

# Houma-Terrebonne Regional Planning Commission

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

**DECEMBER 19, 2013, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 November 21, 2013

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Preliminary Hearings:
  - a) Rezone from OL (Open Land) to R-1 (Single-Family Residential) zoning district; Vacant 13.27 acre tract along Valhi Boulevard Extension north of Valhi right-of-way and south of existing Manchester Subdivision; Tri-State Land, applicant; and call a Public Hearing on said matter for Thursday, January 16, 2014 at 6:00 p.m.
  - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) zoning district; Tract 1 of Property belonging to Coastal Home Builders (Colonial Acres Drive); Coastal Commercial Properties, LLC, applicant; and call a Public Hearing on said matter for Thursday, January 16, 2014 at 6:00 p.m.

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. 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 November 21, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 21, 2013

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 19, 2013 INVOICES and TREASURER'S REPORT OF NOVEMBER 2013**

1. Amendment to the 2013 Budget
2. Proposed 2014 Budget

### **E. ANNUAL ORGANIZATIONAL MEETING:**

1. Approval of proposal(s) for 2013 Audit
2. Election of Officers for 2014

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Tracts 1-A thru 1-D, Property of Dove Development & Land, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Dove Development & Land, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application
2. a) Subdivision: Tracts 15-A & 15-B, A Redivision of Tract 15, Sunrise Plantation Estates  
Approval Requested: Process A, Re-Subdivision  
Location: 689 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Jermie Ball  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Falgout Canal Harbor  
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary  
Location: Gabi Court, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Poule D'eau Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Variance Requests:
  - 1) 20' limestone street & utility corridor planned (total of 36' i/l/o 56' wide-40' street 16' utilities)
  - 2) Limestone parking area 25' x 50' planned i/l/o concrete
  - 3) One block length 1,550' in length
  - 4) Greenspace smaller than requirement
  - 5) Access street is not the normal collector street
  - 6) Buildings to be a minimum of 10' apart
  - 7) Private garbage collection shall be taken via Dr. Beatrous Road  
c) Public Hearing  
d) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Variance Request: Variance for the length of Block 1  
c) Public Hearing  
d) Consider Approval of Said Application
3. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 395 Technology Lane, Gray, 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
4. a) Subdivision: Lots 2-A & 2-B, A Redivision of Lot 2, Block 1, Pontiff Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 1204 Acadian Drive & 211 Pontiff Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Mel Blanchard  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Lot 10, Addendum No. 1 & Revised Lots 9, 10, & 11, Block 3, Addendum No. 2 to Energy Center of Southeast Louisiana, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Lot Line Shift on Property belonging to C4 Elion, L.L.C., Section 5, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of a 35.90 acre tract and a 5.57 acre tract belonging to Gilbert Paul Stoufflet, et al, Creating a 27.79 acre tract and a 13.68 acre tract, Section 10, T18S-R19E & Section 1, T19S-R19E, Terrebonne Parish, LA
4. Property Line Shift of Lot 1, Block 5 of Crescent Subdivision on property belonging to Rene LeCompte, Section 81, T17S-R16E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF NOVEMBER 21, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 21, 2013 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 him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. 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 moved, seconded by Mr. Erny: “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 October 17, 2013.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. Home Occupation:
- a) The Chairman stated the next item on the agenda under New Business was an home occupation application by Mrs. Catherine Verret requesting to establish a floral arrangement business in her home at 342 Cleveland Street.
- b) The Chairman recognized Mrs. Verret, who discussed her request to become a floral designer.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the home occupation request.
- d) Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the home occupation request by Mrs. Catherine Verret to establish a floral arrangement business at 342 Cleveland Street.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. STAFF REPORT: None.
- G. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. PUBLIC COMMENTS: None.

- I. Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:04 p.m.”

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

L.A. “Budd” Cloutier, 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 NOVEMBER 21, 2013.**

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

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

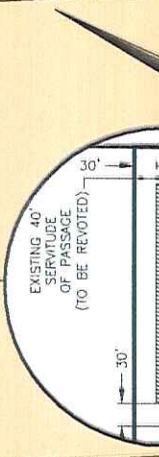
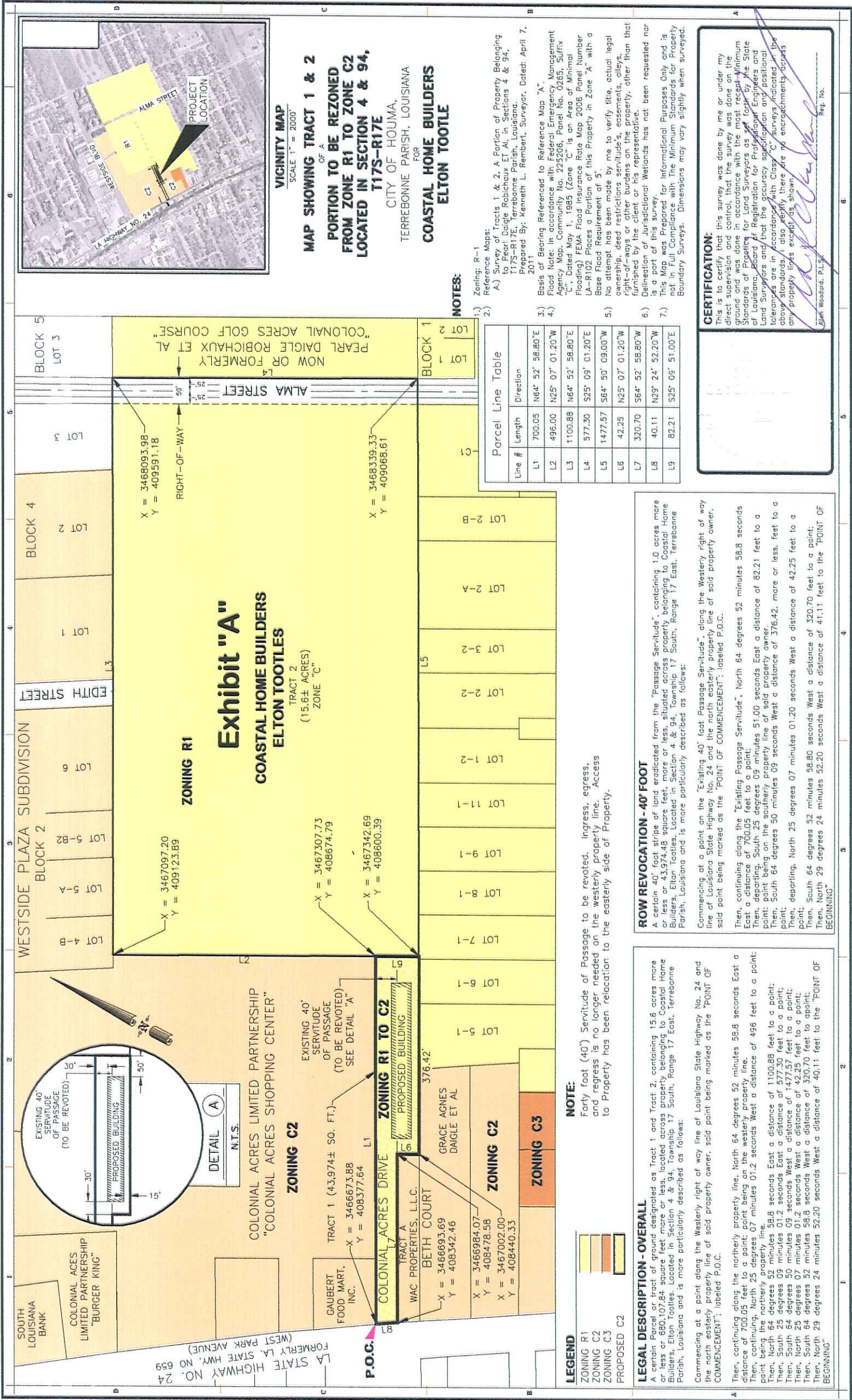
***Thursday, January 16, 2014***

---

***@ 6:00 p.m.***

---

***ZLU/E1(a)***



**Exhibit "A"**  
**COASTAL HOME BUILDERS**  
**ELTON TOOTLES**

TRACT 2  
(15.6± ACRES)  
ZONE "C"

**VICINITY MAP**  
SCALE 1" = 2000'

**MAP SHOWING TRACT 1 & 2**  
**OF A**  
**PORTION TO BE REZONED**  
**FROM ZONE R1 TO ZONE C2**  
**LOCATED IN SECTION 4 & 94,**  
**T17S-R17E**  
**CITY OF HOUMA,**  
**TERREBONNE PARISH, LOUISIANA**  
**FOR**  
**COASTAL HOME BUILDERS**  
**ELTON TOOTLES**

**Parcel Line Table**

Line #	Length	Direction
L1	700.05	N64° 52' 58.80"E
L2	496.00	N25° 07' 01.20"W
L3	1100.88	N64° 52' 58.80"E
L4	577.30	S25° 09' 01.20"E
L5	1477.57	S64° 50' 09.00"W
L6	42.25	N25° 07' 01.20"W
L7	320.70	S64° 52' 58.80"W
L8	40.11	N29° 24' 52.20"W
L9	82.21	S25° 09' 51.00"E

**NOTES:**

- 1.) Zoning: R-1
- 2.) Reference Maps:  
A.) Survey of Tracts 1 & 2, A. Portion of Property Belonging to Pearl Daigle Robichaux ET AL, in Sections 4 & 94, T17S-R17E, Terrebonne Parish, Louisiana.  
Prepared By: Kenneth L. Rembert, Surveyor, Dated: April 7, 2011
- 3.) Basis of Bearing Referenced to Reference Map "A".
- 4.) Flood Note: In accordance with Federal Emergency Management Agency Map, Community No. 225206, Panel No. 0285, Suffix "C", Dated May 1, 1985 (Zone "C" is an Area of Minimal Flooding) FEMA Flood Insurance Rate Map 2006 Panel Number LA-R102 Places a Portion of this Property in Zone "A" with a Base Flood Requirement of 5'.  
No attempt has been made by me to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-way or other burdens on the property, other than that furnished by the client or his representative.
- 5.) Delineation of Jurisdictional Wetlands has not been requested nor is a part of this survey.
- 6.) This Map was Prepared for Informational Purposes Only and is not in Full Compliance with the Minimum Standards for Property Boundary Surveys. Dimensions may vary slightly when surveyed.

**NOTE:**

Forty foot (40') Servitude of Passage to be revoked. Ingress, egress, and regress is no longer needed on the westerly property line. Access to Property has been relocated to the easterly side of Property.

**LEGEND**

- ZONING R1
- ZONING C2
- ZONING C3
- PROPOSED C2

**LEGAL DESCRIPTION - OVERALL**

A certain Parcel or tract of ground designated as Tract 1 and Tract 2, containing 15.6 acres more or less or 680,107.84 square feet more or less, located across property belonging to Coastal Home Builders, Elton Tootles, located in Section 4 & 94, Township 17 South, Range 17 East, Terrebonne Parish, Louisiana and is more particularly described as follows:  
Commencing at a point along the Westerly right of way line of Louisiana State Highway No. 24 and the north easterly property line of said property owner, acid point being marked as the "POINT OF COMMENCEMENT"; labeled P.O.C.  
Then, continuing along the northerly property line, North 64 degrees 52 minutes 58.8 seconds East a distance of 700.05 feet to a point; point being on the westerly property line.  
Then, continuing, North 25 degrees 07 minutes 01.2 seconds West a distance of 496 feet to a point; point being the northerly property line.  
Then, North 64 degrees 52 minutes 58.8 seconds East a distance of 1100.88 feet to a point; point being the northerly property line.  
Then, South 25 degrees 09 minutes 01.2 seconds East a distance of 577.30 feet to a point; point being the northerly property line.  
Then, South 64 degrees 50 minutes 09 seconds West a distance of 1477.57 feet to a point; point being the northerly property line.  
Then, North 25 degrees 07 minutes 01.2 seconds West a distance of 42.25 feet to a point; point being the northerly property line.  
Then, South 64 degrees 52 minutes 58.8 seconds West a distance of 320.70 feet to a point; point being the northerly property line.  
Then, North 29 degrees 24 minutes 52.20 seconds West a distance of 40.11 feet to the "POINT OF BEGINNING".

**ROW REVOCATION - 40' FOOT**

A certain 40' foot stripe of land eradicated from the "Passage Servitude", containing 1.0 acres more or less or 43,974.48 square feet, more or less, situated across property belonging to Coastal Home Builders, Elton Tootles, located in Section 4 & 94, Township 17 South, Range 17 East, Terrebonne Parish, Louisiana and is more particularly described as follows:  
Commencing at a point on the "Existing 40' foot Passage Servitude", along the Westerly right of way line of Louisiana State Highway No. 24 and the north easterly property line of said property owner, said point being marked as the "POINT OF COMMENCEMENT"; labeled P.O.C.  
Then, continuing along the "Existing Passage Servitude", North 64 degrees 52 minutes 58.8 seconds East a distance of 700.05 feet to a point;  
Then, continuing, South 25 degrees 09 minutes 51.00 seconds East a distance of 82.21 feet to a point; point being on the southerly property line of said property owner.  
Then, South 64 degrees 50 minutes 09 seconds West a distance of 376.42, more or less, feet to a point;  
Then, departing, North 25 degrees 07 minutes 01.20 seconds West a distance of 42.25 feet to a point;  
Then, South 64 degrees 52 minutes 58.80 seconds West a distance of 320.70 feet to a point;  
Then, North 29 degrees 24 minutes 52.20 seconds West a distance of 41.11 feet to the "POINT OF BEGINNING".

**CERTIFICATION:**

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards, also specify there are no encroachments, access, or property lines except as shown.

*John Woodard, P.L.S.*  
Reg. No. \_\_\_\_\_

**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: 11-12-13

Coastal Commercial Properties, LLC  
Applicant's Name

407 North Hollywood Rd. Houma La 70364  
Address City State Zip

985 876 4207 985-381-5249  
Telephone Number (Home) (Work)

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

see attached legal description  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

From: R1 To: C2

Previous Zoning History:  No  Yes

If Yes, Date of Last Application: \_\_\_\_\_



AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

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. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. LEGAL PLAT OF PROPERTY TO BE REZONED: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:
  - a. Land area to be affected including legal description;
  - 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. Locations of 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. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.
3. DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.
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 commercial district entirely surrounded by residential districts;
  - c. 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.



**Reason for Ammendment** Besides being the unconditional choice of the owner, the owner is a building contractor. The owner sees this piece of land as a wasted residual of the parent property which is now a separate lot of record. The criteria for a commercial structure are all met and the neighbors fronting la 24 above and below are zoned C2./

**Development Schedule** The permitting process will begin as soon as rezoning is completed. 90 to 120 days of construction will include site work , concrete, building etc

**Market Information** Not available or Applicable

**Public Need** In this case public need is self proving as evidenced by the creation of 72 single family lots for new homes. A measurable portion of the 72 new residents will need storage that is not always available or near their home. This development will remedy this problem.

**Lien Holder** The one lien Holder is Synergy Bank

---

**Probable Effect** This property and neighbors will both <sup>benefit</sup> from the development. The property is currently partially wooded with thick briars, vines and refuse.

When developed the land will enjoy engineered drainage, no weeds or junk, and less habitat for snakes, rats, opossums etc.

## **Adjacent Property Owners**

1. Dickey's Barbeque 6487 West Park Avenue, Houma, La 70364
  2. Dupre's Services 6479 West Park Avenue, Houma, La 70364
  3. Residence 6471 West Park Avenue, Houma, La 70364
  4. Car Wash? Gobears also I think
  5. Gobears Texaco 6459 West Park Avenue, Houma, La 70364
  6. Colonial Acres Shopping center West Park Avenue, Houma, La 70364
  7. UniKut 6474 West Park Avenue, Houma, La 70364
  8. First Choice Mtg. 6468 West Park Avenue Houma, La 70364
  7. Neil's Small Engine Repair 6462 West Park Avenue, Houma, La 70364
  8. Your Cleaners 6456 West Park Avenue, Houma, La 70364
  9. Spring Leaf Financial 6497 West Park Avenue, Houma, La 70364
  10. Current residences from 99 thru 112 Louis Drive Houma, La 70364
-

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, January 16, 2014***

---

***@ 6:00 p.m.***

---

***ZLU/E1(b)***

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

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 12/01/13

Tri-State Land Co.  
Applicant's Name

<u>5342 Hwy. 311</u>	<u>Houma</u>	<u>LA</u>	<u>70360</u>
Address	City	State	Zip

<u>876-7448</u>	
Telephone Number (Home)	(Work)

100%  
Interest in Ownership (Owner, etc.)

Valhi Blvd., Houma, LA 70360  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

ADDRESSES PENDING FUTURE APPROVAL OF SUBDIVISION.  
VACANT 13.27 ACRE TRACT ALONG VALHI BLVD EXTENSION NORTH OF VALHI RIGHT OF WAY AND SOUTH OF EXISTING MANCHESTER SUBDIVISION.

Zoning Classification Request:

From: OL To: R-1

Previous Zoning History: \_\_\_\_\_ No \_\_\_\_\_ x Yes

If Yes, Date of Last Application:

TRACT WAS INCLUDED AS PART OF VALHI  
CORRIDOR REZONE PROPOSED BY TPCG  
IN NOV 2012 (THIS TRACT WAS PROPOSED  
C-3). REQUEST WAS RECOMMENDED FOR  
APPROVAL BY THE ZONING & LAND USE  
COMMISSION, BUT DENIED BY PARISH  
COUNCIL in DEC 2012. (ZLU 12/23).



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.

X \_\_\_\_\_ 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. **This proposed zoning conforms with the zoning north & east of this property.**

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:

Begin upon approval-then approximately 4 months to complete

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. **This property is to be zoned R-1 which is what the adjacent property is now being used for and is shown on the attached map.**  
**SIGNATURES REQUIRED**

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

Tri-State Land Co., 5342 Hwy. 311, Houma, La. 70360

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

John L. VP Tri State Land

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

NO mortgages

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;

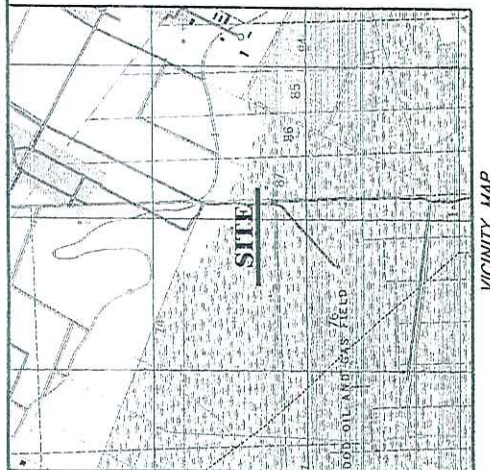
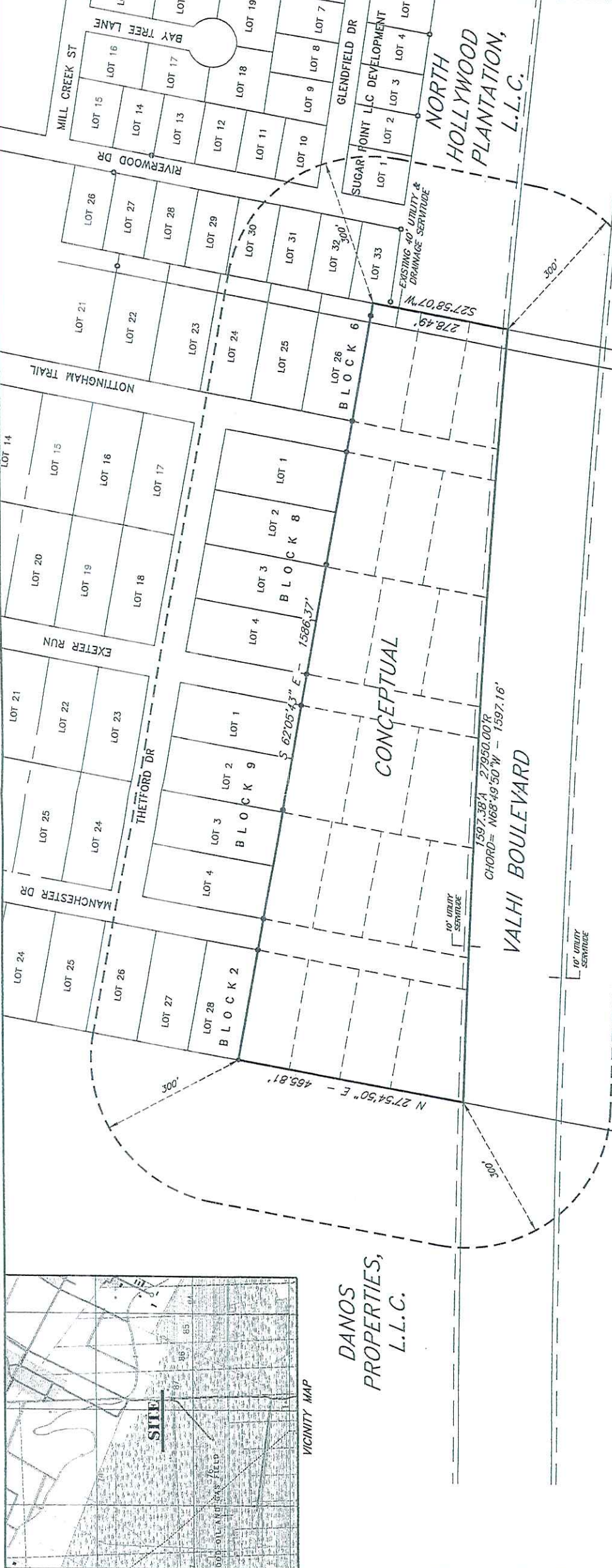
Maximum Charge - \$100.00

I (We) own 13.27 ac. +/- acres. A sum of \$67.95 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.

John L. VP Tri State Land  
Signature of Owner or Authorized Agent



DANOS  
PROPERTIES,  
L.L.C.

DANOS  
PROPERTIES,  
L.L.C.

TRI-STATE  
LAND COMPANY

NORTH HOLLYWOOD  
PLANTATION,  
L.L.C.

BEARINGS ARE GRID BEARING AND BASED ON NAD83 LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE. REFERENCE MAPS

- A. "WEST MANCHESTER SUBDIVISION, WEST TERREBONNE PROPERTIES, INC., DEVELOPER, SECTION 74, T17S-R16E, SECTIONS 87 & 102 T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY MILFORD & ASSOCIATES, INC. AND DATED 06/18/98.
- B. "MANCHESTER SUBDIVISION ADDENDUM NO. 3, TRI-STATE LAND COMPANY" LOCATED IN SECTIONS 86, 87, AND 102, T17S-R17E TERREBONNE PARISH, LOUISIANA. PREPARED BY MILFORD & ASSOCIATES, INC. AND DATED 10/28/98.

THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS. THE PROPERTY IS LOCATED IN ZONES "A" & "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 0430 C AND DATED MAY 01, 1985. ZONE "A" REQUIRES A +6.00 BASE FLOOD ELEVATION. (RITA FLOOD MAP #LA R100 & R101)

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

PLAN PREPARED FOR REZONING OF TO R-1  
OF A PORTION OF PROPERTY BELONGING TO

TRI-STATE LAND COMPANY  
LOCATED IN SECTION 87, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

NOVEMBER 27, 2013 SCALE: 1" = 200'

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

