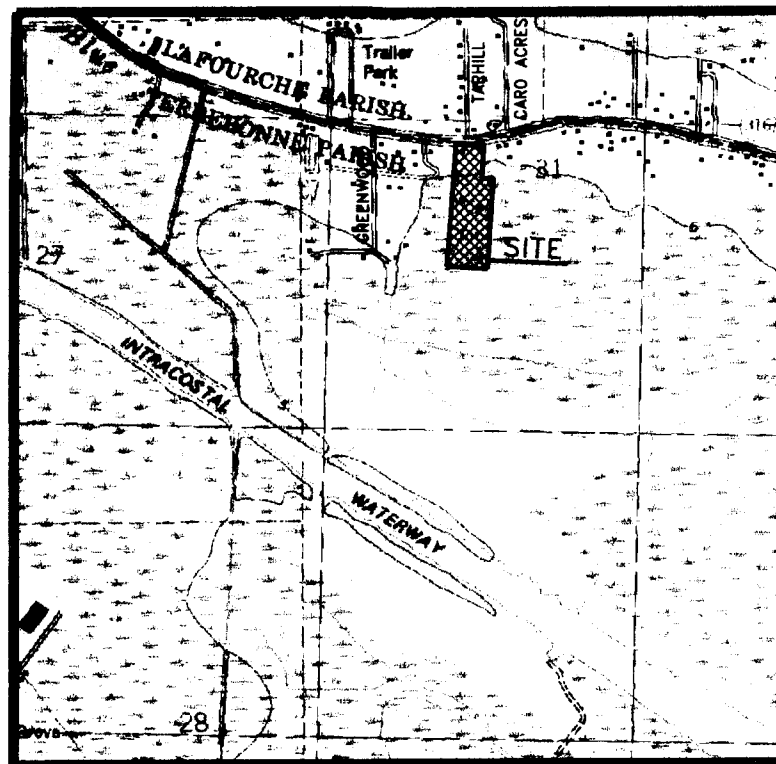
2/28/11

Date

Janet Duet Stevens
Signature

PC11/ 3 - 2 - 3
Record # 4

PC / F2
Used 5/11



VICINITY MAP

OTTO CANDIES, L.L.C.

N 89°53'35" W - 422.72'

JOHN McMEEL
TRACT "B"

HALFWAY FARMS, INC.

REVISED TRACT "B"
(9.481 ACRES)

TRACT "C"
(1.326 ACRES)

BRIAN P. STEVENS et ux
REVISED TRACT "A"
(0.870 ACRES)

C/L LA STATE HWY. NO. 316
(BAYOU BLUE ROAD)

SHANE TRICHE et ux

DEVELOPER: JANET DUET STEVENS
LAND USE: SINGLE-FAMILY RESIDENTIAL

SURVEY OF TRACT "C" AND REVISED TRACTS "A" & "B"
A REDIVISION OF PROPERTY BELONGING TO
JANET DUET STEVENS et als
LOCATED IN SECTION 31, T17S-R18E
TERREBONNE PARISH, LOUISIANA

FEBRUARY 17, 2011

SCALE: 1" = 50'

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1166174 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 SAID MAP.

THESE TRACTS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS
SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206,
PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A PARISH
REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R105 PLACES A PORTION
OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

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

BY _____ FOR _____

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

THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF
LA., TO BAYOU BLUE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO
MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

LEGEND:

- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 8" SPIKE SET
- INDICATES 5/8" IRON ROD SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' SPOT ELEVATION (NAVD 88 2006 DATUM)
- INDICATES DRAINAGE ARROW
- [901] INDICATES MUNICIPAL ADDRESS



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

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
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ 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: TRACTS 2-A, 2-B 2-C, 2-D, & 2-E, A REDIVISION OF TRACT 2, PROPERTY OF TERREBONNE LAND PARTNERSHIP
2. Developer's Name & Address: TERREBONNE LAND PARTNERSHIP; 518 SCHOOL STREET; HOUMA, LA 70360
TERREBONNE LAND PARTNERSHIP, 518 SCHOOL ST. HOUMA, PHILLIPS OIL CO., P.O.BOX 2197, HOUSTON, TX 77252-0000
*Owner's Name & Address: NOBLE ENERGY, INC., FORT WORTH TX 76102-0000
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: VALHI BLVD. @ SOUTH HOLLYWOOD ROAD
5. Location by Section, Township, Range: SECTIONS 82 & 102, T17S-R17E
6. Purpose of Development: CREATE 5 tracts from 1
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: 5/26/10 Scale: 1"=200'
11. Council District: _____
12. Number of Lots: 5
13. Filing Fees: _____

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/28/11

Date


Signature of Applicant or Agent

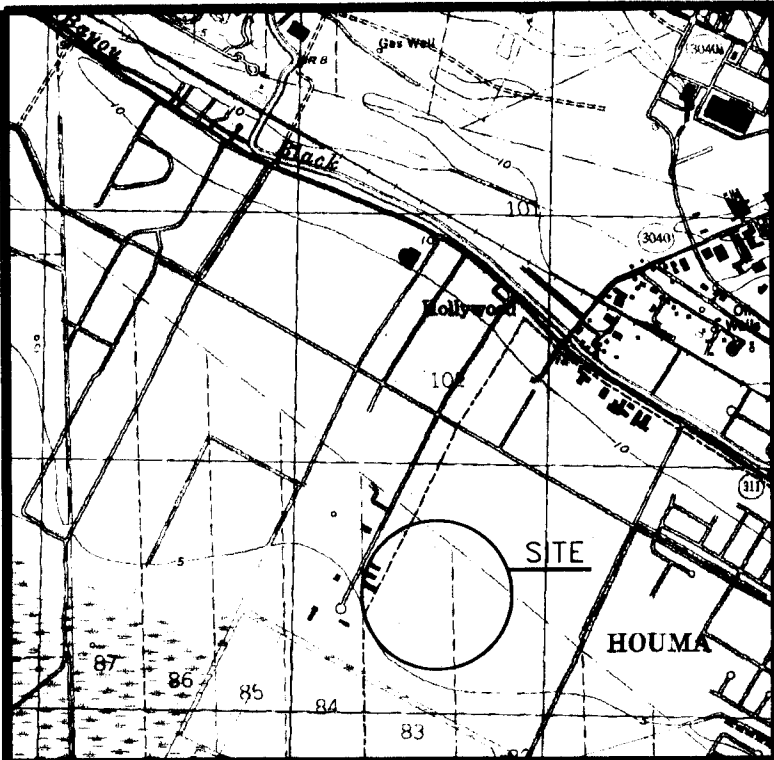
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, 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.

DARYL K. CHRISTEN

Print Name of Signature

2/28/11


Signature



VICINITY MAP

- LOUISIANA COORDINATE SYSTEM
SOUTH ZONE (83' DATUM)
- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES BENCHMARK ?
 - 6.50' INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)
 - INDICATES DRAINAGE ARROWS
 - 1214 INDICATES MUNICIPAL ADDRESS

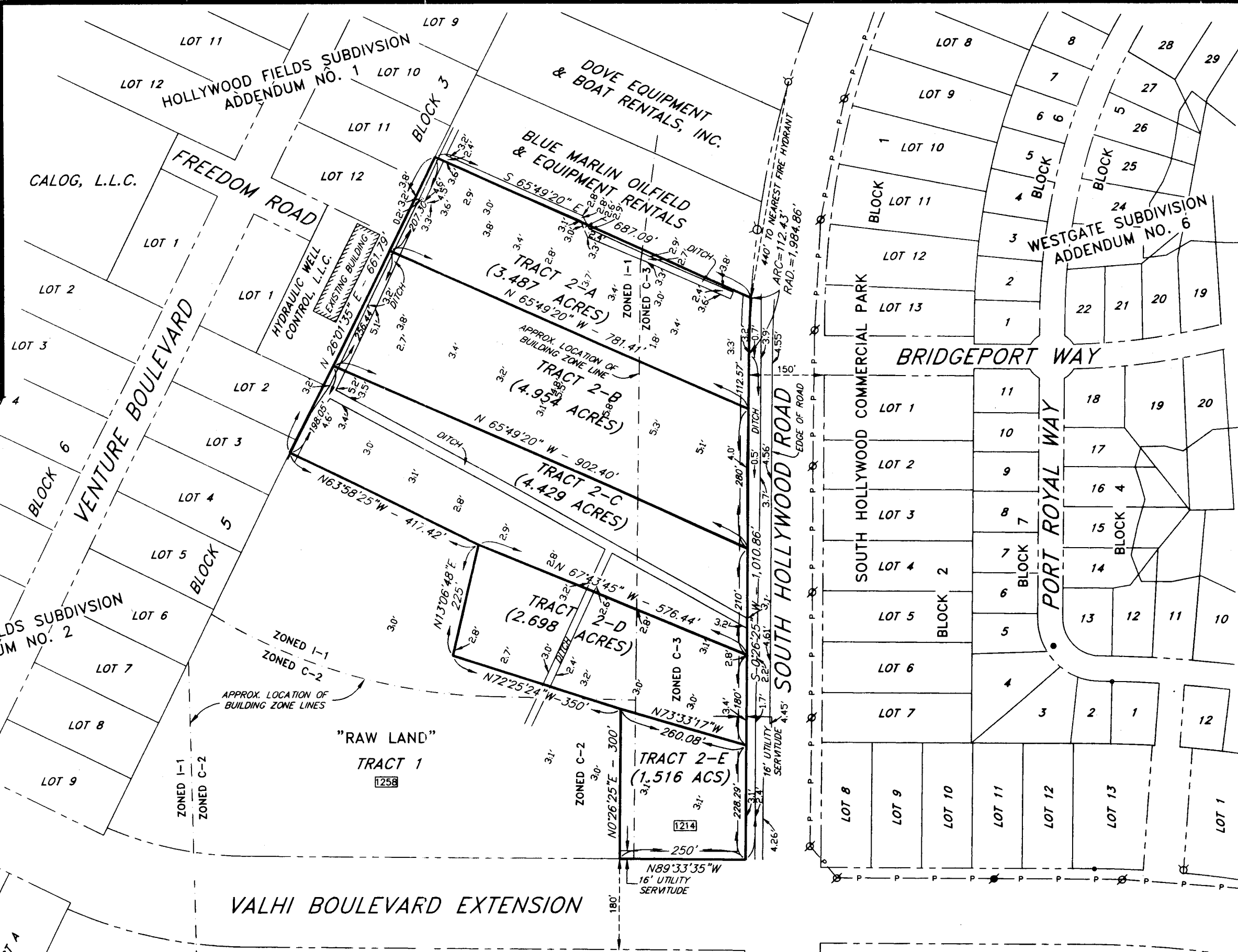
THIS PROPERTY DRAINS TO HIGHWAYS WHICH ARE MAINTAINED BY THE PARISH OF TERREBONNE AND TO THE DRAINAGE DITCH IN THE REAR THAT IS MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 683425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 18, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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



TERREBONNE LAND PARTNERSHIP

TERREBONNE LAND PARTNERSHIP
LAND USE: COMMERCIAL & INDUSTRIAL
DEVELOPER: TERREBONNE LAND PARTNERSHIP
"CONCEPTUAL & PRELIMINARY"

PLAN SHOWING TRACTS 2-A, 2-B, 2-C, 2-D & 2-E
A REDIVISION OF TRACT 2
PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82 & 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

OCTOBER 29, 2010

SCALE: 1" = 200'

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

