

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

SEPTEMBER 20, 2012, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 16, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road

F. OLD BUSINESS:

1. Rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Rezone from O-L (Open Land) to C-3 (Neighborhood Commercial District); Property along the East Side of East Street approximately 400' South of the Intersection of East Street and Senator Street; Briarpatch, Inc., applicant (*Council District 1*)
3. Planned Building Group:
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of a food trailer, TGS Deli, 905 Barataria Avenue, Maharrami, Inc., LLC, applicant (*Council District 2*)
2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), 1396 West Tunnel Boulevard (±77,000 sq. ft.), Janice Freeman Powell, Robert & Ryan Powell, applicants; and call a Public Hearing for Thursday, October 25, 2012 at 6:00 p.m. (*Council District 5*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. 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 August 16, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 16, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 20, 2012 INVOICES and TREASURER’S REPORT OF AUGUST 2012

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Lots 4-A thru 4-G & Lots 5-A thru 5-E, A Redivision of Lots 4 & 5, Block 8, Phase II, Ashland North Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Corner of Mission Boulevard & Express Boulevard, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Ashland Batture Lots, Ltd., % Mr. Carl Heck
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 2-A thru 2-F & Revised Lot 2, A Redivision of Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Property of North Terrebonne Investors, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: Trinity Lane, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "A" & "B", Property belonging to Jacque F. Mire, Jr.
Approval Requested: Process D, Minor Subdivision
Location: 2097 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Jacque Mire, Jr.
Surveyor: Prosper J. Toups, III, P.L.S.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Mire Subdivision
Approval Requested: Process C, Major Subdivision-Conteptual & Preliminary
Location: 2097 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Jacque Mire, Jr.
Surveyor: GSE Associates, LLC

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Division of Land belonging to Anne Marie Dupont Boudreaux
Approval Requested: Process D, Minor Subdivision
Location: 1636 Bull Run Road, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Anne Marie Dupont Boudreaux
Surveyor: Allen R. Woodard, P.L.S.

b) Public Hearing
c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Revised Lots 12 & 13, Property of Cropland Investment Group, LLC, et al, Sections 3 & 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. A Redivision of Property belonging to J & D Sontheimer Properties, L.L.C., et al, Section 6, T16S-R17E, Terrebonne Parish, LA
3. Survey of Two Tracts of Land belonging to D.C. Walther, Sections 56, 56 & 11, T16S-R16E, Terrebonne Parish, LA

4. Survey of Revised Tracts "B" & "C", A Redivision of Tracts "A", "B", & "C" and Lots 5 & 6, Property belonging to DJW Property Management, LLC, Sections 5 & 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
5. Lots "A" & "B", A Revision of Lots 6, 7, & 8, Block 10, Jastremski Addition to the City of Houma, Sections 6, 7, & 96, T17S-R17E, Terrebonne Parish, LA
6. Survey showing 97.00' Property Line Shift on Property belonging to Mario Manufacturing, Inc. between Tract G-D-E-F-G and Tract H-C-D-G-H to be acquired by Gordon P. Moss, Section 12, T17S-R17E, Terrebonne Parish, LA
7. Lot "1" of Hollywood Fields Subdivision and Lot "1-A", Property of Augustus A. Harmon, Jr., Section 102, T17S-R17E, Terrebonne Parish, LA
8. Revised Lot 6 of Block 2, Addendum No. 11 to Southdown West Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:
Public Hearing Review and community input with regard to the Comprehensive Master Plan Update
3. Master Thoroughfare Plan Committee Update:
Public Hearing Review and community input with regard to the Master Thoroughfare Plan revisions as it relates to the proposed Valhi Boulevard Extension from Savanne Road to LA Highway 90

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 AUGUST 16, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 16, 2012 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. James Erny and Mr. Jeremy Kelley. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:

1. Mr. Ostheimer pointed out a clerical error in the minutes on Item K indicating he seconded a motion when he was absent for the meeting.

- a) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as revised, for the Zoning and Land Use Commission for the regular meeting of July 19, 2012.”

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

Mr. Kelley arrived at the meeting at this time – 6:05 p.m.

- D. COMMUNICATIONS:

1. Mr. Pulaski reminded the Commission of the training to be held on Saturday, August 18, 2012 at South Central Planning and Development Commission.

- E. PUBLIC HEARING:

1. The Chairman called to order a Public Hearing for the proposed zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road.

- a) Mr. Pulaski discussed the proposed zoning plan for Valhi Boulevard Extension that was brought up when a proposed rezoning changed came before the Commission for property along Valhi and it was requested to look at the entire area.

- b) The Chairman recognized Mr. Edward Rome, 249 Sugarwood Boulevard, on behalf of the Homeowner’s Association for Sugarwood & Sugarwood Estates, who expressed concerns with traffic, etc. from opening all of the streets to Valhi and requested the matter be tabled in order to give the residents time to review the situation.

- c) The Chairman clarified that the matter before the Commission was not to connect any streets and only to consider zoning. He stated they planned to hold another Public Hearing and would welcome the residents to come.

- d) Mr. Ostheimer discussed seeing C-2 and C-3 zoning districts. Mr. Pulaski stated it was the coloration of the overlay over an aerial photograph and that it is C-3 (Neighborhood Commercial). He further stated C-3 prohibits taverns, bars, adult-oriented business, etc.

Mr. Erny arrived at the meeting at this time – 6:11 p.m.

The Chairman recognized Councilmen Russell Hornsby and John Navy in the audience.

- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, extend the Public Hearing for the Proposed Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road to Thursday, September 20, 2012 at 6:00 p.m.”

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

F. OLD BUSINESS:

1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.

a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, stated since the matter regarding the Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road was yet to be resolved; he would request their application be tabled until the next meeting.

b) Mrs. Williams moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the application to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision until the next regular meeting of September 20, 2012."

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

2. The Chairman called to order a Public Hearing for an application by Briarpatch, Inc. requesting to rezone from OL (Open Land) to C-2 (General Commercial District); Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street.

a) The Chairman recognized David Waitz, David A. Waitz Engineering & Surveying, Inc., representing Briarpatch, Inc., who stated his client has agreed to change the rezoning application to C-3 (Neighborhood Commercial) as per their request at the previous meeting.

b) Councilman John Navy, District 1, requested the Commission to table the matter for another month in order to be able to speak with the residents in the area and explain the rezoning request to them because they didn't want it to be rezoned to anything.

c) Mr. Thibodeaux spoke about the application and stated the applicant should complete the application in its entirety.

d) Mr. Thibodeaux moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from OL (Open Land) to C-3 (Neighborhood Commercial District), Property along the East Side of East Street approximately 400 South of the Intersection of East Street and Senator Street as per the request of Councilman John Navy whose district this property is in."

e) Mrs. Williams discussed the differences between C-2 and C-3 zoning districts and expressed the need for sidewalks and green space in the development.

f) Mr. Thibodeaux questioned whether signs were posted on the property indicating the proposed rezoning and suggested the same since it is not part of the requirements.

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

G. NEW BUSINESS:

1. Planned Building Group:

The Chairman stated the next item on the agenda was an application by Cypress Court Apartments, LLC requesting Planned Building Group approval for the placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard.

- a) The applicant, Mr. Jimmy Cantrelle, was not present to represent the application. Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., drew up the plan for Mr. Cantrelle and offered to answer any questions to the best of his ability.
- b) The Chairman recognized Mr. Rob Detillier, 163 Magnolia Court, who expressed concerns of drainage.
- c) The Chairman recognized Ms. Tiffany Rabalais, 141 Magnolia Court, who expressed concerns of drainage, flooding, and the close proximity to their homes.
- d) Mrs. Williams moved, seconded by Mr. Kelley: "THAT the HTRPC close the Public Hearing."

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

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Building Group.
- f) Discussion was held with regard to Mr. Waitz not being prepared to present and Mr. Cantrelle not being present along with the drainage issues in the area.
- g) Mr. Schouest moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Planned Building Group application until the next regular meeting of September 20, 2012."
- h) Discussion was held with regard to known drainage issues in the area and allowing more development, allowing people to develop in the area but fixing the drainage issues first, and access through existing apartment complex.
- i) Ms. Schexnayder, Terrebonne Parish Engineering Division, stated they were looking at the area and working on the drainage issues.
- j) Mr. Gordon stated that there are regulations in place that need to be followed and if an applicant meets all requirements, the matter has to be approved.
- k) Discussion ensued with regard to sending more water into the drainage arteries that are already experiencing problems and causing even more issues.

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

- l) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC request Staff to draft a letter for the Chairman's signature to send to the Parish President to request more attention be given to the area and provide guidance as to how the Planning Commission should handle proposed developments in the area."
- m) Discussion was held with regard to the SDDM, whether a letter will do any good, and making the Parish President aware that requests are coming in for the area and the drainage issues need to be fixed.

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed family partitions which were granted in the past that they ultimately had to get rid of due to it getting abused and felt as though Minor Subdivisions are ending up the same way due to not being able to see drainage calculations.
- b) The Chairman stated that would need to be added to the list of discussions to be looked at once they address revisions to subdivision regulations.

- c) Mr. Schouest discussed the entire parish being in a coastal zone area and redesigning maps to include the same.
- d) Mr. Gordon stated they have been involved with assuring all permits are signed off by the Coastal Zone if necessary.
- e) Mr. Gordon spoke of the Comprehensive Plan Update and strategies being recommended to be considered to help move Terrebonne Parish forward. He stated once approved, they would start looking into revisions to the Subdivision Regulations and more zoning areas in the Parish.
- f) Mr. Elfert discussed an email regarding what Lafayette Parish is doing in regards to land use and being similar to what we have here and same concerns. He questioned whether the Parish would follow up to see how it worked for Lafayette.

2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Erny moved, seconded by Mrs. Williams: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 7:01 p.m."

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

L.A. "Budd" Cloutier, Jr., O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF AUGUST 16, 2012.

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

SOUTH HOLLYWOOD

EQUITY

VALHI

HIGHWAY 377

SAVANNE

Legend

Parcel

Zoning

Zone_class

-  Parcel
-  C1
-  C2
-  C3
-  C4
-  C5
-  C6
-  I1
-  I2
-  MS
-  OL
-  R1
-  R2
-  R2M
-  R3
-  R3M



**PROPOSED ZONING PLAN
VALHI BLVD. EXTENSION
SCALE 1"=1200'**

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.
- X **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:

UNKNOWN AT THIS TIME

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:

100% OWNERS

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

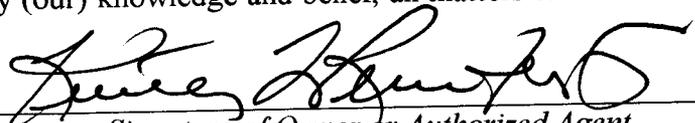
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

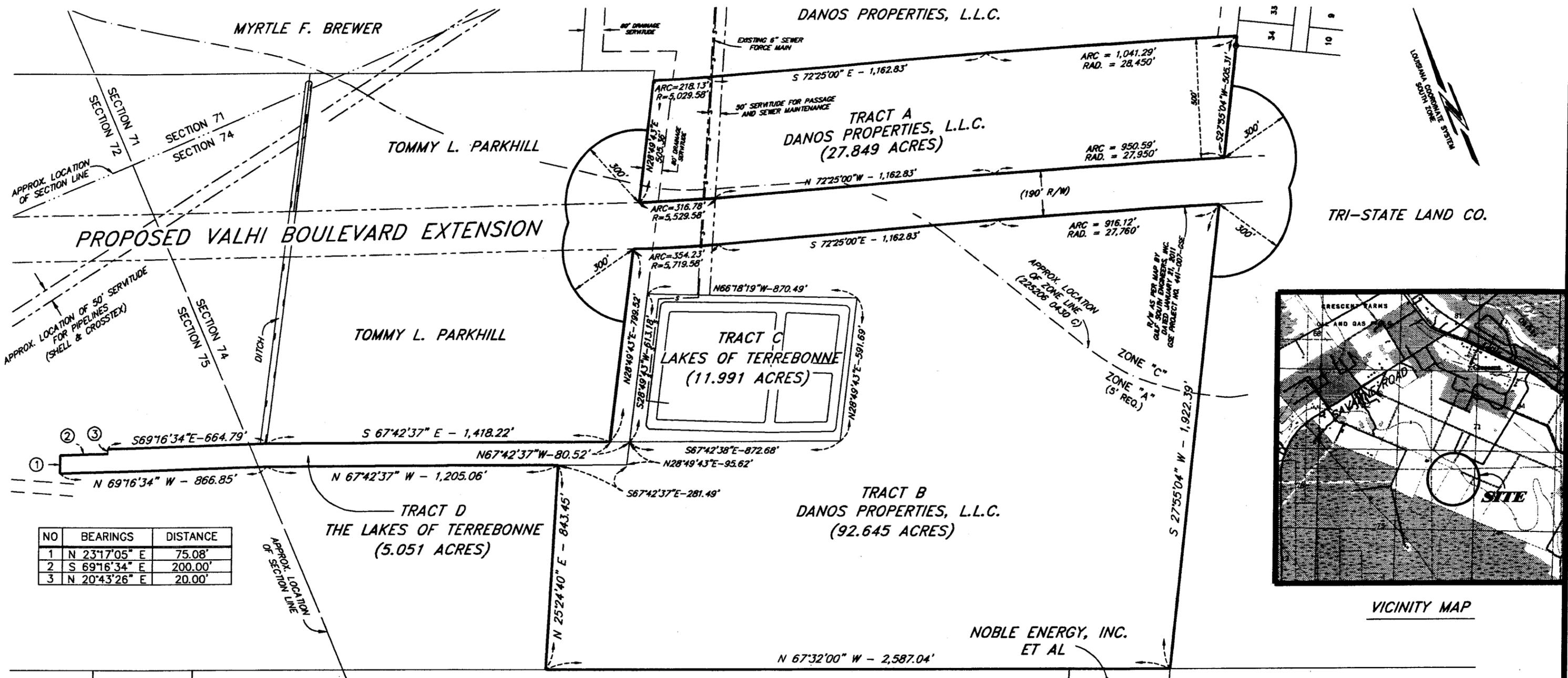
I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

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

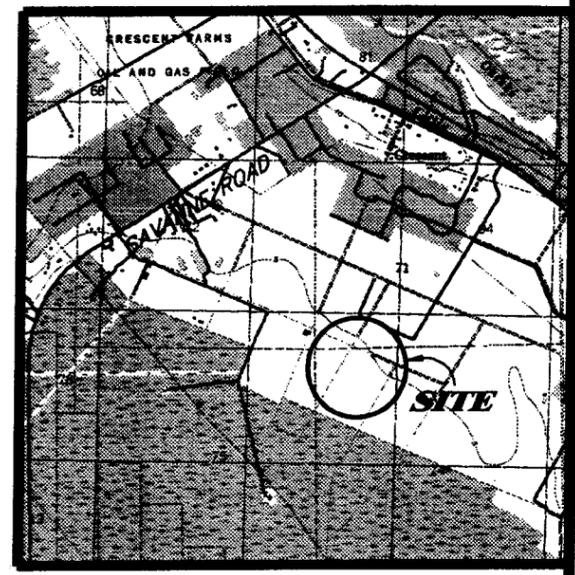


Signature of Owner or Authorized Agent



APPROX. LOCATION OF SECTION LINE
 APPROX. LOCATION OF 50' SERVITUDE FOR PIPELINES (SHELL & CROSSTEX)

NO	BEARINGS	DISTANCE
1	N 23°17'05" E	75.08'
2	S 69°16'34" E	200.00'
3	N 20°43'26" E	20.00'



VICINITY MAP

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

THIS TRACT IS LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

WEST TERREBONNE PROPERTIES, INC.

TRACT B DANOS PROPERTIES, L.L.C. (92.645 ACRES)

PLAT SHOWING TRACTS A, B, C & D TO BE REZONED BELONGING TO DANOS PROPERTIES, L.L.C. ET AL LOCATED IN SECTIONS 74 & 75, T17S - R16E, TERREBONNE PARISH, LOUISIANA

APRIL 2, 2012

SCALE: 1" = 400'

TRACT A TO BE REZONED "C-3"
 TRACTS B, C & D TO BE REZONED "I-1"

Handwritten signature of Kenneth L. Rembert

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



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.

X _____ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. Legal Description: The legal description of only the property to be rezoned.

4. Market Information: Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

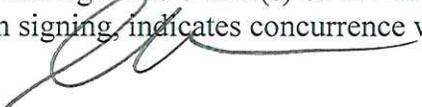
6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

BRIARPATCH, INC., 7849 PARK AVE., HOUMA, LA 70364 - 100% interest

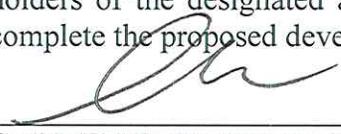
2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

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

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:


CARMEN E. WAITZ, VICE-PRESIDENT – BRIARPATCH, INC.

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 7.4± acres. A sum of \$ 47.40 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-
DAVID A. WAITZ, AGENT

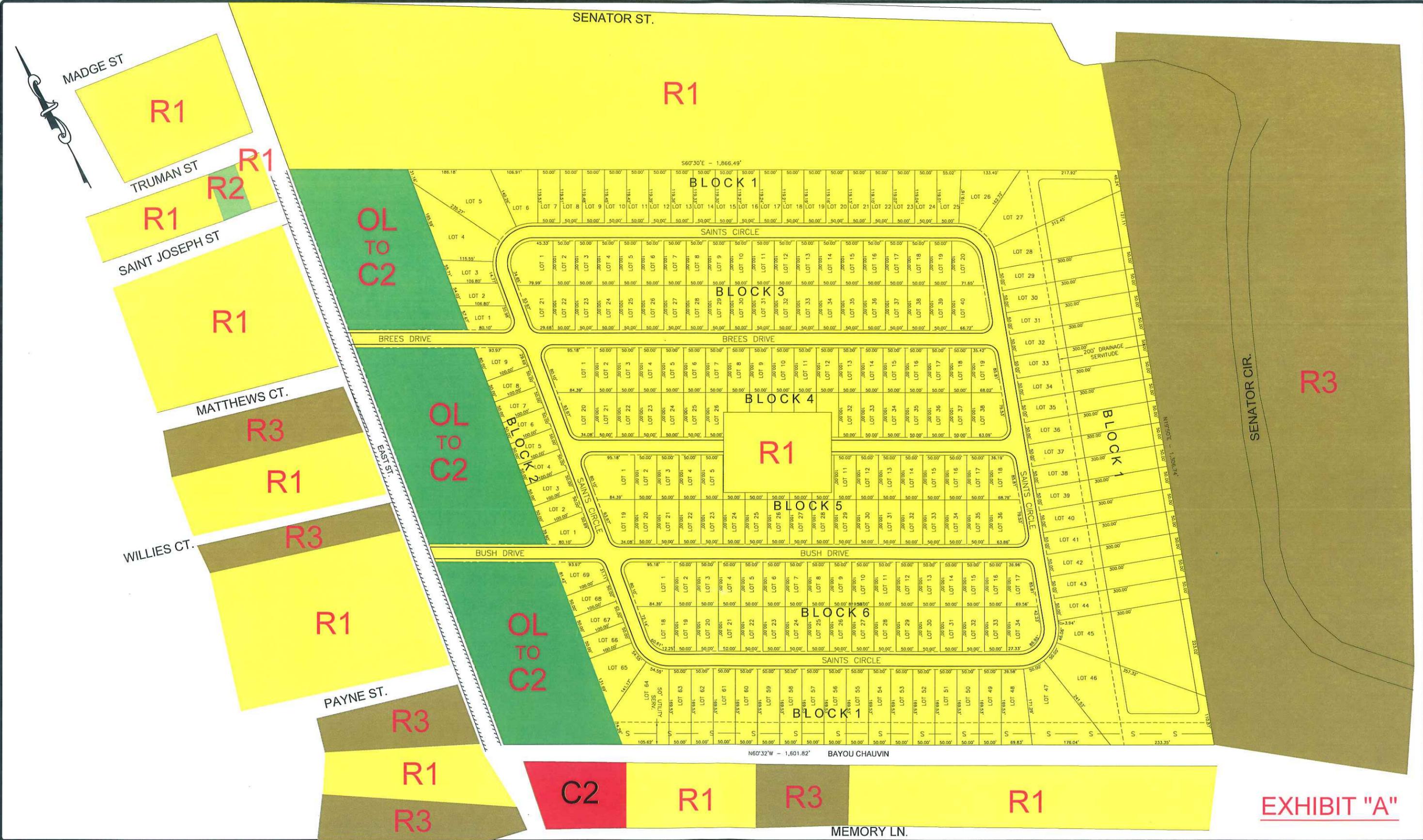
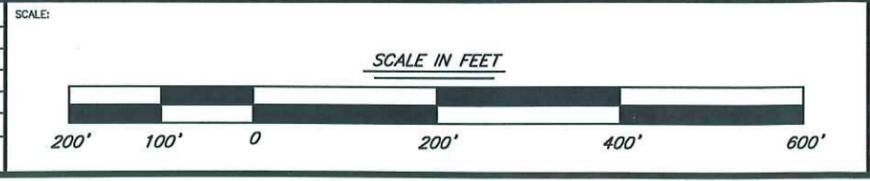


EXHIBIT "A"

PROJECT NO: 10-047
DIRECTORY: 2010/10-047
FILE: ZONING PLAT 6-4-12
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY



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

DESIGNED:	DETAILED:	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 4, 2012	PROJECT: 10-047	

OWNER:	BRIARPATCH, INC.
PROJECT:	REQUEST FOR ZONING CHANGE
TITLE:	

SHEET

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

2/11/15
3 Hood

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Cypress Court Apartments LLC

Applicant's Name

405 Westside Blvd. Ste 34-A Houma, LA 70364

Address

City

State

Zip Code

7/26/12

Date

985-876-2911

Telephone Number(s)

226-0308

100% - James Cantrell, TB, Manager

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

- Name of Project: Cypress Court Duplex Addendum
- Location: property behind 405 Westside Blvd.
- Zoning District: _____
- Total Land Area: 45,368 sq. ft.
- Total Number of Units: 5 buildings (duplexes)
- Gross Floor Area: 3240 per building
- Total Parking Spaces Provided: 3 per unit
- Total Parking Spaces Required: 2 per unit
- Approximate Cost of Work Involved: \$ 1,300,000.00
- 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.

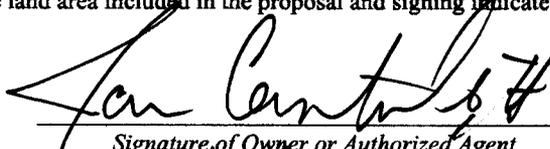
I (We) own 1.039 acres. A sum of 28.50 dollars is enclosed and made a part of this application.



Signature of Applicant
7/26/12

Date

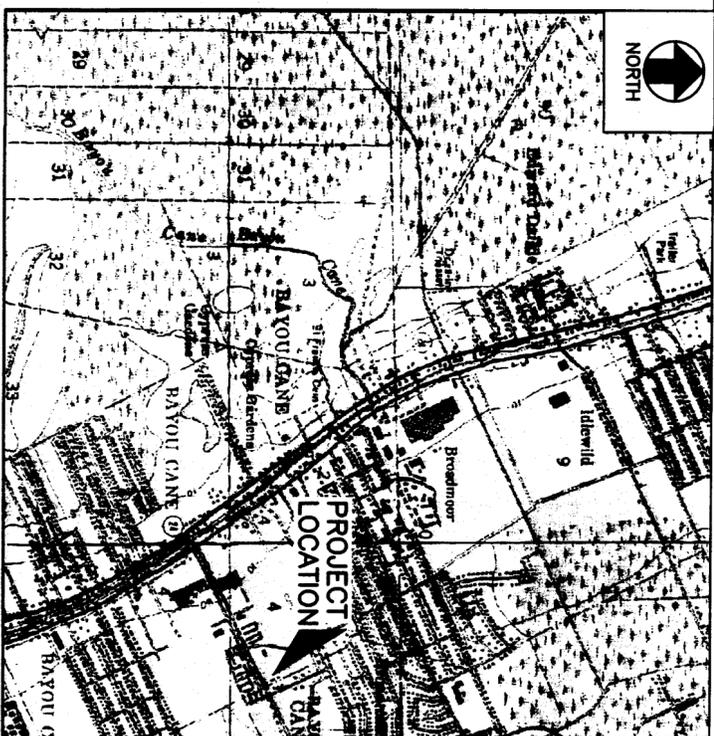
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent
7/26/12

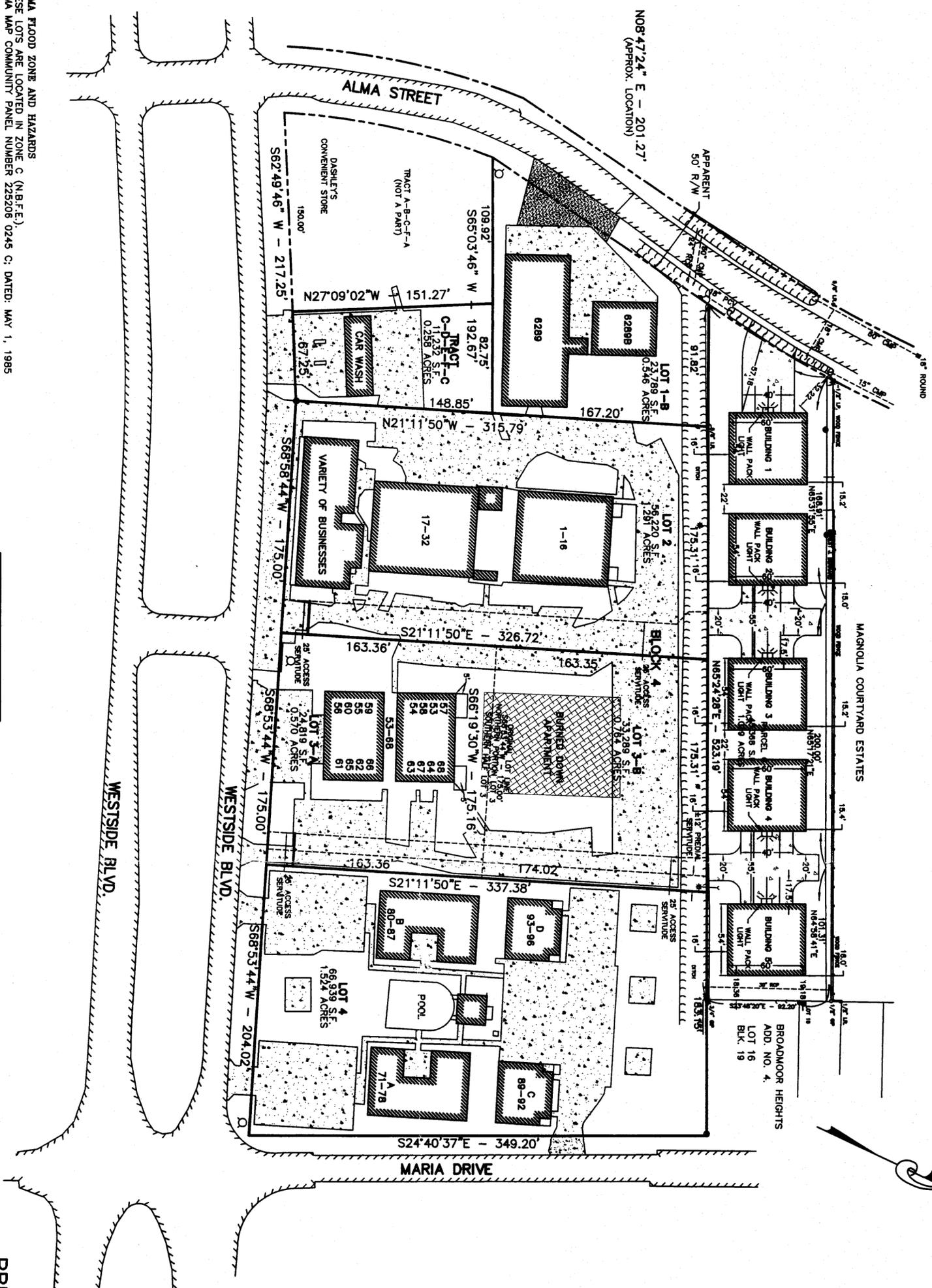
Date

T17S - R17E
SECTION 4



VICINITY MAP
SCALE 1" = 2000'

- LEGEND**
- FOUND PROPERTY MARKER
 - SET 3/4" I.R.
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - - - FENCE
 - CATCH BASIN
 - CULVERT
 - EXISTING FH



CURVE DATA: A

R	325.00'
L	182.35'
CH	N124°28'E - 180.66'



PRELIMINARY LAYOUT
COMPOSITE MAP SHOWING PROPERTIES BELONGING TO CYPRESS COURTS APARTMENTS, LLC. LOCATED IN SECTION 4, T17S-R17E TERREBONNE PARISH, LOUISIANA

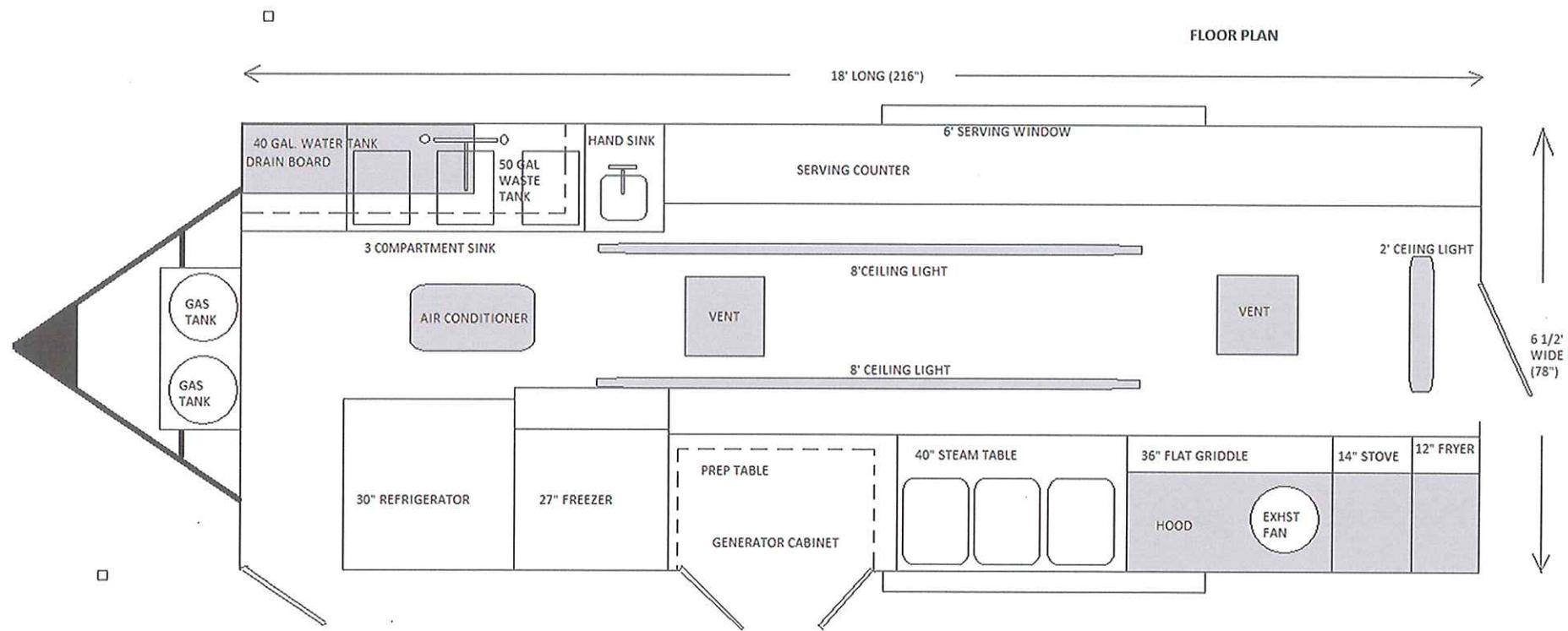
DAVID A. WATZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: DAW	DETAILS:	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: JUNE 1, 2009	FILE: F:\DWG\2009\09-22\09-22\10a 1-2-3-4.DWG	JOB NO: 2009-229

TEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE C (N.B.F.E.).
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C. DATED: MAY 1, 1985
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102
DATED: FEBRUARY 23, 2008 FLOOD ZONE: A A.B.F.E. = 5.0'

PRELIMINARY
COPY

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.



**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, October 25, 2012

@ 6:00 p.m.

ZLU/G2