

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

DECEMBER 20, 2012, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 15, 2012

D. COMMUNICATIONS

1. Discussion and possible action with regard to a response from Mr. Gregory E. Bush, Director of Public Works concerning the Storm Water Drainage in the Alma Street/Westside Boulevard Area

E. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lots 1, 2 & 3, Block 9; Lot E and Lots 1, 2, 3 & 4 Block 10; Lots 1, 3, 4, 5, 7, 8, 9, 10, 12 & 14 Block 6 of Addendum No. 1 to Josephine Subdivision; Shanel Neal, applicant (*Council District 8*)
2. Rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Lots 23-34, Block 1, Phase I of Cascade Gardens Subdivision and a portion of adjacent vacant tract belonging to Cascade Ventures, LLC; Cascade Ventures, LLC, applicant (*Council District 4*)

F. OLD BUSINESS:

1. Planned Building Group:
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 15, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 15, 2012

D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 20, 2012 INVOICES and TREASURER'S REPORT OF NOVEMBER 2012

1. Amendment to the 2012 Budget
2. Proposed 2013 Budget

E. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for 2012 Audit
2. Election of Officers for 2013

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: *Lots 2-A thru 2-F & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park*
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: *Tracts 1-E thru 1-J, A Redivision of Tracts 1-A and 1-B, Property belonging to Eloise Breaux Champagne, et al*
Approval Requested: Process D, Minor Subdivision
Location: 8041 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Eloise B. Champagne
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: *Tracts "X-1", "X-2", "X-3", & "X-4", A Redivision of a portion of Property belonging to Greg P. Malbrough, et al*
Approval Requested: Process D, Minor Subdivision
Location: 546-A Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Greg P. Malbrough
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: *Sugar Mill Olde Towne, Addendum No. 1, Phase B*
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: North side of Valhi Boulevard at the Intersection of Rue St. Cameron and Rue St. Sydney, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Company, Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: *Don Felipe Boulevard*
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (Road Project)
Location: 1795 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Osaka Japanese Cuisine, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: *Sugar Pointe Commercial Park*
Approval Requested: Process C, Major Subdivision-Engineering
Location: Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: North Hollywood Plantation, LLC
Engineer: GSE Associates, LLC

b) Consider Approval of Said Application

7. a) Subdivision: Northpark, Phase 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Northpark, LLC, % Henry J. Richard
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Registration open for the American Planning Association Conference, Louisiana Chapter, to be held January 23-25, 2013 in Monroe, Louisiana

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 2-A & 2-B, A Redivision of Revised Lots 2-A & 2-B of Block 4, Ashland Commercial Park Subdivision, Section 79, T18S-R18E, Terrebonne Parish, LA
2. Revised Lots 5 & 6, A Redivision of Lots 5 & 6 of Picou Rentals, Inc. Subdivision, Section 12, T17S-R17E & Section 20, T17S-R18E, Terrebonne Parish, LA
3. Revised Lots 8 & 9, Addendum No. 2, Phases A & B and Revised Lot 10, Addendum No. 1 to Energy Center of Southeast Louisiana, A Redivision of Lot 8, Phase A, Lot 9, Phase B, and Lot 10, Property belonging to Cropland Investment Group, L.L.C., Section 4, T16S-R17E, Terrebonne Parish, LA
4. Revised Tract C-1-A and Revised Tract C-2 being part of the Semple Plantation, Sections 9 & 13, T17S-R18E, Terrebonne Parish, LA
5. Survey of Tract L-N-O-P-M-L being a portion of Property of Walter Land Company, Section 1, T18S-R17E, Terrebonne Parish, LA
6. Revised Lots 1 and 2, Block 1 of Coteau Business Park, Section 49, T16S-R17E, Terrebonne Parish, LA
Lots 11 & 12 of Block 2, Bayou Gardens Estates Subdivision, Section 57, T16S-R17E, Section 57, T16S-R17E, Terrebonne Parish, LA
7. Tract 2 and Revised Tract 1, Property belonging to Grace Christian Fellowship of Houma, Louisiana, Sections 64 & 65, T16S-R17E, Terrebonne Parish, LA
8. Revised Lots 7 & 10, Addendum No. 1 & 2 to Energy Center of Southeast Louisiana and Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park, Section 4, T16S-R16E & Section 4, T16S-R17E, Terrebonne Parish, LA
9. Revised Parcels 1 & 2, A Redivision of Parcels 1 & 2, Property of Terrebonne Parish Consolidated Government, Section 6, T17S-R17E, Terrebonne Parish, LA
10. Revised Lots 15 & 16, A Redivision of Lots 15 & 16, Heirs of Willie Bonvillain Property Division, Property belonging to Josephine Bonvillain, et al, Section 1, T19S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

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

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 NOVEMBER 15, 2012

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 15, 2012 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by himself 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; 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: 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. Erny moved, seconded by Mr. Schouest: “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 25, 2012.”
- The 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. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated November 15, 2012, requesting to withdraw the planned building group application from the agenda [See ATTACHMENT A]. This matter will be on the agenda again in December.
- E. PUBLIC HEARING:
1. The Chairman called to order a Public Hearing for an application by TPCG requesting to rezone from OL (Open Land District) to C-3 (Neighborhood Commercial District) and I-1 (Light Industrial District) Vacant lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road.
- a) The Chairman recognized Kevin Ricks, 294 Riverwood, who stated he was told the land would remain residential when he purchased his property and he was misled when he purchased his lot and doesn’t want to see any type of industrial zoning.
- b) The Chairman recognized Edmond McCollam, North Hollywood Plantation, who stated he doubt Mr. Burns would have said that the property would remain residential as Mr. Ricks indicated and he was in full support of what the Commission has come up with for the rezoning.
- c) The Chairman recognized Jamie Detiveaux, 145 Nottingham Trail, who stated his opposition and presented a map that was given to him when he purchased his property that stated “future residential lots” on it.
- d) The Chairman recognized Timothy Rhodes, 480 Sugar Highland Blvd., who stated the rezoning of the property would affect their livelihood and the tie-ins weren’t good for traffic.
- e) The Chairman recognized Steve Graves, 223 Exeter Run, who inquired about the roads tying into Valhi Boulevard. The Chairman stated the matter of tying in the roads was not an issue at this time and meeting. Discussion was held with regard to tie-ins versus cul-de-sacs. Mr. Gordon stated a master plan was submitted for the Sugar Pointe Developments indicating proposed tie-ins but didn’t recall for Manchester Subdivision.
- f) The Chairman again recognized Kevin Ricks, 294 Riverwood Drive, who inquired as to changing the zoning if the plat says “residential.” Discussion was held with regard to their not even being any zoning at that time.
- g) The Chairman again recognized Timothy Rhodes, 480 Sugar Highland Blvd., who stated they were promised a change to the zoning at the last public hearing in September and that hasn’t been done.

- h) The Chairman recognized Keith Falgout, 144 Nottingham Trail, who expressed concerns of existing traffic and more traffic if commercial is allowed. He stated the intention of the property was to never be developed.
- i) The Chairman recognized Shirley Palmisano, 218 South French Quarter Drive, President of The Lakes Homeowner's Association, who inquired about the aesthetics of the buildings, building height, and that she was against commercial and industrial.
- j) Discussion was held with regard to the property being located in the overlay district and requirements for the same concerning façade, signage, and landscaping.
- k) The Chairman once again recognized Steve Graves, 223 Exeter Run, who inquired about the width of the C-3 zone which will provide a buffer between the industrial and residential. Mr. Pulaski stated it was 200 or so then widened at Manchester Subdivision to approximately 300'.
- l) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

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

- m) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- n) Discussion was held with regard to Valhi Boulevard, planning for orderly growth, consistency, and it being better to rezone this way before things are built and zoned inconsistently.
- o) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend approval of the request to rezone from OL (Open Land District) to C-3 (Neighborhood Commercial District) and I-1 (Light Industrial District) Vacant lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road and forward to the Terrebonne Parish Council for final consideration."
- p) Discussion was held with regard to the Council having the final say, balancing individual property owner rights and the residents, it being common to see residential behind commercial, applauding the residents for coming to express their concerns, and the residents taking their concerns to the developer regarding the future land use of the property.

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

F. OLD BUSINESS:

- 1. The Chairman stated the next item on the agenda under Old Business was an application by Danos Properties, L.L.C. requesting to rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision.
 - a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, stated they wished to move forward with the rezoning request now that the Valhi Boulevard zoning is being forwarded to the Council.
 - b) Mr. Pulaski stated that the rezoning request would keep with the zoning that was previously reviewed and Staff would recommend approval and the matter be forwarded to the Parish Council.
 - c) Discussion was held with regard to Tract C which has existing sewer pits and the possibility of leaving open land.

- d) Mr. Schouest moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request 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 and forward to the Terrebonne Parish Council for final consideration.” THE CHAIRMAN THE MOTION ADOPTED.

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

2. TABLED Cypress Court Duplex Addendum *See Item D1 [ATTACHMENT A]*

- a) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, table the planned building group application for the placement of five (5) buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard until the next regular meeting of December 20, 2012.”

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

G. NEW BUSINESS:

1. Planning Approval:

The Chairman stated the next item on the agenda under New Business was a planning approval application for the placement of a cemetery for Residence Baptist Church, 3842 Hwy. 56.

- a) The Chairman recognized Mr. Alvin Tillman, 3635 Friendswood Drive, representing the applicant, who stated he would answer any questions they may have.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- d) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the Planning Approval application for the placement of a cemetery for Residence Baptist Church, 3842 Hwy. 56.”

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

2. Preliminary Hearings:

- a) Mrs. Williams moved, seconded by Mr. Erny: “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 R-2 (Two-Family District) Lot 14, Block 6, Josephine Subdivision, 239 Grande Street; Shanel Neal, applicant; for Thursday, December 20, 2012 at 6:00 p.m.”

The 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. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Lots 23-34, Block 1, Phase I of Cascade Gardens Subdivision and a portion of adjacent vacant tract belonging to Cascade Ventures, LLC; Cascade Ventures, LLC, applicant; for Thursday, December 20, 2012 at 6:00 p.m.”

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

H. STAFF REPORT:

1. Mr. Pulaski discussed changes made to the rezoning application since it had been a while since it had been revised.
 - a) Discussion was held with regard to plats indicating dimensions to scale being provided, probability of vicinity maps being included which would require changes to the zoning ordinance, and revisions to the application based on recommendations versus requirements.
 - b) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the HTRPC, convening as the Zoning and Land Use Commission approve the revisions to the Rezoning Application as proposed by Staff."

The 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. Ostheimer, Mr. Schouest, Mr. Thibodeaux, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Elfert inquired about adjacent property owner notices sent out for the Planning Approval for Residence Baptist Church. Mr. Pulaski stated notices were sent to owners with shared property lines as required by the zoning ordinance.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Ostheimer 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 6:58 p.m."

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

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

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

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF NOVEMBER 15, 2012.

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

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

ZLU12/
Dist. 8

*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: 10-1-2012
SHANEL NEAL - 322 OAKSHIRE DR.
HOUMA, LA. 70364

Applicant's Name

~~239 GRANDE ST. HOUMA, LA. 70364~~

Address

City

State

Zip

985-876-1740

985-855-0896

Telephone Number (Home)

(Work)

SHANEL NEAL

Interest in Ownership (Owner, etc.)

239 GRANDE ST. LOT 14 BLK 6. JOSEPHINE SUB.

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

Zoning Classification Request:

From: R1 To: R2

Previous Zoning History: _____ No _____ Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

 ERROR. There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

1 YEAR

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:

SEE ATTACHED

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

SEE ATTACHED

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:

[Handwritten Signature]

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 _____ acres. A sum of \$28.50 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.

[Handwritten Signature]
Signature of Owner or Authorized Agent

Shanel Neal
239 Grande St

Amendment Policy
Reason For This Amendment --

Change in Conditions --

Residential Area located at 239 Grande St. Property size is 82' by 95' . My goal today is to be able to put another home on the Vacant Lot on side of a existing house that is there . Vacant Lot is 42' x 95'.

Shanel Neal
239 Grande St

Exhibits Required

6. Effect of the Amendment:

The placement of a single family home on the vacant lot located at 239 Grande St should have no negative effect on the surrounding properties. Vacant Lot size is 42' x 95' . The House under discussion is 24' x 44'.

It is similar in appearance and size to the surrounding houses currently seen in Josephine Subdivision. I have enclosed pictures of my surrounding neighbors on Grande St. I am looking to moving a house on this property or build one that is similar to the existing house.

All of the lots in the area are similar in size , as shown. There are 4 other lots in the area that has two single family homes on the same lot.

The house will be used as a single family home . There is adequate space for parking on the existing property as seen on the attached diagram. A limit of two vehicles will be in parking area.

Home will be connected to existing sewer, water and electric lines.

ACT OF CASH SALE

STATE OF LOUISIANA
PARISH OF TERREBONNE

BE IT KNOWN that on the 6th day of September, 2012;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish of Terrebonne, State of Louisiana, therein residing, and in the presence of the undersigned lawful and competent witnesses,

PERSONALLY CAME AND APPEARED:

BRANDI RUIZ CASTELLANOS, SSN XXX-XX-2391, a person of the full age of majority, legally divorced from Alvaro Castellanos, and a resident of the Parish of Terrebonne, State of Louisiana, whose present mailing address is 205 Duet Street, Houma, Louisiana 70364; and also a resident of Mexico, who has also been known as BRANDI CASTELLANOS MARTINEZ SSN XXX-XX-2391; appearing herein through her agent, Mark Zeringue, as per Power of Attorney attached hereto; (hereinafter referred to as vendor and as a person of the masculine gender, whether one or more)

who declared that said Vendor does by these presents grant, bargain, sell, cede, transfer, convey, abandon and deliver with all legal warranties, and with full substitution and subrogation in and to all his rights and actions of warranty which said Vendor has or may have against all preceding owners and vendors, unto:

SHANEL NEAL (SS# XXX-XX-7768), a single woman of the full age of majority and a resident of the Parish of Terrebonne, State of Louisiana, and whose current mailing address is 322 Oakshire Drive, Houma, Louisiana 70364; (hereinafter referred to as Purchaser or Vendee and as a person of the masculine gender, whether one or more)

here present, accepting and purchasing for himself, his heirs, successors, or assigns, and acknowledging due delivery and possession thereof, the following described property, to wit:

That certain piece or portion of ground, situated in the Parish of Terrebonne, State of Louisiana, in that portion thereof known as **ADDENDUM NO. 1 to JOSEPHINE SUBDIVISION** being known and designated as **LOT 14, BLOCK 6** on a plan entitled "Addendum No. 1 to Josephine Subdivision, being a Subdivision of Part of property belonging to E.S. Matherne, located in Section 105, T17S, R17E", said plan being dated March 17, 1950, prepared by the office T. Baker Smith, C. E., and filed in COB 173, folio 67, Entry Number 88815, Map Number 381 of the public records of Terrebonne Parish, Louisiana; said LOT 14, BLOCK 6 measures Eighty one and 25/100 (81.25') feet in the front or westerly side of Grande Street, with a width in the rear of Eighty one and 25/100 (81.25') feet; between equal and parallel lines of Ninety five and no/100 (95.00') feet, said lot being bounded in the front or easterly by Grande Street, in the rear or westerly by Lot 13, on the northerly side by Lot 15 and on the southerly side by Lot 11, all of said Block 6, Addendum No. 1 to Josephine Subdivision, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining.

MUNICIPAL: 239 Grande Street, Houma, LA 70363.

PROPERTY DESCRIPTION

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana consisting of Lots 1, 3, 4, 5, 7, 8, 9, 10, 12, 14, & 15, Block 6 of Addendum No. 1 to Josephine Subdivision being more fully described as follows: Beginning at the intersection of the easternmost right of way line of Azelia Avenue and the southernmost right of way line of Patterson Street said point being the point of beginning.

Thence: N43°29'E for a distance of 487.62 feet to a point;

Thence: S47°18'E for a distance of 89.89 feet to a point;

Thence: N42°12'E for a distance of 162.5' feet to a point;

Thence: S47°18'E for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 162.5 feet to a point;

Thence: N47°18'W for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 81.25 feet to a point;

Thence: S47°18'E for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 162.5 feet to a point;

Thence: N47°18'W for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 81.25 feet to a point;

Thence: S47°18'E for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 81.25 feet to a point;

Thence: N47°18'W for a distance of 95 feet to a point;

Thence: S42°12'W for a distance of 81.25 feet to a point;

Thence: N47°18'W for a distance of 1 00.18 feet to the point of beginning.

Said tract is bounded on the north by Patterson Street, Lots 13 & 16, Block 6, on the east by Maverick Avenue, on the south by Grande Street, Lot 2, 6 & 11, Block 6 of said subdivision, and on the west by Azelia Street.

PROPERTY DESCRIPTION

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana consisting of Lots 1, 2, 3, Block 9 of Addendum No. 1 to Josephine Subdivision being more fully described as follows: Beginning at the intersection of the easternmost right of way line of Azelia Avenue and the northernmost right of way line of Patterson Street said point being the point of beginning.

Thence: N47°18'W for a distance of 159.89 feet to a point;

Thence: N43°29'E for a distance of 180.04 feet to a point;

Thence: S47°18'E for a distance of 159.98 feet to a point;

Thence: S42°12'W for a distance of 180.04 feet to a point;

Said tract is bounded on the north by G. S. Harmount, or assigns, on the east by Lot 4, Block 9 of said subdivision, on the south by Patterson Street, and on the west by Azelia Street.

PROPERTY DESCRIPTION

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana consisting of Lots E, 1, 2, 3, & 4 Block 10 of Addendum No. 1 to Josephine Subdivision being more fully described as follows: Beginning along the northernmost right of way line of Patterson Street at the common corner of Lot 5, Block 9 & Lot E, Block 10 said point being the point of beginning.

Thence: N47°18'W for a distance of 159.89 feet to a point;

Thence: N43°29'E for a distance of 290.07 feet to a point;

Thence: S47°18'E for a distance of 159.98 feet to a point;

Thence: S42°12'W for a distance of 290.07 feet to a point;

Said tract is bounded on the north by G. S. Harmount, or assigns, on the east by Lot 5, Block 10 of said subdivision, on the south by Patterson Street, and on the west by Lot 5, Block 9 of said subdivision.

When I approached the residents in the area and explained to them about what I was trying to accomplish for myself and my child I received a lot of positive feedback . I have _____ acres signed for changing of the area from R1 to R2. I have explained to everyone the difference from changing it from a R1 to R2. Everyone is in full understanding .

I have bought this property on Sept 12, 2012 . Since then I have built a back porch, steps with rails, pressure washed house and painted front porch. I look to always improve the appearance of the things I have. If I am able to move this house on my property ., I have some of improvements that I wish to make. I like my land and house to look nice always. If I am not able to move the enclosed house on my vacant lot I would build a house similar to what I have on my property now. A enclosed drawing of the house that I would build is attached .

I have talked to Mr. Dirk Guidry , The Councilman, of the area and informed him of what I was trying to accomplish. Mr. Guidry said that he would help me in any way. A copy of my application and everything enclosed was sent to him so he can stay informed.

I have also talked with Mr. Michel Claudet , The Parish President. Mr. Claudet has stated that he would also help me in anyway.

I Approve of Shanel Neal to Rezone our area from R1 - R 2.

Lot 1 Block 6 --- Robert Dishman
200 Patterson
202 Patterson
791-4237

Robert Dishman

RENTAL

Lot 2 Block 6 --- Reynold Jams Scott
201 Grande St
~~448-2015~~

Reynold Jams Scott

Lot 3 Block 6 ---- Jeremiash Verrett
203 Grande St.

* SEE ATTACHED *
SIGNED

Lot 4 Block 6 --- Chance Domangue
204 Patterson St.

Lot 5 Block 6 --- Kerry Guidry
206 Patterson St
872-2943

Kerry Guidry

Lot 6 Block 6 -- Glaise Chaisson
205 Grande St.

Glaise Chaisson

Lot 7 Block 6 --- Samuel White
227 Grande St.

Samuel White

Lot 8 Block 6 Reverse Mortgage
→ 208 Patterson St.
637-1198

Highland North
by Jung H

Lot 9 Block 6 Richard Wakeland
210 Patterson St.
851-5047

Richard Wakeland

Lot 10 Block 6 Robert Swanton
229 Grande St.
229 1/2 Grande St
860-2853

Robert Swanton

Lot 11 Block 6 Pyramid Properties
231 Grande St

RENTAL

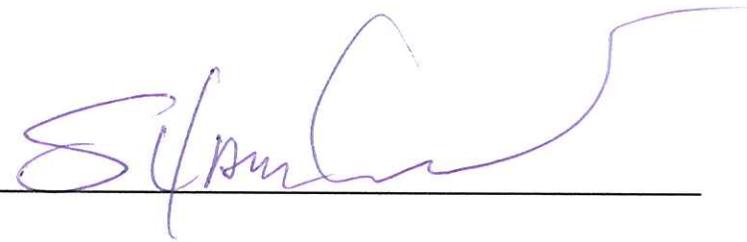
Lot 12 Block 6 Catherine Schertler
212 Patterson St.
873-8406

Catherine Schertler

Lot 13 Block 6 Ke-Jo Enterprise
214 Patterson St

RENTAL

Lot 14 Block 6 -- Shanel Neal -- Self
239 Grande St.



Lot 15 Block 6 Ke-Jo Enterprise
241 Grande St.

RENTAL

Lot 16 Block 6 Burton Rentals
216 Patterson St.

* SEE ATTACHED PAPER
SIGNED *

Shirley Bourg
258 Grande St



Dirk Guidry -- Councilman -- 594-9292
873-6415

~~James A. Buntow~~
~~Ke Jo Enterprises LLC~~

241 Grande St

Yes I will sign to Re-Zone to R 2



No, I will not sign to any Changes .

Do you live at this property or rent it out ???

Please call me and I will come back and pick this up !!

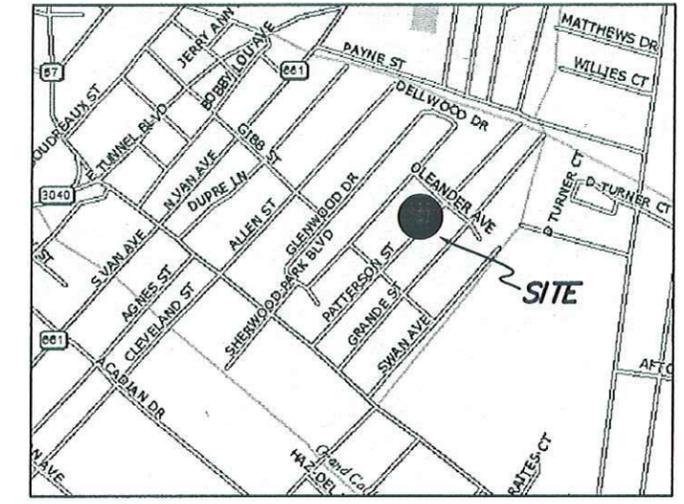
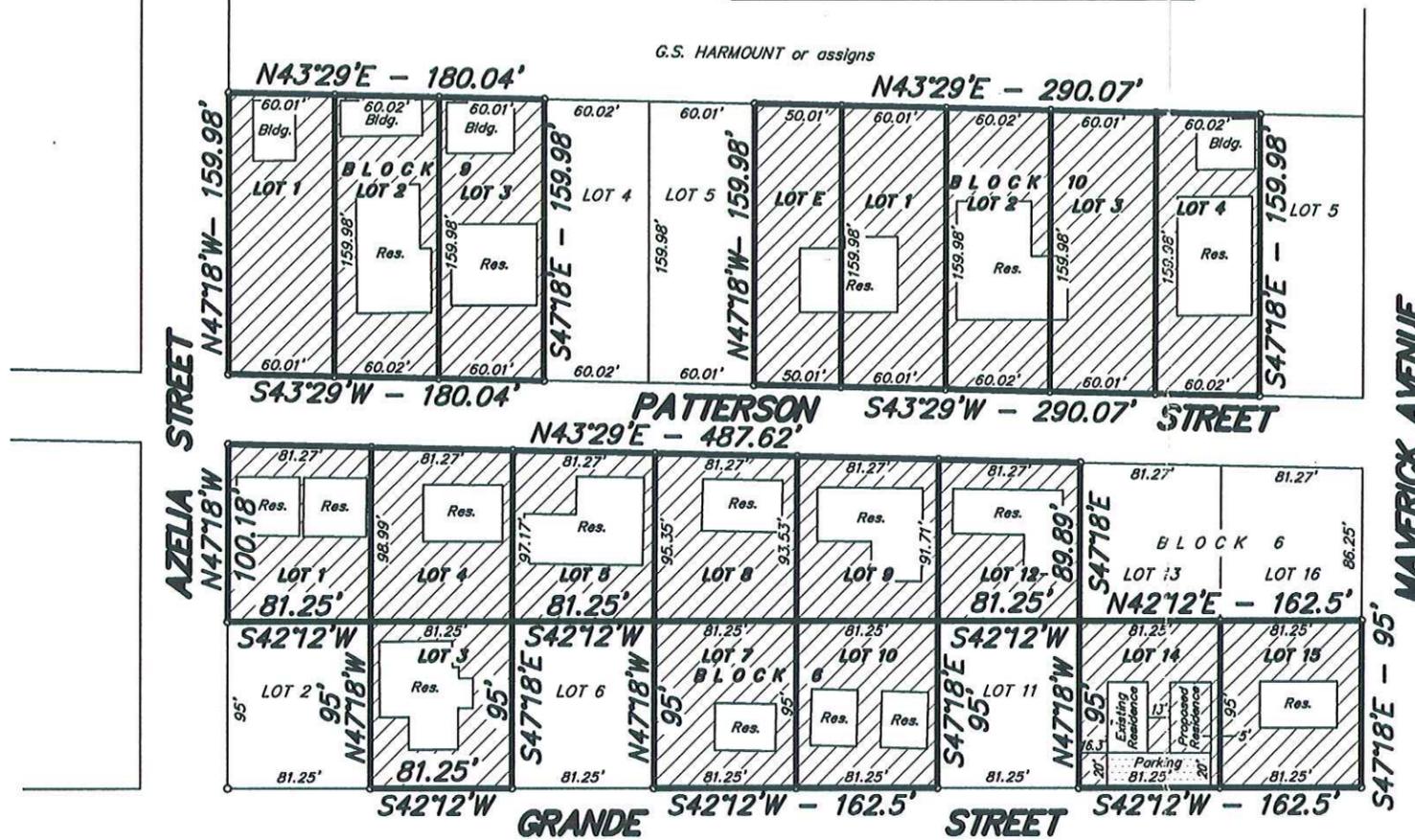
Thanks for you time,
855-0896

Yes, I will agree on Re-Zoning Josephine Subdivision to R2 .

Name	Address	Signature
Clatony Theriot	236 GRANDE ST.	[Signature]
Russell Theriot	236 GRANDE ST.	[Signature]
Robert S. [unclear]	229 GRANDE ST.	[Signature]
Jeremiah Verret	203 Grande St.	[Signature]
NICHOLAS LARON	166 GRANDE ST.	[Signature]
LEROY F. BREAU	224 GRANDE ST.	[Signature]
ESTHER BREAU	224 GRANDE ST.	[Signature]
KELLY M. HEBERT	226 Grande St.	[Signature]
Kathy Schuster	212 Patterson	[Signature]
Cheryl [unclear]	845 Mavack Ave	[Signature]
Evelyn Linton	224 Grande St.	[Signature]
Judy Wier	200 Melody Dr.	JUDY LIVER
Modes Deroche	201 Patterson	MODEZ DEROCHE
Nolan Cene	203 Patterson St.	[Signature]
Agnes Babin	209 Patterson St.	[Signature]
Anthony Caneuf	213 Patterson St.	[Signature]

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

PROPOSED ZONING CHANGE
 from R-1 (Single Family Residential)
 to R-2 (Two Family Residential)



VICINITY MAP

ACREAGE	
LOT 1 BLK. 6 = 8,116.87 Sf.	LOT 1 BLK. 9 = 9,601.208
LOT 3 BLK. 6 = 7,718.75 Sf.	LOT 2 BLK. 9 = 9,601.208
LOT 4 BLK. 6 = 7,969.00 Sf.	LOT 3 BLK. 9 = 9,601.208
LOT 5 BLK. 6 = 7,821.13 Sf.	LOT E BLK. 10 = 8,000.600
LOT 7 BLK. 6 = 7,718.75 Sf.	LOT 1 BLK. 10 = 9,601.208
LOT 8 BLK. 6 = 7,673.25 Sf.	LOT 2 BLK. 10 = 9,601.208
LOT 9 BLK. 6 = 7,525.38 Sf.	LOT 3 BLK. 10 = 9,601.208
LOT 10 BLK. 6 = 7,718.75 Sf.	LOT 4 BLK. 10 = 9,601.208
LOT 12 BLK. 6 = 7,377.50 Sf.	
LOT 14 BLK. 6 = 7,718.75 Sf.	
LOT 15 BLK. 6 = 7,718.75 Sf.	
Total Acres = 1.723 Acres	

Total Acres = 1.953 Acres

TOOTAL ACRES = 3.678 ACRES

LOT 5 BLOCK 1	LOT B	LOT 1	LOT 2	LOT 3 BLOCK 2	LOT 4	LOT 5	LOT C	LOT 1	LOT 2	LOT 3 BLOCK 3	LOT 4	LOT 5	LOT D	LOT 1 BLOCK 4
------------------	-------	-------	-------	------------------	-------	-------	-------	-------	-------	------------------	-------	-------	-------	------------------

**MAP SHOWING LOTS 1, 2, 3, & 4, BLOCK 9,
 AND LOT E & LOTS 1, 2, 4, BLOCK 10
 OF ADDENDUM No. 1
 TO JOSEPHINE SUBDIVISION
 TO BE REZONED FROM R-1 TO R-2
 LOCATED IN SECTION 105, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

29 OCTOBER 2012

CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P.O. Box 1390 Gray, LA 70359
 Ph: (985)876-4412/Fax: (985)876-4806



NOTE: All title information shown hereon was provided by the client, and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "A1", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 19, 1981. (Map No. 220220 0005 C)

Reference Map: ADDENDUM No. 1 JOSEPHINE SUBDIVISION" Prepared by T. Baker Smith, C.E. dated March 17, 1950.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE ZONING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

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.

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

SB 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

KEP 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.

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

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

N/A 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:

3 HOMES BUILT; 3 MORE UNDER CONSTRUCTION; REMAINING LOTS IN PHASE 1 WILL BE BUILT OUT OVER 8-12 MONTH PERIOD

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:

ECHELON GROUP, LLC; 133 TIGERLILY DR HOUMA, LA 70360

BRET & QUINN ANDERSON; 1845 VERNA ST HOUMA, LA 70364

YVONNE & JAMES SMITH; 1839 VERNA ST HOUMA, LA 70364

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

• [Signature]
• Quinn Anderson
• Yvonne Smith

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:

• Donald J Brooke

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 3 acres acres. A sum of \$32.00 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.

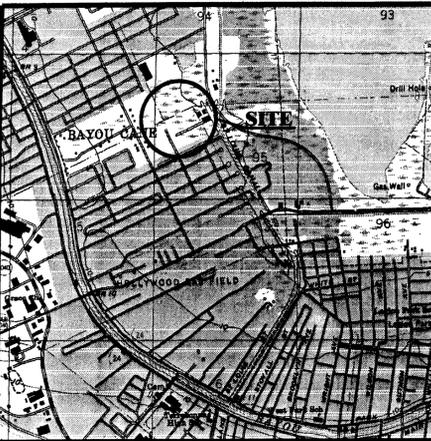
• [Signature]
Signature of Owner or Authorized Agent

ADMENDMENT POLICY

2. In 2007 at the time of zoning, Cascade Gardens Subdivision did not exist therefore the planners zoned this area C2, General Commercial. Since that time, Cascade Gardens Subdivision has been created and single family homes have and will continue to be built. Phase II for Cascade Subdivision is zoned R1, so we would like to bring Phase I to R1. Also, Cascade Gardens Subdivision Covenants do not allow for business.

EXHIBITS REQUIRED

6. Adjacent land usage is single family residential homes. This rezone will protect those subdivisions from adjacent commercial usage.



VICINITY MAP



ZONE R-1 SETBACK REQUIREMENTS:
 FRONT - TWENTY (20) FEET
 REAR - TWENTY-FIVE (25) FEET
 SIDE STREET - FIFTEEN (15) FEET
 SIDE - FIVE (5) FEET

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 135,3946 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

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

PLAN PREPARED FOR REZONING TO R-1
 CASCADE GARDENS SUBDIVISION PHASE 1
 AND A PORTION OF PHASE 2
 PROPERTY BELONGING TO DR. ANIL CHAGARLAMUDI
 LOCATED IN SECTIONS 95 & 5, T17S - R17E
 TERREBONNE PARISH, LOUISIANA
 NOVEMBER 15, 2012 SCALE: 1" = 50'



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

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.

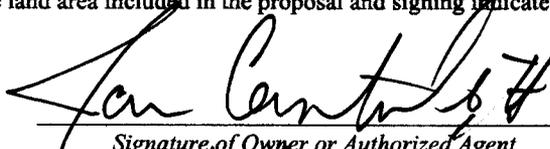
I (We) own 1.039 acres. A sum of 28.50 dollars is enclosed and made a part of this application.



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

