

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

OCTOBER 25, 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 September 20, 2012

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. 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

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. 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*)
3. Discussion and possible action with regard to an application to Rezone from R-1 (Single-Family Residential District) to R-2 (Two Family Residential District); 7124 Main Street; Marshall White, applicant; which was sent back by the Terrebonne Parish Council (*Council District 5*)

G. NEW BUSINESS:

1. Planning Approval:
Apostolic Revival Church, 1226 Barrow Street; Apostolic Revival Church, applicant (*Council District 1*)
2. Planned Building Group:
Placement of a food trailer, TGS Deli, 905 Barataria Avenue, Maharrami, Inc., LLC, applicant (*Council District 2*)
3. Preliminary Hearing:
Rezone from OL (Open Land) to R-1 (Single-Family Residential), C-3 (Neighborhood Commercial), and I-1 (Light Industrial District) Lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road (*Council District 6*)

H. STAFF REPORT

1. Discussion and possible action with regard to a letter to Parish President Michel Claudet concerning Storm Water Drainage in the Alma Street/Westside Boulevard area
2. Discussion and possible action with regard to revisions to the Rezoning Application
3. Discussion and possible action with regard to Rezoning Public Notice Posting on site

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 September 20, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of September 20, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 25, 2012 INVOICES and TREASURER'S REPORT OF SEPTEMBER 2012

E. COMMUNICATIONS

F. OLD BUSINESS:

1. 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
2. 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

G. APPLICATIONS:

1. a) Subdivision: Revised Lots 1 & 2, Addendum No. 3 to The Lakes Subdivision and Revised Tract 1-A, Tracts B, D-1, D-2, D-3, L-1, L-2, L-3, & L-4 belonging to Danos Properties, L.L.C., et al
Approval Requested: Process A, Raw Land Division
Location: LA Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Danos Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance requested on acreage within Tracts L-3 and D-2
d) Consider Approval of Said Application
2. a) Subdivision: Willow Woods Estates (Conceptual)
Approval Requested: Process B, Mobile Home Park (Conceptual)
Location: 1845 Hwy. 182, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Hazel Beal
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

1. Approval of Resolution with regard to required training received by Commissioners Wayne Thibodeaux and Gerald Schouest on August 18, 2012
2. Discussion and possible action with regard to the State American Planning Association Conference to be held January 23-25, 2013 in Monroe, Louisiana

I. ADMINISTRATIVE APPROVALS:

1. Lots 5-A-1, 5-A-2, 5-A-3, 5-A-4, 5-B-1 & 5-B-2, A Redivision of Revised Lot 5-A of Block 2 of Addendum No. 1 to Henry's Subdivision, Property of LL-PAC Properties, LLC, Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA
2. Revised Tract 6A, A Redivision of Tract 6, Property of Paris Broussard, Section 74, T16S-R15E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Lot 1 Block 9, Addendum No. 2 of Ellendale Subdivision, Property belonging to Paul Danos, et al, Sections 14 & 15, T16S-R16E and Section 80, T17S-R16E, Terrebonne Parish, LA
4. Tract A-B-C-E-F-D-A amd Revised Tract "C", Section 101, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Lots 10 & 19, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louis Morgan, et al, Section 3, T16S-R16E & Section 3, T16S-R17E, Terrebonne Parish, LA
6. Revised Tract "A-1" Prepared for Jackie Anthony Marie, Sections 16 & 17, T18S-R19E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:
Review of Chapters 5-12 with regard to the Comprehensive Master Plan Update to be held at a Special Meeting on Thursday, November 29, 2012 at 6:00 pm in the Council Meeting Room
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

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF SEPTEMBER 20, 2012

- A. The Vice Chairman, Mr. Alex Ostheimer, called the meeting of September 20, 2012 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Richard Elfert.
- B. Upon Roll Call, present were: Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; Mr. Wayne Thibodeaux; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Dr. L.A. "Budd" Cloutier, Jr., Chairman. 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. Erny 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 August 16, 2012."
- The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. requesting to remove the rezoning request from Briarpatch, Inc. [See *ATTACHMENT A*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning and Land Use Commission, withdraw the application 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 as per the request of the Applicant [See *ATTACHMENT A*]."
- The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc. requesting to table the Planned Building Group application for Cypress Court Duplex Addendum until the next regular meeting [See *ATTACHMENT B*].
- a) Mr. Erny moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the Planned Building Group application for the placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard until the next regular meeting of October 25, 2012 as per the request of the Applicant [See *ATTACHMENT B*]."
- The Vice Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PUBLIC HEARING:
1. The Vice 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 Vice Chairman recognized Mr. Kevin Faulk, 106 Lansdown, who was not opposed to light commercial but didn't want to see industrial. He also wished to see uniform construction of the buildings and no metal buildings.
- c) The Vice Chairman recognized Mr. Arthur Martin, 241 S ugarwood, who expressed concerns of aesthetics and the desire for no more commercial property bordering their neighborhood.
- d) The Vice Chairman recognized Mr. Jacob Rhodes, 408 Sugar Highland Blvd, who expressed his disapproval and that Equity Boulevard was proof of disruption of their peace.
- e) The Vice Chairman recognized Mr. Edward Rome, 249 Sugarwood Boulevard, who expressed concerns of the noise coming from Equity Boulevard and requested tighter restrictions on the building construction.
- f) The Vice Chairman recognized Ms. Amy Hammock, 217 Ravensaide Drive, who expressed concerns of traffic and safety of the children in the neighborhood.
- g) Mrs. Williams moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, close the Public Hearing."

The Vice Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: N one; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- h) Mr. Gordon discussed the history of the Planning Commission requesting a plan which was what was submitted and it would be up to them as to how to proceed. It was determined that a new zoning plan would be presented at the next meeting taking the speakers' concerns into consideration.
- i) Discussion was held with regard to Equity and Sugarwood being developed before zoning was even in place in that area, the Neighborhood Commercial district and its requirements, buffers, and connector streets and further discussion of the same.
- j) Mr. Pulaski suggested coming back to the Commission with a revised plan based on the comments from the public.
- k) Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC, convening as the Zoning and Land Use Commission, request Staff to come back to the Planning Commission with a revised zoning plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road based on the public comments."
- l) Mr. Freeman suggested Staff submit a formal application with the revisions to the plan which would then trigger a Public Hearing and begin the normal process of rezoning property.
- m) MOTION AS AMENDED: Mr. Thibodeaux moved, seconded unanimously: "THAT the HTRPC, convening as the Zoning and Land Use Commission, request Staff to submit a formal application for the next meeting for the Zoning Plan for Valhi Boulevard Extension between Equity Boulevard and Savanne Road, with revisions based on the Public comments."
- n) Mr. Thibodeaux reiterated the importance of having completed applications submitted.

The Vice Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: N one; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

- 1. The Vice 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) Mr. Schouest moved, seconded by Mr. Elfert: “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 October 25, 2012.”

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

- 2. WITHDRAWN Briarpatch, Inc. *See Item D1*
- 3. TABLED Cypress Court Duplex Addendum *See Item D2*

G. NEW BUSINESS:

- 1. Planned Building Group:

The Vice Chairman stated the next item on the agenda was an application by Maharrami, Inc. requesting Planned Building Group approval for the placement of a food trailer, TGS Deli at 905 Barataria Avenue.

- a) The Vice Chairman recognized the applicant, Mr. Sadeq Gubran, 3411 Bayou Black Drive, who stated he wanted to place a food truck on the property to sell deli sandwiches because there was no room inside the station.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended denial of the Planned Building Group due to vehicular traffic and pedestrian safety.
- c) Discussion was held with regard to privately owned parcels across the street in the median, food trucks versus mobile food vendors, and building renovations to accommodate the applicant’s needs.
- d) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, deny the Planned Building Group application for the placement of a food trailer, TGS Deli at 905 Barataria Avenue as per Staff’s recommendation.”

The Vice Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YE AS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: Mr. Kurtz; ABSTAINING: Mr. Ostheimer; ABSENT: Dr. Cloutier. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. Preliminary Hearing:

Mr. Elfert moved, seconded by Mr. Kelley: “ THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to 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; for Thursday, October 25, 2012 at 6:00 p.m.”

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

H. STAFF REPORT:

- 1. Mr. Pulaski discussed a letter he drafted to Parish President Michel Claudet concerning storm water drainage in the Alma Street and Westside Boulevard areas. He stated Dr. Cloutier had already reviewed and approved the letter but wanted the Commission to review.
 - a) Mr. Erny felt the need to be more direct to Administration in order for the Planning Commission to have more direction on how to address matters coming before the Commission in these areas.
 - b) The Vice-Chairman discussed the desire to get the letter out.

I. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Vice Chairman’s Comments: None.

J. PUBLIC COMMENTS: None.

K. Mrs. Williams moved, seconded by 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 7:05 p.m.”

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

Mr. W. Alex Ostheimer, Vice-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 SEPTEMBER 20, 2012.

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

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



David A Waitz, P.E., P.L.S.

Brandon M. Arceneaux, P. E.

September 20, 2012

VIA: E-Mail – cpulaski@tpcg.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Mr. Christopher Pulaski,
Zoning Administrator

RE: REQUEST TO BE REMOVED FROM THE AGENDA - APPLICATION FOR RE-ZONING -
APPLICANT/DEVELOPER: BRIARPATCH, INC. – LOCATION: PROPERTY ALONG THE
EAST SIDE OF EAST STREET - ENGINEER'S PROJECT NO. 2010-047

Dear Mr. Pulaski:

The purpose of this correspondence is to request on behalf of our client, Briarpatch, Inc. to remove the Application for Re-Zoning that is on the agenda for review by the Houma-Terrebonne Regional Planning Commission tonight.

Thank you for your cooperation and assistance in this matter and if you should have any questions pertaining to this matter, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

David A. Waitz, P.E., P.L.S.

DAW/dth

Cc: Briarpatch, Inc.
Ms. Becky Becnel
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7837 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
e-mail: dwaitz1@bellsouth.net

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



David A Waitz, P.E., P.L.S.

Brandon M. Arceneaux, P. E.

September 20, 2012

VIA: E-Mail – cpulaski@tpcq.org

Houma-Terrebonne Regional
Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Mr. Christopher Pulaski,
Zoning Administrator

RE: REQUEST FOR TABLING OF APPLICATION FOR PLANNED BUILDING GROUP APPROVAL
- APPLICANT/DEVELOPER: CYPRESS COURT APARTMENTS, LLC, - PROJECT:
CYPRESS COURT DUPLEX ADDENDUM – LOCATION: PROPERTY BEHIND 405 WESTSIDE
BLVD. - LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA -
ENGINEER'S PROJECT NO. 2008-225

Dear Mr. Pulaski:

The purpose of this correspondence is to request on behalf of our client, Mr. James Cantrelle, II, Manager of Cypress Court Apartments, L.L.C. to table the Planned Building Group Approval Application that is on the agenda for review by the Houma-Terrebonne Regional Planning Commission tonight until the next regular scheduled meeting.

Thank you for your cooperation and assistance in this matter and if you should have any questions pertaining to this matter, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Brandon M. Arceneaux, P.E.

BMA/dth

Cc: Mr. James Cantrell, II
File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7837 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
e-mail: dwaitz1@bellsouth.net

ZLUI2/16
Dist. 5

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: September 1 '2012

Janice Freeman Powell, Robert & Ryan Powell
Applicant's Name

2505 Jubilation Point Court North Las Vegas, Nv. 89032
Address City State Zip

(310) 779-3208 (702) 646-6575
Telephone Number (Home) (Work)

Owners
Interest in Ownership (Owner, etc.)

1396 West Tunnel Blvd (Rear) Houma, La. 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

77,000 + sq. Ft. Residential In Blw Houma Cabinet & Granite (Current Landlords)
Two Nursing Homes - Ramada Inn & Jacks Auto Parts.

Zoning Classification Request:

From: Residential (R-1) To: NEIGHBORHOOD Commercial (C-3)

Previous Zoning History: _____ No _____ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

Clear Land & Level → 1-2 weeks • Concrete Slab → 2-3 weeks

Do Steel & Development → 1-2 months. No G.C.

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: Janice Freeman Powell - 15109 Kimberley Ct; Houston, TX 77079
Robert W Powell II - 2505 Jubilation Point Ct., North Las Vegas, NV 89032
Ryan W. Powell - Saxon Hollow Ct., Houston, TX 77084

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

Conce Verrillo - Rep for Ramona Jan - Gen Agt
Judy Mullin - c/o Mary Bonnellair - 118 Tucker St. Houma, LA 70360

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:

Janice Freeman Powell
R.W. Powell II

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 1.00 acres. A sum of 28.50/00 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.

R.W. Powell II

Signature of Owner or Authorized Agent

September 1, 2012

Terrebonne Parish Planning & Zoning
Terrebonne Parish Planning & Zoning Department
8026 Main Street, Suite 401
Houma, LA 70360

To whom it may concern:

On behalf of Janice, Ryan & Robbie Powell, I am sending this letter of request for the proposed 1396 W. Tunnel Blvd. commercial storage facility. The present zoning class for the proposed addition(s) is residential. We are requesting a C-3 Commercial zone for the land area to be affected. Enclosed in this packet is a Plat showing Tract "A". A portion of the property along with the proposed addition sample drawings and measurements done by Gargoyle Steel Structures and Austin Building Systems.

This area of Tunnel Blvd. has commercial services such as Chateau Terrebonne Health Care and Ramada Inn on the Tunnel Blvd. side with Maison De Ville on Hollywood Rd. and Jack's Auto on Main St. All of the business owners have been notified of this rezoning proposal. Included with the documents are some of the required signatures by neighboring owners included within the proposed district.

- *Connie Verdella – (General Manager @ Ramada Inn) 1400 W. Tunnel Blvd.
- *Judy Mullin – (Resident) c/o Mary Bonvillain - 118 Tucker St.
- *Mr. Stephen – (Administrator Maison De Ville) 107 S. Hollywood Rd.
- *Chip Blondeau – (Co-owner Chateau Terrebonne Health Care) 1386 W. Tunnel Blvd.
- *Jack Washam – (Resident & Owner of Jack's Auto) 7060 Main St.

The description of the proposed grounds lies between Tunnel Blvd., Main Street and the above neighboring commercial businesses. We are proposing this amendment to include the rear land behind the Houma Granite / Cabinet Showroom and Jack's Auto and between the two nursing homes and Ramada Inn.

This project incorporates mixed-use development consisting of, but not limited to marina and commercial related storage services needed in the parish. It will provide a resource to assist neighborhoods and suburban communities with HOA's & deed restrictions while revitalizing the older area. The development will include a gated finished project that creates the security clients need in addition to being green friendly with solar powered better designs.

Property Details

Square Foot Data of Land = 81,400 sq. ft.
Tax Rate: # R02-9642, RD3-14010
Assessment R03-04011, RD3-12012, R03-14013 Year: '07 = \$2,727

Located Section 6, T17S-RME Terrebonne Parish, La.
Fronts: 120.54 +/- feet on Tunnel Blvd.
West Side: 953.72 +/- feet
East Side: 1,091.86 +/- feet
Rear: 110.75 feet +/-
Actual width average 105.5 +/- feet

*The Houma Kitchen & Cabinet Showroom only covers first 300 feet (East side) / 350 feet (West side).

*All utilities available.

A Brief History:

The Tunnel Blvd.'s commercial district from MLK down to Tunnel Blvd. has flourished by demand over the years. The proposed property to be rezoned was purchased approximately between 1950 and 1952 by my late grandparents, Dewey & Mabel Freeman. At one period of time they owned the entire plat from Bayou Terrebonne all the way to Tunnel Blvd. Their business, Freeman Sales & Service, became Jack's Auto. They went on to build and manage the 1396 Tunnel Blvd. property of which has been "Fact-O-Bake", "Performance Suzuki" and the present "Houma Granite & Cabinets" Showroom.

This change in conditions has occurred all around the proposed area including restaurants, fast food chains, two health-care facilities and the remainder of MLK's expansion. If our analysis is accurate, boat/Rv storage tends to attract customers from a much greater "ring of demand." Many renters will drive up to fifteen (15) miles for their storage needs. This is due primarily to the lack of covered boat and Rv parking in most markets. As a result, the consumer must drive to find storage space. These types of consumers also stay much longer than the conventional storage renters. The average tenant stay for a boat/Rv customer is well over twenty four (24) months. Boat/Rv customers tend to be influenced by amenities, security and conveniences, more so than conventional self-storage renters.

Presently, there are almost thirty (30) mini storage businesses in the Houma area with several more in Thibodaux, Gray & Raceland. Out of these thirty (30), only eight (8) have Rv/Boat accommodations. Less than five (5) of these facilities include covered Rv/Boat spaces. Less than half of these thirty (30) facilities feature a "gated" or "fenced in" secured location.

Also enclosed is an Appraisal Report with Land & Improvements based on the proposed land done by Charles W. Butts.

We urge you to join us in supporting this project. If you would like any additional information on the application please contact me at 310-779-3208 or

Thank you for your consideration,

Sincerely,

A handwritten signature in cursive script that reads "R.W. Powell II". The signature is written in dark ink and includes a stylized flourish at the end.

Robert W. Powell II

SITE ANALYSIS

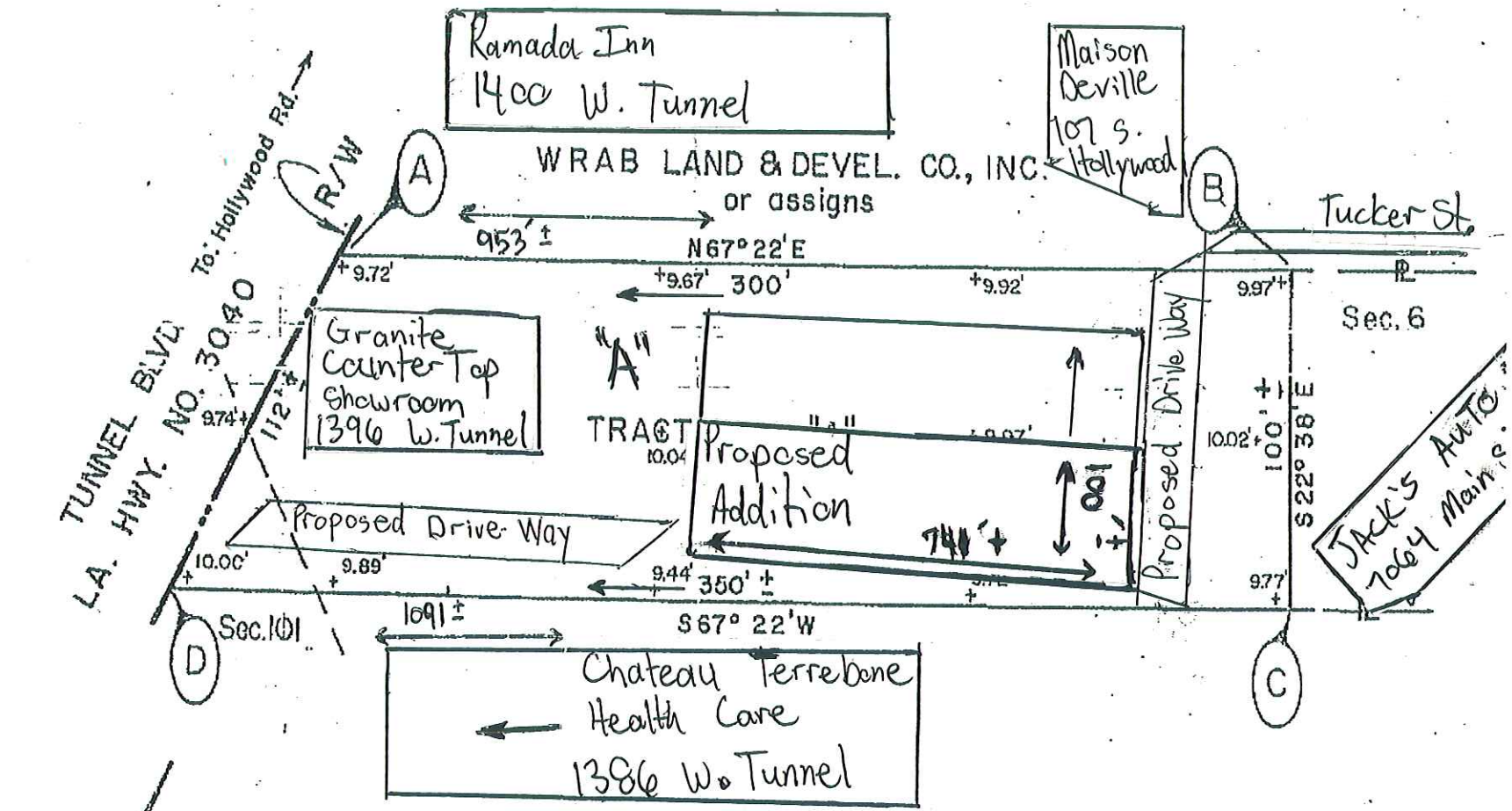
The subject property is located on West Tunnel Boulevard near the intersection of Hollywood Road. It is located in a prime retail area. West Tunnel Boulevard runs from the Houma Tunnel to Hollywood Road then becomes Martin Luther King Boulevard. This property has a municipal address of 1377 West Tunnel Boulevard, Houma, Terrebonne Parish, Louisiana.

The West Tunnel Boulevard is legally described on the attached Exhibit "A" and shown on the attached survey titled map showing existing property of C R Patterson and Dewey Freeman located in Section 6, T17S-R17E, Terrebonne Parish, Louisiana. The subject fronts 120.54+/- feet on West Tunnel Boulevard, the west side measures 953.72+/- feet, the east side measures 1,091.86+/- feet and the rear width along the less and except property of Jack Washam measures 110.75 feet, more or less. The front and rear widths are measured at angles. The actual property width averages 105.5+/- feet. The subject is irregular in shape and contains 2.48+/- acres or 107,904+/- square feet, more or less.

All utilities are available to the site. No adverse influences were noted. Easements are typical and of record.

To the rear of the building (past the fence) is the remainder of the West Tunnel Tract. The Suzuki lease only covers the first 300/350 feet of the tract. There is limited access to the rear tract from the front. There is access to this portion of the property from Tucker Street off of West Main.

Please see the photos and sketch of the building in the addendum of this report for more details.



PLAT SHOWING TRACT "A", A PORTION OF THE PROPERTY OF DEWEY J. FREEMAN LOCATED IN SEC. 6 & 101, T17S-R17E TERREBONNE PH., LA.

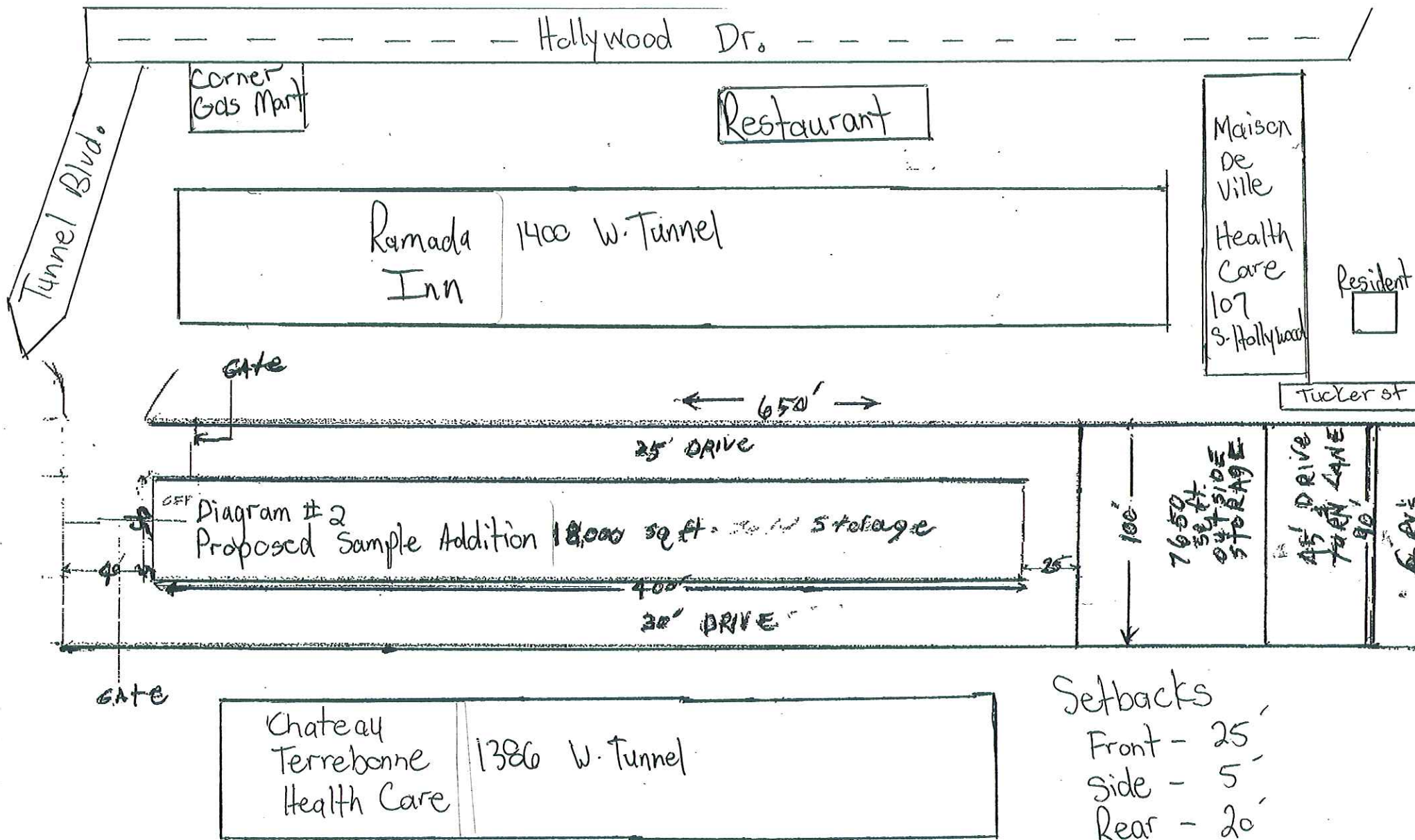
OFFICE OF: T. BAKER SMITH & SON, INC. - CIVIL ENGRS. & LAND SURVEYORS

11/14/77

HOUMA, LA.

SCALE: 1" = 50'

11/17/77 ELEV. : DATUM ASSUMED
1/8/78 Sec. 101 Dotted

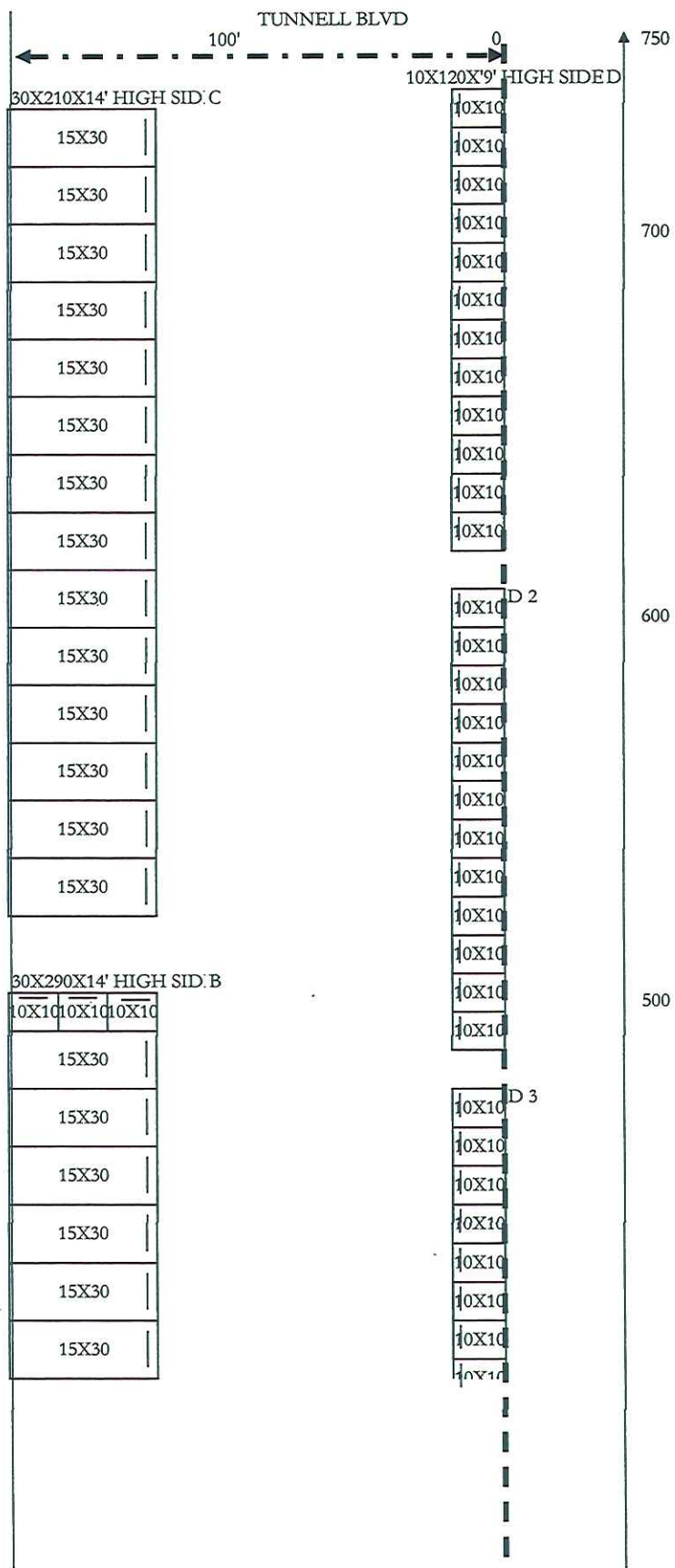


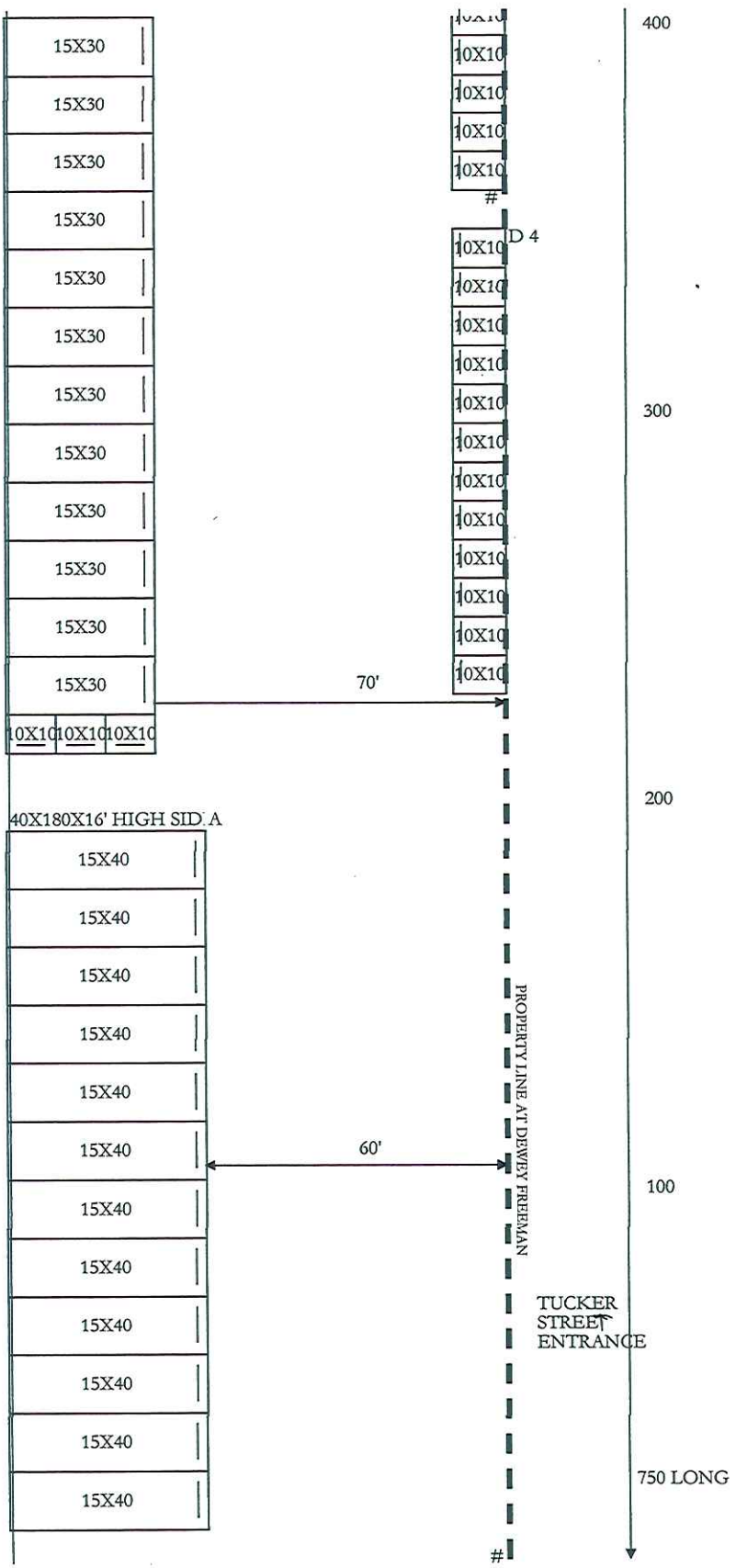
Setbacks
 Front - 25'
 Side - 5'
 Rear - 20'

By: Gargyle Steel Structures.

Diagram #1 Proposed Sample Addition

By: Austin Building Systems





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

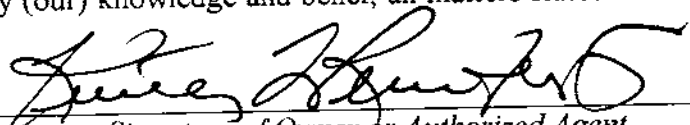
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

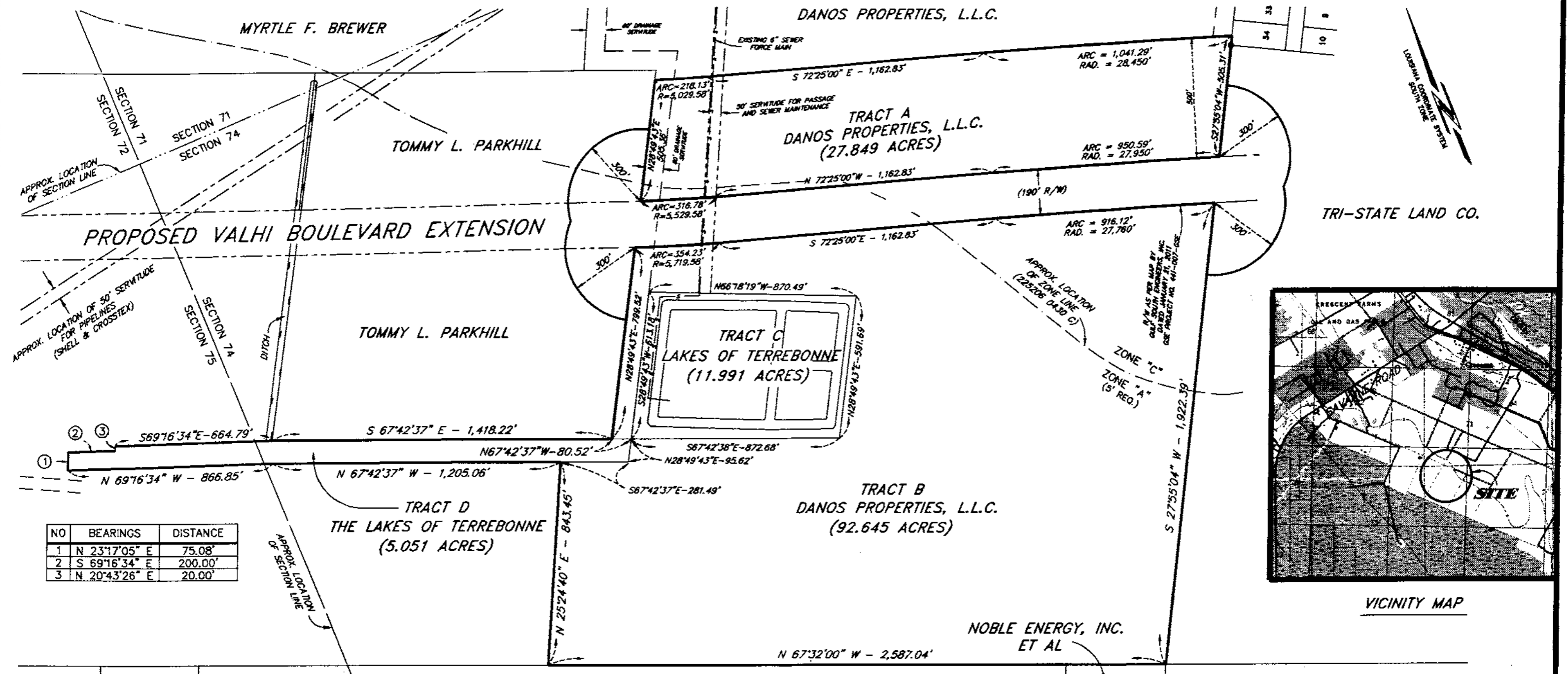
I (We) own 137.536 acres. A sum of 100.00 dollars is enclosed and made a part of this application.

DECLARATION

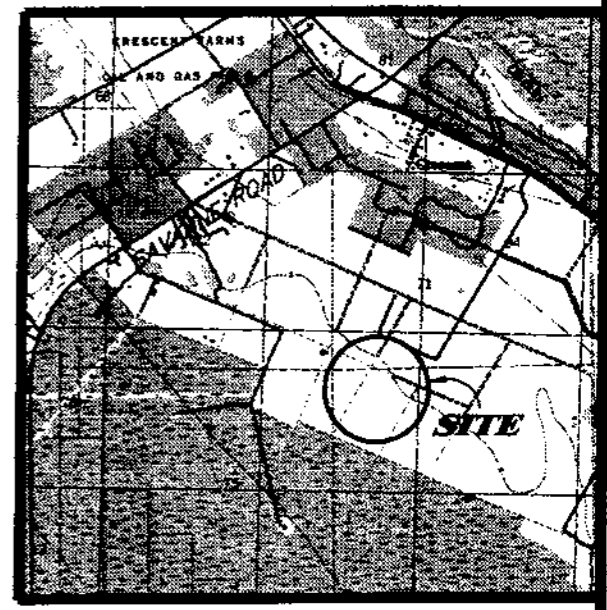
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



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

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'

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



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

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.

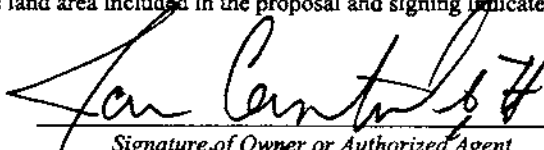
I (We) own 1.039 acres. A sum of 28.50 dollars is enclosed and made a part of this application.



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

REFERENCE MAPS & BEARINGS:
 REVISION NO. 2 TO DEVELOPMENT NO. 1
 WESTSIDE PLAZA
 A DIVISION OF THE PROPERTY OF MICHAEL
 GENE BURKE AND ELIE SEAUX, JR.
 LOCATED IN SECTION 4 & 94, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 DATED: MAY 15, 1964
 BY: MICHAEL GENE BURKE

MAP SHOWING PROPOSED ADDENDUM NO. 4
 BROADMOOR HEIGHTS
 BEING A SUBDIVISION LOCATED IN SECTION
 4 & 94, T17S-R17E, TERREBONNE PARISH, LA
 DATED: JAN. 18, 1977
 DATED: DOUGLASS S. TALBOT ENGINEERS

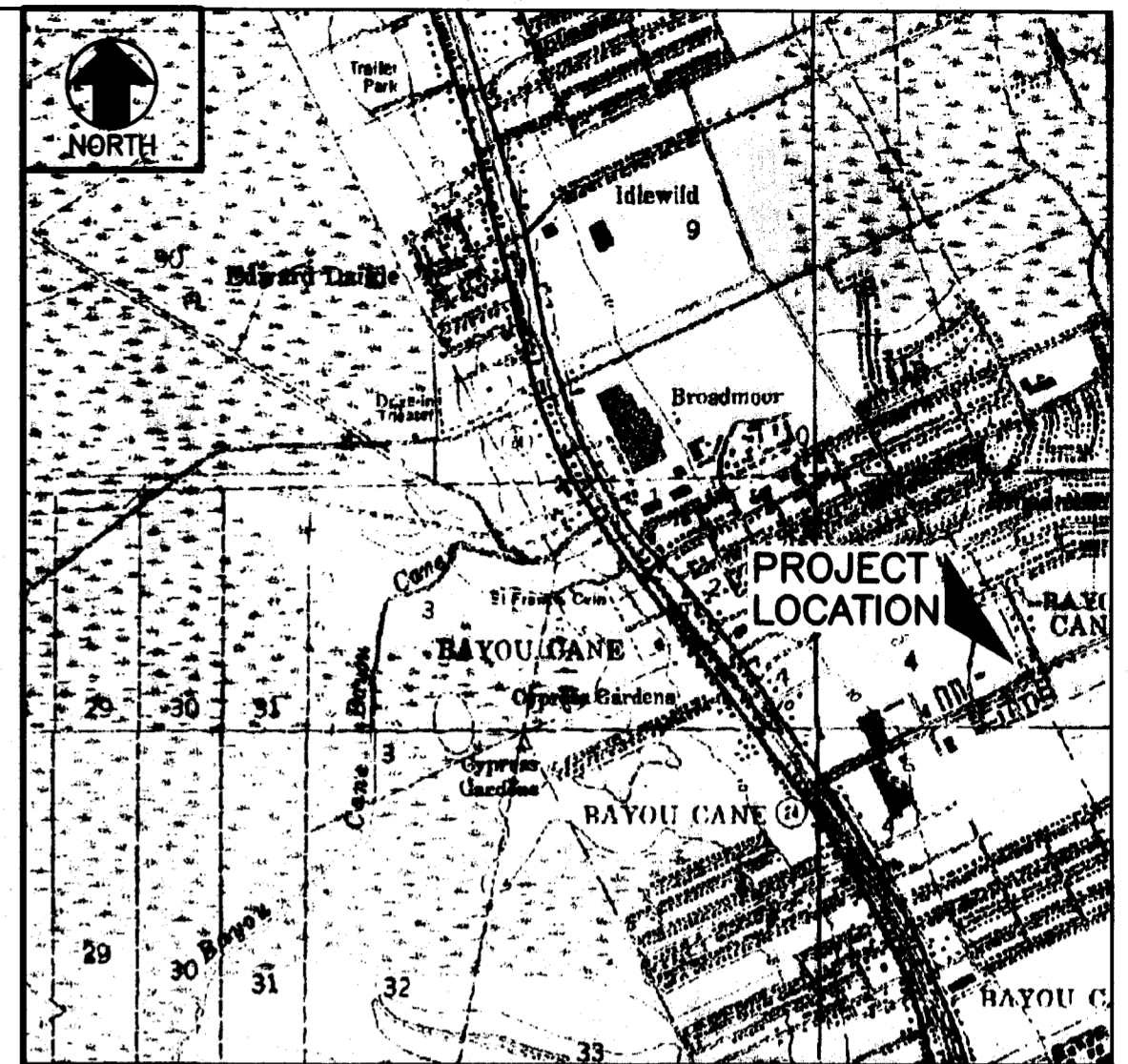
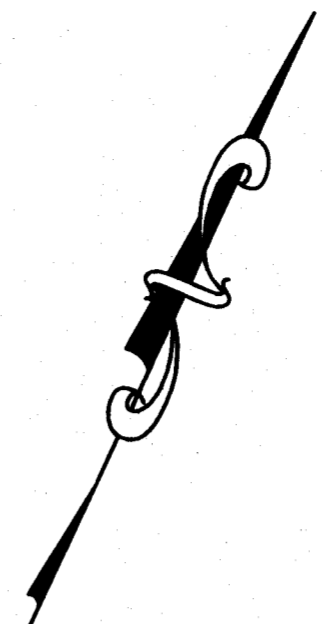
SURVEY OF PROPERTY OF ERNEST J. BERNARD
 SECTION 4, T17S-R17E, TERREBONNE PARISH, LA
 DATED: DECEMBER 14, 1978
 BY: KENETH L. REMBERT, SURVEYOR

MAGNOLIA COURTYARD ESTATES
 LOCATED IN SECTION 4, T17S-R17E
 HARRIS DEVELOPMENT CORPORATION
 HOUMA, LOUISIANA
 DATED: 4/28/95
 REVISED: 12/20/95
 BY: MILFORD & ASSOCIATES, INC.

LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R.	●
POWER POLE	⊗
LIGHT POLE	⊗
GUY WIRE	→
TELEPHONE PEDESTAL	⊞
FENCE	- X -
CATCH BASIN	■
CULVERT	- - -

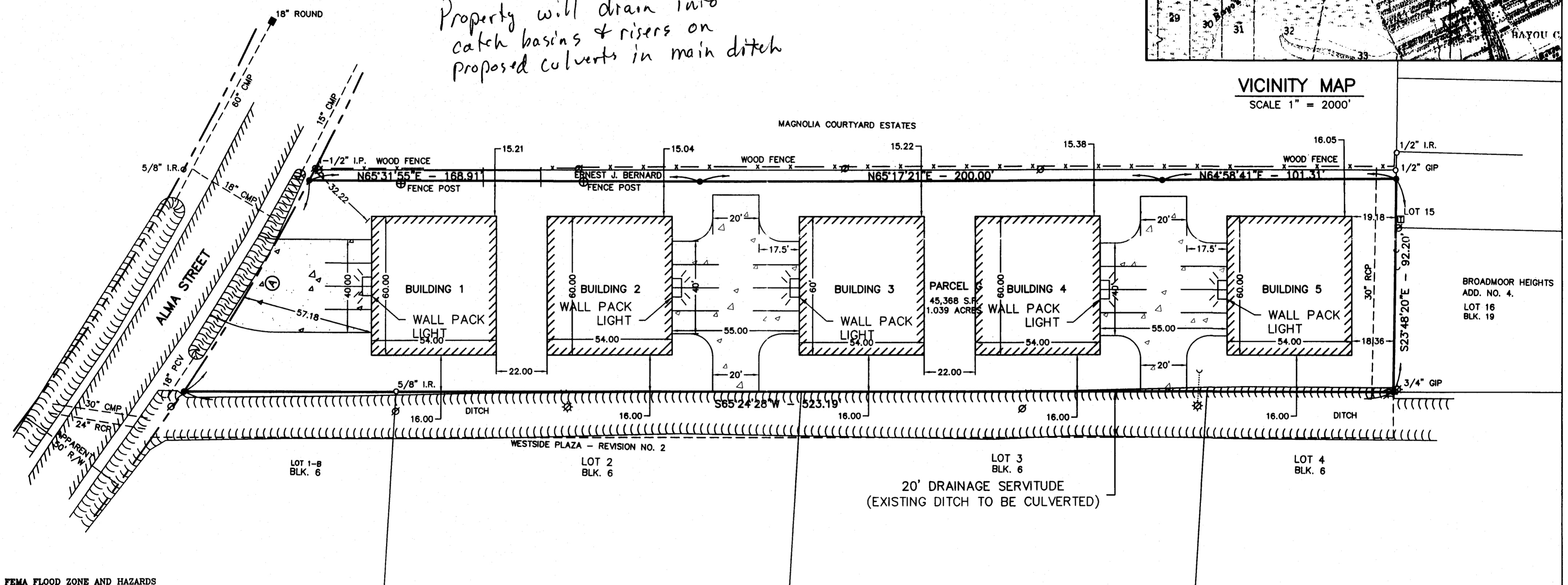
T17S - R17E
 SECTION 4



VICINITY MAP
 SCALE 1" = 2000'

*No water mains will be on property
 All meters will be on Alma St.*

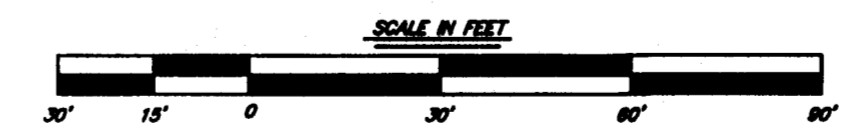
*Property will drain into
 catch basins & risers on
 proposed culverts in main ditch*



FEMA 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, 2006 FLOOD ZONE: A A.B.F.E. = 5.0'

CURVE DATA: A

R	= 979.93'
L	= 108.32'
Δ	= 06°12'59.7"
T	= 53.21'
CH	= N06°05'55"E - 106.27'



**PRELIMINARY
 COPY**

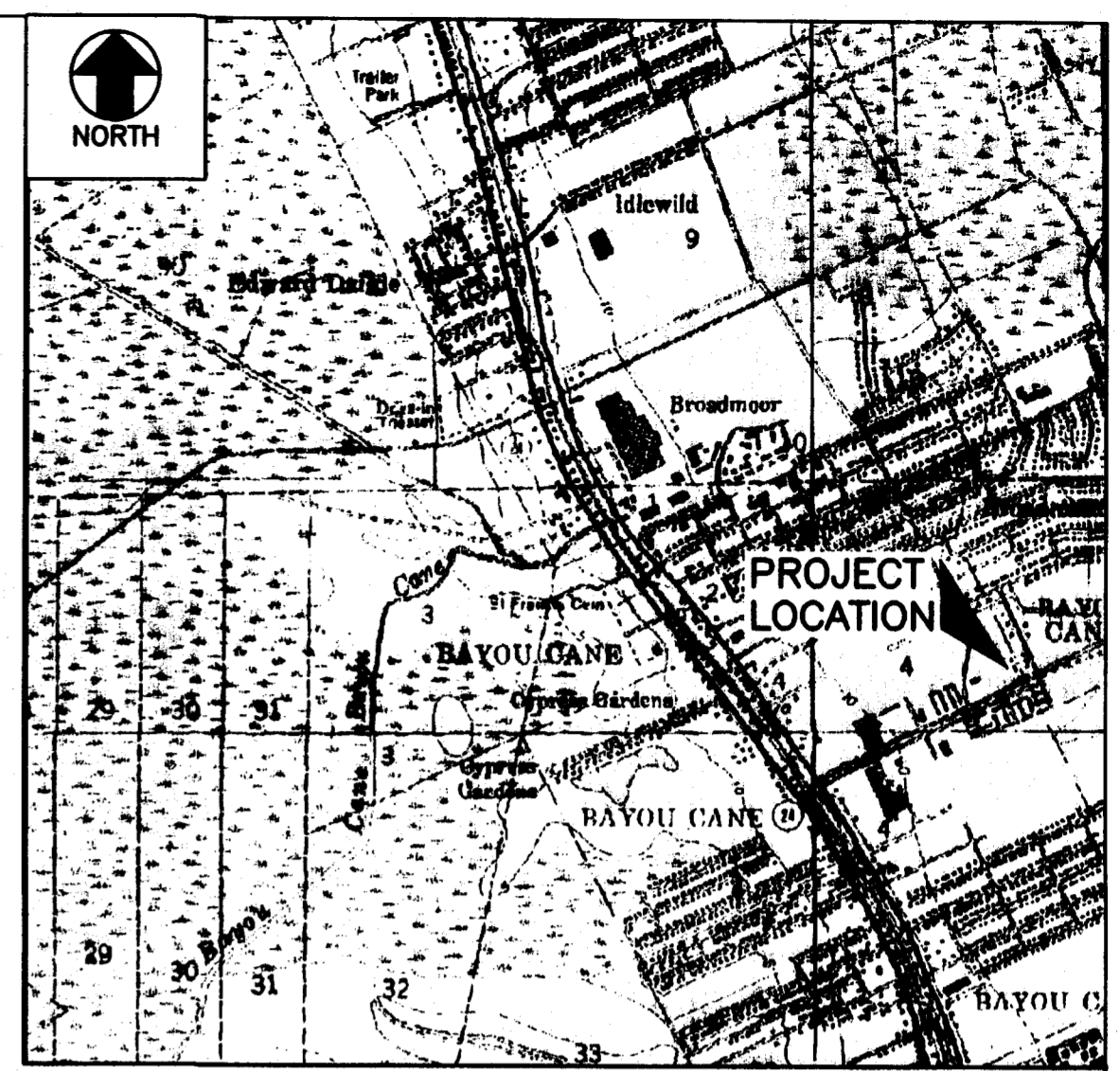
NOTE:
 THIS PLAT DOES NOT PURPORT TO SHOW ALL
 EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAT DOES NOT PURPORT TO SHOW ALL
 UNDERGROUND UTILITIES AND/OR PIPELINES
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT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

PRELIMINARY LAYOUT
 SURVEY OF PARCEL G BELONGING TO
 CYPRESS COURTS APARTMENTS, LLC.
 LOCATED IN SECTION 4, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

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

DESIGNED: DAW	DATE	DESCRIPTION	BY	REVISION	DATED: DECEMBER 23, 2008	FILE: F:\DWOS\2008\08-225\08-225.DWG	JOB NO: 2008-225
CHECKED: DAW							
TRACED:							
DETAILED:							
CHECKED: DAW							
CHECKED:							

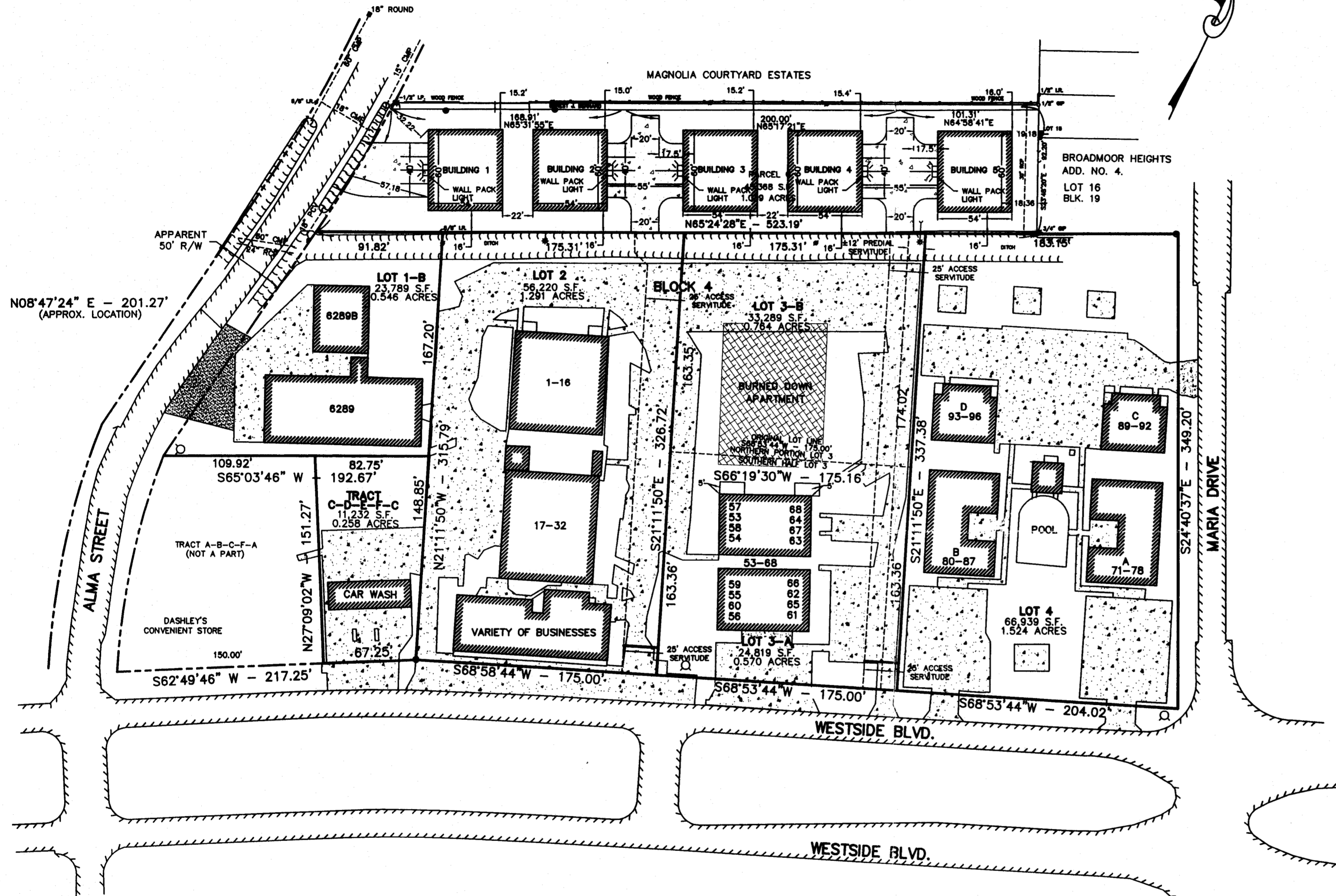
T17S - R17E
SECTION 4



VICINITY MAP
SCALE 1" = 2000'

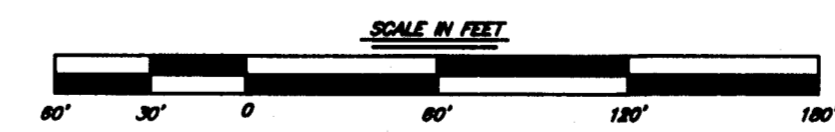
LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. ○
- POWER POLE ⦶
- LIGHT POLE ⦶
- GUY WIRE →
- TELEPHONE PEDESTAL □
- FENCE — X —
- CATCH BASIN ■
- CULVERT - - -
- EXISTING FH ⦶



FEMA 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, 2006 FLOOD ZONE: A A.B.F.E. = 5.0'

CURVE DATA: A	
R =	325.00'
L =	182.35'
CH =	N12°40'28"E - 180.66'



**PRELIMINARY
COPY**

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

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

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

DESIGNED: DAW	DATE	DESCRIPTION	BY	DETAILED:	TRACED:
CHECKED: DAW				CHECKED: DAW	CHECKED:
REVISION					
DATED: JUNE 1, 2009			FILE: F:\DWGS\2008\08-225\08-225\lots 1-2-3-4.DWG		
			JOB NO: 2008-225		

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

SUBMIT BY JUNE 4
PC MEETING JUNE 21 (PRE HEARING)
JULY 19 (HEARING)
COUNCIL LATE JULY
EARLY AUGUST
ZLU12/11
Council 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: 5-22-2012

Marshall White
Applicant's Name

206 1/2 Boykin Houma La 70360
Address City State Zip

(985) 381 4621
Telephone Number (Home) (Work)
cell

7124 Main St Houma La 70360
Address of Property to be Rezoned & Description (Lot) Block, Subdivision

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

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:

x Marshall White

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

x Virian Bolden White

Elizabeth Paris

Alice Williams

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:

Marshall White

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 5 acres. A sum of \$ 25 dollars is enclosed and made a part of this application.

\$25
~~\$175~~
~~\$42~~
~~\$25~~

DECLARATION

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

Marshall White

Signature of Owner or Authorized Agent

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:

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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.

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

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- 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.

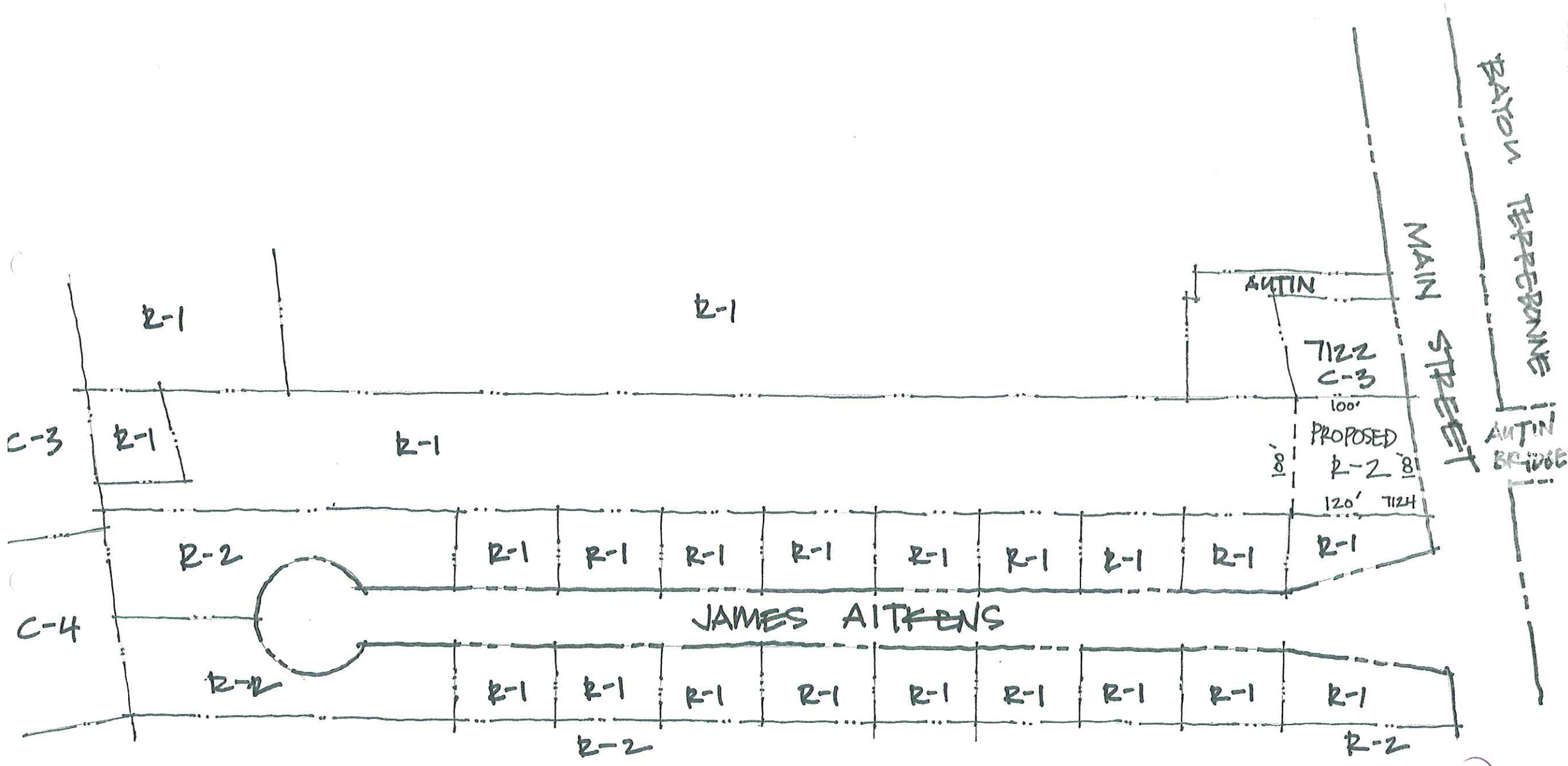
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

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.



PROPOSED REZONE PLAT FOR 7124 MAIN STREET, HOUMA, LA
 SCALE: 1" = 100'-0"

M.W.
 6/4/12

2LU12/18

**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

DIST. 1

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

**Zoning & Land Use Commission
Application**

Name: Apostolic Revival Church ^{Pastor} (Michael Kenney)
Address: 1190 Barrow St MAILING ADDRESS: PO BOX 144
Phone: 985 882 4001 CELL (504 234 8395) ST. BERNARD, LA 70085

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

The premises affected are situated at 1226 BARROW ST in a C-2 Zoning District. The legal description of the property involved in this application is: LOT 1 BLOCK 7 DEWEYVILLE

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

Applicant's interest in the premises affected: BUYER

Approximate cost of work involved: _____

Explanation of property use: CHURCH / OUTREACH MINISTRY

Plot Plan attached: Yes No Drainage Plan attached: Yes No

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

- RONNIE & REBECCA THERIOT
PO BOX 1668
HOUMA, LA 70361
- HALL & ROSALIE SCOTT
632 ZEPINGER ST
HOUMA, LA 70360
- BUTANE GAS CO, INC.
240 LAKE CRESCENT CIR
HOUMA, LA 70360

Michael 2. Kenney
Signature of Applicant or Agent

5042348395
Phone Number

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

Joe Stephenson
Signature of Applicant or Agent

10/04/12
Date

UNIFORMS USA etc

Building
90x60

Emergency
Exit Light

Side Exit

(SD)

(SD)

(SD)

Smoke detectors total 6

(SD)

1226

BARROW St

ZERINSER St

Side Exit

* PARKING 7 SPACES

Front Door

* SQUARE FOOT
PARKING (1620 sq ft)

27
60

27
60
PARKING

GAUTREAU St.

BARROW St

2/11/12/19

*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

SADEQ GUBRAN / MAHARRAMI, INC
Applicant's Name

3411 BAYON BLACK DR HOUMA, LA 70360
Address City State Zip Code

10/03/12 / (985) 870-8955
Date Telephone Number(s)

[Signature]
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: TEIS DELI
2. Location: 905 BARATARIA AVE, HOUMA, LA 70360
3. Zoning District: I-1 (LIGHT INDUSTRIAL)
4. Total Land Area: 0.5 ACRE (21,726 sq ft)
5. Total Number of Units: N/A
6. Gross Floor Area: EXISTING STORE - 680 sq ft / PROPOSED FOOD TRAILER 104 sq ft
7. Total Parking Spaces Provided: 7
- Total Parking Spaces Required: 4
8. Approximate Cost of Work Involved: \$30,000
9. Has any previous application been made: NO _____ YES X

If Yes, please describe: PBS - DENIED AT 9/20/12 HEARING. APPUCANT REVISED SITE PLAN & RESUBMITTED.

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.

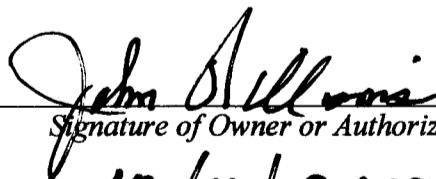
I (We) own 0.5 acres. A sum of \$ 25 dollars is enclosed and made a part of this application.



Signature of Applicant
10/03/12

Date

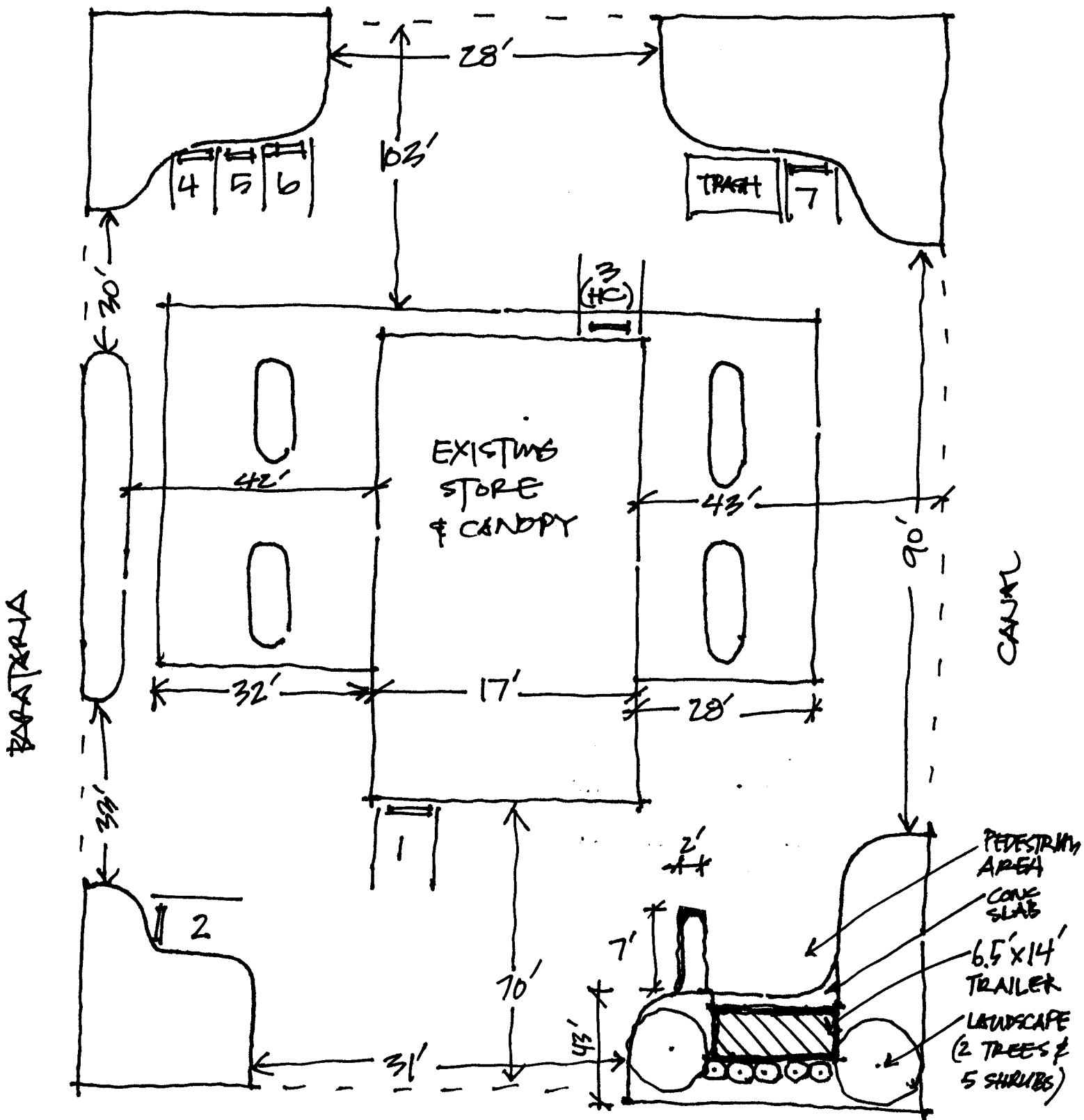
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent
10/4/2012

Date

WEST TUNNEL (BOND)



WEST TUNNEL (HONDURAS)

OFFERED BY:

SECONDED BY:

RESOLUTION NO. _____

A Resolution giving Notice of Intent to adopt an ordinance amend the Zoning Ordinance, Chapter 28, Section 28-202(d) "Amendment Procedure" to include a requirement to publically notice on site indicating an upcoming public hearing for a rezone request, as per attachment "A."

THEREFORE, BE IT RESOLVED by the Terrebonne Parish Consolidated Government, that notice of intent is given for adopting an ordinance to amend the Zoning Ordinance, Chapter 28, Section 28-202(d) "Amendment Procedure" to include a requirement to publically notice on site indicating an upcoming public hearing for a rezone request, as per attachment "A."

BE IT FURTHER RESOLVED that a public hearing on said ordinance be called for _____ day of _____, 2012.

**OFFERED BY
SECONDED BY**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, CHAPTER 28, SECTION 28-202(d) "AMENDMENT PROCEDURE" TO INCLUDE A REQUIREMENT TO PUBLICALLY NOTICE ON SITE INDICATING AN UPCOMING PUBLIC HEARING FOR A REZONE REQUEST, AS PER ATTACHMENT "A."

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in regular session convened, acting pursuant to the authority invested in it by the Constitution and laws of the State of Louisiana, the Home Rule Charter for a Consolidated Government for Terrebonne Parish, and including, but not limited to, LSA R.S. 33:1368 and other statutes of the State of Louisiana, to amend the Zoning Ordinance, Chapter 28, Section 28-202(d) "Amendment Procedure" to include a requirement to publically notice on site indicating an upcoming public hearing for a rezone request, as per attachment "A."

SECTION II

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION III

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government of Terrebonne Parish, whichever occurs sooner.

Attachment A

Proposed Requirement for Public Notice On Site for Rezoning Requests

Sec. 28-202. – Amendment Procedure.

- (d) *Preliminary hearing by zoning commission.* The zoning commission shall hold a preliminary hearing on each application within thirty-five (35) days after receipt of such application for amendment to this chapter and shall notify the applicant and the office of zoning administration of the time and place of such preliminary 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. Within ten (10) days after such notification the applicant shall provide at least the following:
- (1) *Additional information.* Furnish the commission with such additional information as it may request;
 - (2) *Owners of surrounding property.* If the proposed amendment would require a change in the zoning map, furnish the commission with the name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property, the classification of which is sought to be changed, such distance to be measured along the property lines of the streets on which such property is located and along any other streets crossing the same or leading therefrom. In the case of a corner lot, the rear corner on the side street shall be considered a fronting corner;
 - (3) *Public notice on site.* No less than ten (10) days prior to the Zoning and Land Use Commission public hearing, the applicant shall post a notice on the land under consideration. The notice shall consist of at least one sign facing each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on post(s) at least four feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than 4' x 4'. Letter size shall be a minimum of two inches high. The notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
ZONING AND LAND USE COMMISSION

This land shall be considered for a change in zoning from (zone district) to (zone district).
The public hearing is (date), at (time), in the 2nd Floor Council Hearing Room, 8026 Main
Street, Houma, LA. For more information call HTRPC at 985-873-6793

File No.: _____

No less than ten (10) days prior to the Zoning and Land Use Commission public hearing, the applicant shall submit a dated photograph to the HTRPC clerk as evidence that the notice has been posted as required.

DRAFT