

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

MARCH 21, 2013, 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 February 21, 2013

D. COMMUNICATIONS

E. PUBLIC HEARING:

1. Rezone from OL (Open Land) to R-1 (Single-Family Residential District) & C-3 (Neighborhood Commercial District), 4811 LA Highway 311; Douglas Patterson, applicant

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from O-L (Open Land) to C-4 (Transition-Commercial District), Lots 1, 2, 3, Block 1 and Lot 1, Block 2, Sugar Pointe Commercial Park; North Hollywood Plantation, LLC, applicant; and call a Public Hearing on said matter for Thursday, April 18, 2013 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District), Southwest 48' of Lot 1 and North ½ of Lot 2, Block 1, South ½ of Lot 2, Lot 2, Block 1, James Buquet Subdivision, 102 & 104 Buquet Street; Brooke & Michael Hyde, applicants; and call a Public Hearing on said matter for Thursday, April 18, 2013 at 6:00 p.m.

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 21, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 21, 2013

D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 21, 2013 INVOICES and TREASURER'S REPORT OF FEBRUARY 2013

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux
Approval Requested: Process A, Re-Subdivision
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Scotty Aucoin
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC
Approval Requested: Process A, Re-Subdivision
Location: Professional Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: LeGrace Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tract "C" & Tract "D" belonging to Rickie & Gwynne Pitre
Approval Requested: Process D, Minor Subdivision
Location: 3333 Hwy. 316, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 /Schriever Fire District
Developer: Rickie & Gwynne Pitre
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron's A/C & Heating, Inc.into Lots 1 thru 6
Approval Requested: Process A, Re-Subdivision
Location: 1760 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Baron Tregle
Surveyor: T. Baker Smith, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "B-1" & "B-2", A Redivision of Revised Tract "B", Property belonging to Timothy P. Deroche, et al
Approval Requested: Process A, Re-Subdivision
Location: 7270 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Timothy P. Deroche
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux
Approval Requested: Process D, Minor Subdivision
Location: 6600 Block of LA Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Lawrence J. Boquet, Jr.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Southdown West Subdivision, Addendum No. 11, Phase "D"
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Shoal and Shelby Claire Drives, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terre South Investments, Inc.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Palm Gardens Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: East side of Vicari Street at the intersection with Cypress Garden Drive (Proposed Roadway), Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Recreation Row (Tract L-1)
Approval Requested: Process C, Major Subdivision-Engineering (Road Project)
Location: 4374 Hwy. 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: The Lakes of Terrebonne, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
8. a) Subdivision: Wallace J. Thibodaux Estates, Addendum No. 4, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: LA State Highway 316, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Teuton-Caro Developments, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
9. a) Subdivision: CitiPlace Subdivision, Addendum No. 3
Approval Requested: Process C, Major Subdivision-Final
Location: CitiPlace Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Henry J. Richard
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT:

1. *Public Hearing* Discussion and introduction of an ordinance with regard to amending the Subdivision Regulations to change the definition of *resubdivision*
2. Discussion and possible action with regard to the ratification of the 2012 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

1. Tracts A and B, Property belonging to Walterine LeCompte LeBoeuf, et al, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts "A" & "B", Property belonging to Otis J. Bourg, Jr., Section 103, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot 8 of Paul Gros Subdivision belonging to Wayne and Sylvia Pollet, and Survey and Redivision of Lot 9 of Paul Gros Subdivision belonging to Wiltz A. Clark, Sr., et al; Creating Revised Lot 8 and Revised Lot 9, Section 133, T15S-
4. Revised Tracts C-1-E10, C-1-E11, A Redivision of Tracts C-1-E10, C-1-E-11, 3040 Commercial Park Subdivision, Property belonging to Matherne Realty Partnership, Sections 5 & 33, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:
 - a) Discussion and possible action with regard to costs associated with additional copies of the Comprehensive Master Plan Update
3. Master Thoroughfare Plan Committee Update

4. Fire Protection Committee Update

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

ZLU13/4
Dist. 6

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

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

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

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

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

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 2/5/13

DOUGLAS PATTERSON
Applicant's Name

4811 HWY 311 HOUMA LA 70360
Address City State Zip

(985) 688-1362
Telephone Number (Home) (Work)

OWNER
Interest in Ownership (Owner, etc.)

4811 HWY 311 HOUMA LA 70360
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOTS AS TRACT "A-B-G-H-A" AND TRACT "C-D-E-F-C" AS SHOWN ON "MAP SHOWING SURVEY OF TRACT "A-1", LOCATED IN SECTION 101 & 102 T17S R17E CB 1661/28
Zoning Classification Request:

From: OL To: R-1 & C-3 (BATTURE)

Previous Zoning History: X 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.

X _____ 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) acres;

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

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.



PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. 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.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

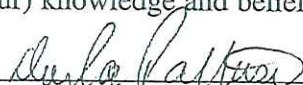
Minimum Charge - \$25.00;

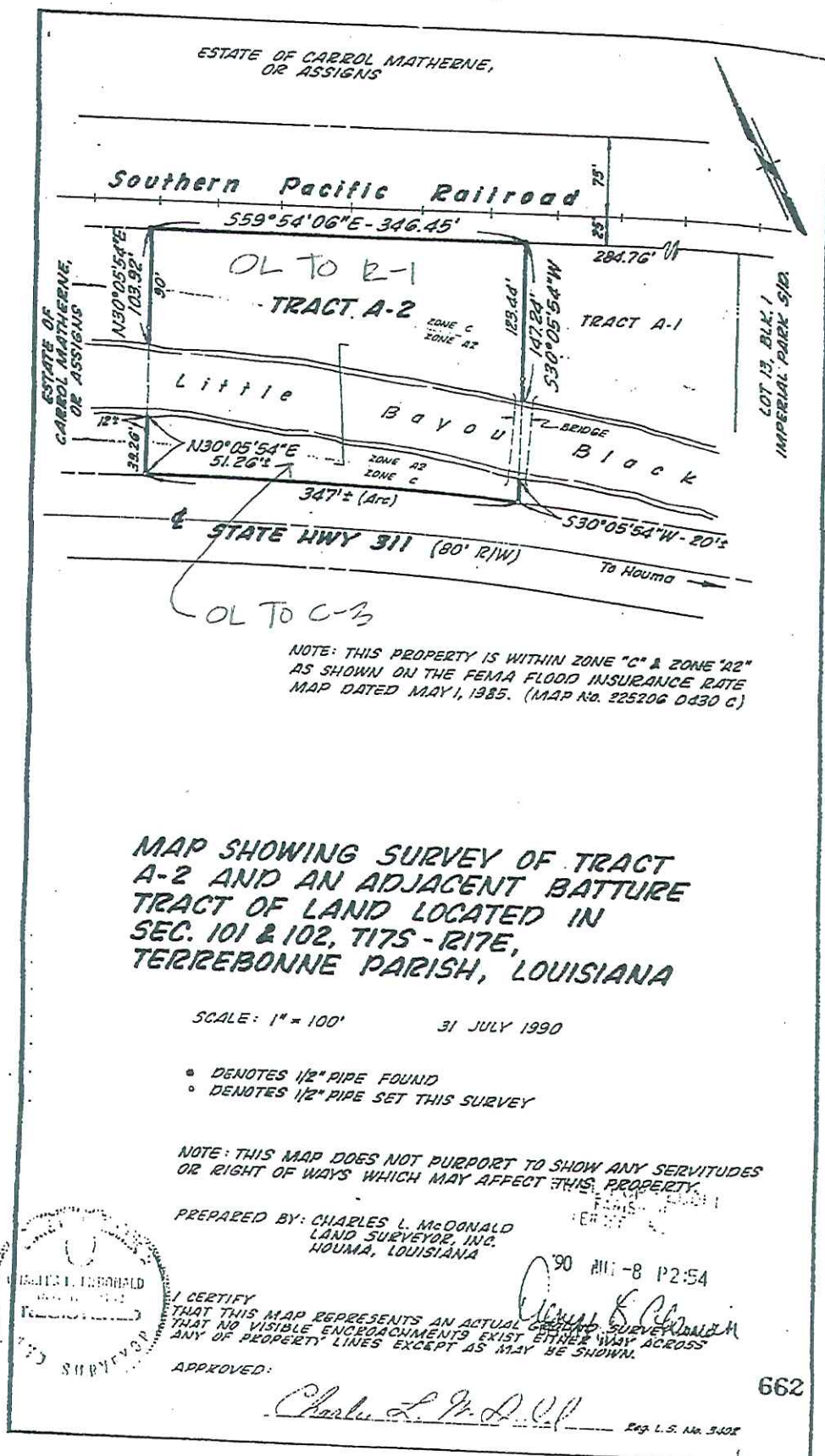
Maximum Charge - \$100.00

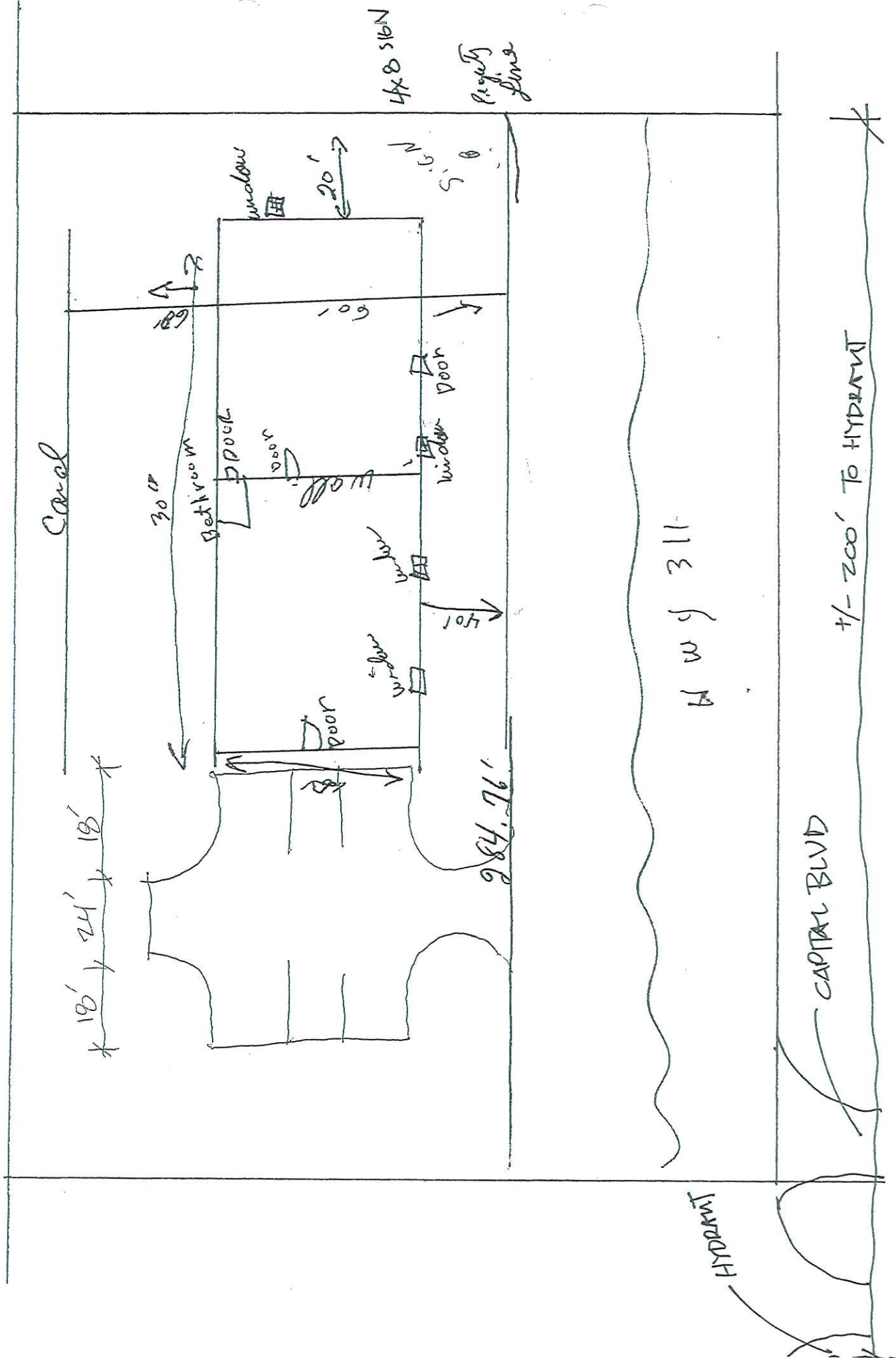
I (We) own 11.5 acres. A sum of \$28.50 dollars is enclosed and made a part of this application.

DECLARATION

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

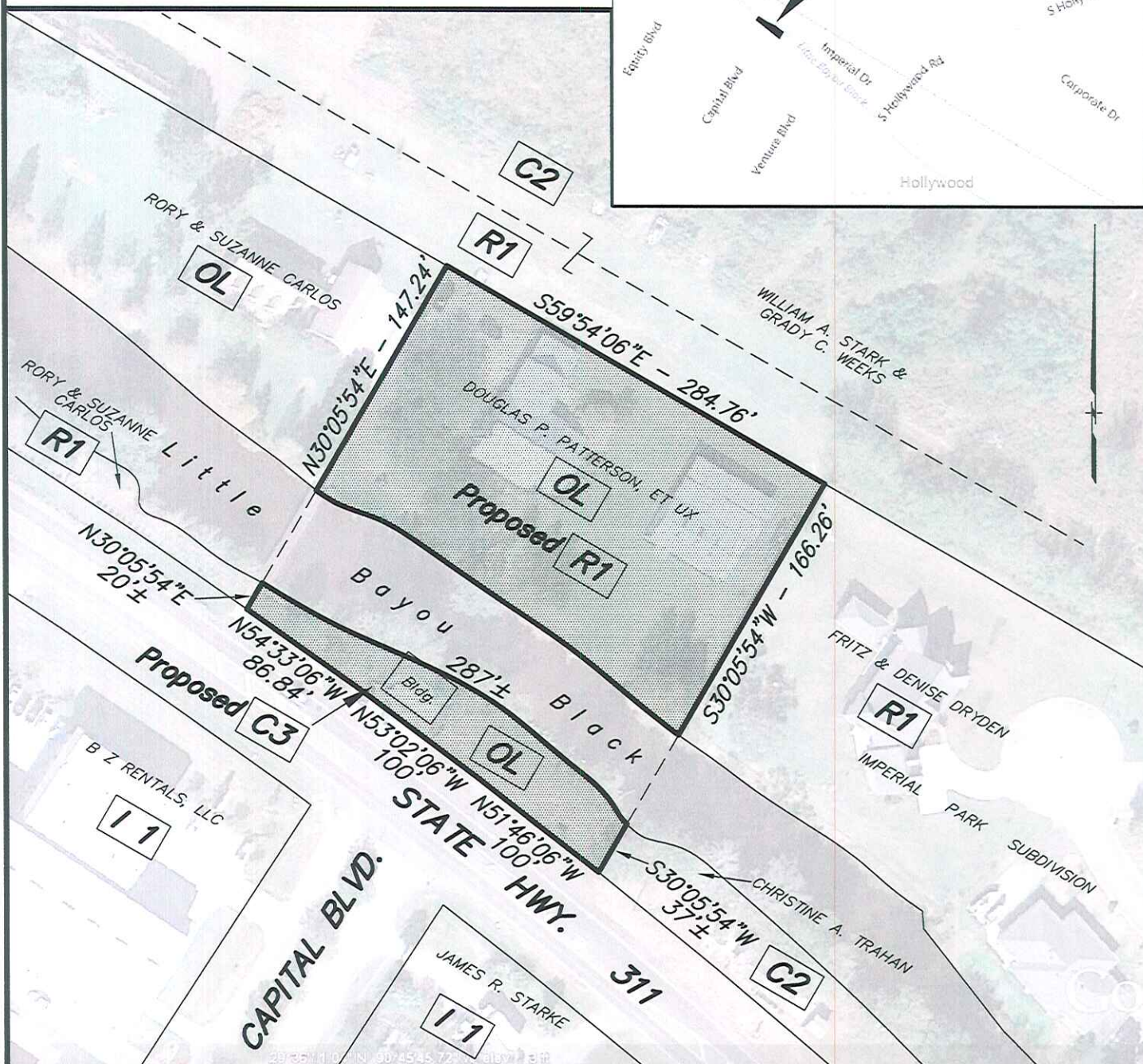

 Signature of Owner or Authorized Agent





Reference Bearings:

Bearings shown hereon are taken from a survey map prepared by Charles L. McDonald, Land Surveyor, Inc., entitled "MAP SHOWING SURVEY OF TRACT "A-1" LOCATED IN SECTION 101 & 102, T17S-R17E" and dated 9 July 1998.



Notes:

This map does not purport to show all servitudes, rights of way and/or flood zones which may affect this property. Title information was provided by owner. No additional research was performed by the surveyor.

C2 Indicates current Zone designation

**MAP SHOWING A PROPOSED
ZONING CHANGE FROM "OL" TO "R1" &
"C3" FOR PROPERTY OF
DOUGLAS PATTERSON, et ux
IN SECTION 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

20 FEBRUARY 2013

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, April 18, 2013

@ 6:00 p.m.

ZLU/F1(a)

*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

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

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

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 2-28-2013

North Hollywood Plantation, LLC
Applicant's Name

208 VEnture Blvd.	Houma	LA	70360
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

985-868-3300

Telephone Number (Home) (Work)

Owner	Interest in Ownership (Owner, etc.)

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

Lot 1, 2, 3, Block 1 and Lot 1, Block 2 of Sugar
Pointe Commercial Park

Zoning Classification Request:

From: Open Land To: C4

Previous Zoning History: X 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.
- X _____ **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:
- Land area to be affected including legal description;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - Locations of all existing and proposed structures with supporting open facilities;
 - The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. **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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
 - 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. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. 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.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

W+J LLC, Colog LLC,
B.L. Burns Holiday LLC.

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

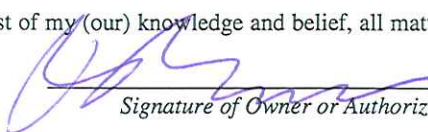
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

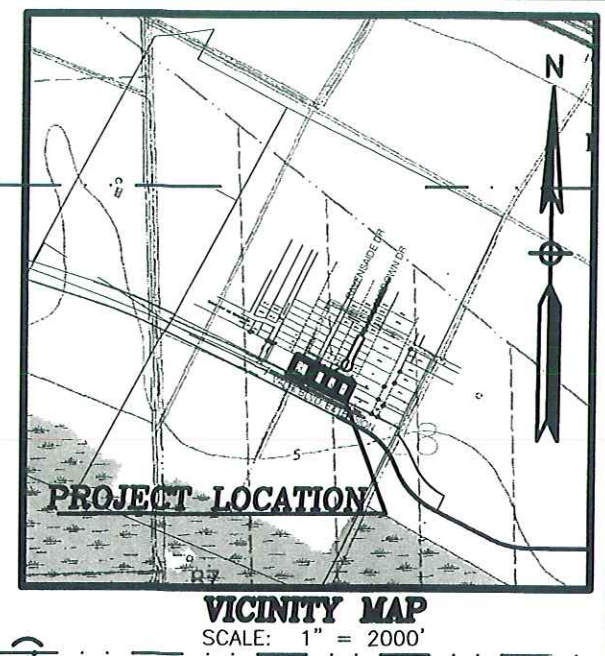
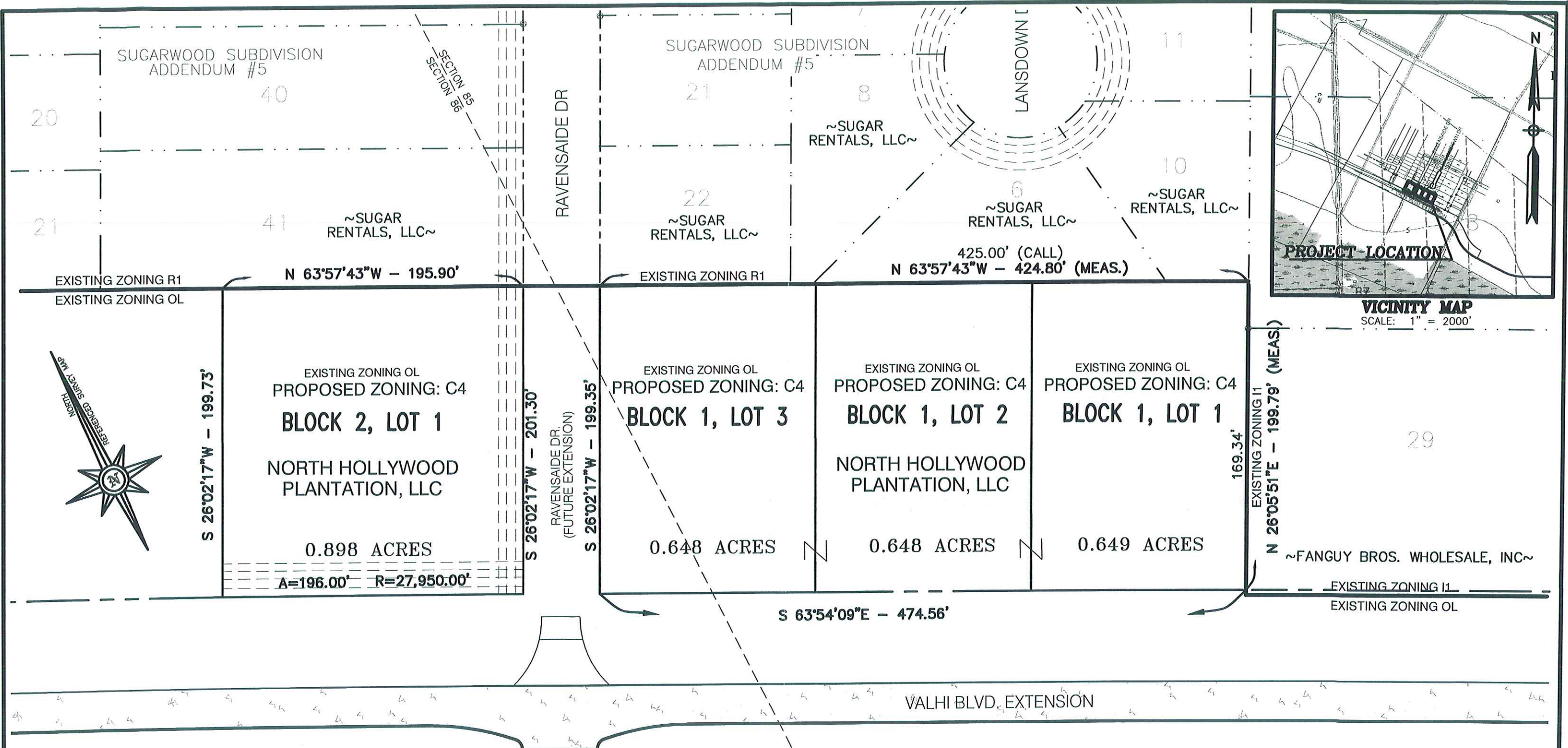
I (We) own 2.843 acres. A sum of \$32.00 dollars is enclosed and made a part of this application.

DECLARATION

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



 Signature of Owner or Authorized Agent



**MAP SHOWING PROPOSED ZONING CHANGES
FOR BLOCK 1 LOTS 1 TO 3, AND BLOCK 2 LOT 1 OF
SUGAR POINTE COMMERCIAL PARK
ON PROPERTY BELONGING TO NORTH HOLLYWOOD PLANTATION, L.L.C.
LOCATED IN SECTIONS 85 & 86, T17S-R17E
TERREBONNE PARISH, LOUISIANA**

40 20 0 40 80 120
SCALE: 1"=60'
DATE: JULY 30, 2012
REV: AUGUST 1, 2012

NOTE: THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND DOES NOT CONFORM TO THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, April 18, 2013

@ 6:00 p.m.

ZLU/F1(b)

ZLU13/7
Dist.

***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

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Date: 2/6/13
Brodyce & Michael Hyde
Applicant's Name
101 Justin Ave Houma LA 70363
Address City State Zip
985- 985-868-6555
Telephone Number (Home) (Work)

OWNER
Interest in Ownership (Owner, etc.)

102 Buquet ST & 104 BUQUET ST
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)
SW 48' OF LOT 1 & NORTH 1/2 OF LOT 2 BLOCK 1 JAMES BUQUET SUBDIVISION
S 1/2 OF LOT 2, ALL OF LOT 3, BLOCK 1 JAMES BUQUET SUBDIVISION

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 – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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_____ **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) acres;

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

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. 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.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

+ Ronle Cane Hyde

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.44 acres. A sum of \$25⁰⁰ 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.

+ Ronle Cane Hyde

 Signature of Owner or Authorized Agent

ACT OF CASH SALE

UNITED STATES OF AMERICA

BY: BUQUET REALTY COMPANY, INC

STATE OF LOUISIANA

TO: BROOKE CARRERE HYDE

PARISH OF TEREEBONNE

BE IT KNOWN, that on the 13th day of June, 2012, before me, the undersigned Notary Public, duly commissioned and qualified in the State of Louisiana, and in the presence of the undersigned lawful witnesses,

PERSONALLY CAME AND APPEARED:

BUQUET REALTY COMPANY, INC., a Louisiana corporation, domiciled in the Parish of Terrebonne, Louisiana and herein represented by Glenny Lee C. Buquet, President, duly authorized by virtue of a resolution of the Board of Directors, a copy of which is annexed hereto and made part of hereof; and whose mailing address is P.O. Box 7053 Houma, LA 70361.

(hereinafter referred to as "SELLER" and as a person of the masculine gender, whether one or more) who declares that he has sold and by these presents does hereby sell, cede, transfer, convey, abandon and deliver with all legal warranties, all rights, title and interest in the below described property, including, without limitation, full warranty of title, and with full substitution and subrogation to all of his rights and actions in warranty against all preceding owners and vendors, to and unto:

BROOKE CARRERE HYDE (SS# XXX-XX-3686) a person of the legal age of majority, currently married to MICHAEL HYDE with whom she is living and residing in the Parish of Terrebonne, State of Louisiana, whose mailing address is 101 Justin Ave., Houma, LA 70363;

(hereinafter referred to as "PURCHASER" 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This sale also being expressly made subject to any and all restrictions filed of record heretofore, which shall be binding upon all the parties claiming right to the property herein conveyed, including the following:

Any loss or damage, easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matter not of record which would be disclosed by an accurate survey and inspection of the subject premises, and the forced removal of any structure on account of the matters referred to in this exception.

Any regulations promulgated by the Terrebonne Parish Planning Commission in general and, specifically, the Subdivision Regulations of Terrebonne Parish, and/or zoning for the referenced property.

The rights or claims of persons, if any, using or occupying the land which are not shown by the public records.

TO HAVE AND TO HOLD the said described property herein conveyed unto the said PURCHASER, his successors, heirs and assigns forever.

EXHIBIT "A"

1. LOT ONE (1) of BLOCK ONE (1) of JAMES BUQUET SUBDIVISION, being a subdivision of part of property belonging to James Buquet, Sr., located in Section 4, T17S, R17E, Terrebonne Parish, Louisiana, as shown and designated on a plan of said subdivision made by T. Baker Smith, C.E., dated August 6, 1954, on file and of record in the Clerk's Office, Parish of Terrebonne, Louisiana; said Lot 1 measuring sixty (60') feet on School Street, sixty (60') feet in the rear on other property of James J. Buquet, Sr., by depth as shown on said map; said Lot 1 being bounded on the East by School Street, on the West and the North by other property of James J. Buquet, Sr., and on the South by Lot 2 of said Block 1; together with all the rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.

LESS AND EXCEPT:

The northeasternmost twelve feet (12') of Lot One (1) of Block One (1) of James Buquet Subdivision, being a subdivision of part of the property belonging to James Buquet, Sr., located in Section Four (4), T-17-S, R-17-E, Terrebonne Parish, Louisiana, as shown on plan of said subdivision made by the Office of T. Baker Smith, C.E., dated August 6, 1954, on file and of record in the Clerk's Office, Parish of Terrebonne, Louisiana.

All as more fully set out and described in an Act of Sale from James Buquet, Jr. to Bank of Terrebonne and Trust Company, dated February 18, 1963, filed February 18, 1963, under Entry No. 242182 of the records of Terrebonne Parish, Louisiana.

2. ONE-HALF (1/2) OF LOT TWO (2) of BLOCK ONE (1) of JAMES BUQUET SUBDIVISION, being a subdivision of part of property belonging to James Buquet, Sr., located in Section 4, T17S, R17E, Terrebonne Parish, Louisiana, as shown and designated on a plan of said subdivision made by T. Baker Smith, C.E., dated August 6, 1954, on file and of record in the Clerk's Office, Parish of Terrebonne, Louisiana; said 1/2 of Lot 2 measuring thirty (30') feet on School Street, thirty (30) feet in the rear on other property of James J. Buquet, Sr., by depth as shown on said map; said 1/2 of Lot 2 being bounded on the east by School Street, on the west by other property of James J. Buquet, Sr.; on the north by Lot 1 and on the south by the other half of Lot 2 of said Block 1; together with all the rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.

All of the above property having been acquired by James J. Buquet, Jr. in an Act of Sale from James J. Buquet, Sr., dated May 23, 1956, of record under Entry No. 153690 of the records of Terrebonne Parish, Louisiana.

ASSESSMENT NO. R03-12704

EXHIBIT "A"

1. LOT THREE (3) of BLOCK ONE (1) of JAMES BUQUET SUBDIVISION, being a part of property belonging to James Buquet, Sr., located in Section 4, T17S, R17E, Terrebonne Parish, Louisiana, as shown and designated on a plan of said subdivision made by T. Baker Smith, C.E., dated August 6, 1954, on file and of record in the clerk's Office, Parish of Terrebonne; said Lot 3 measuring sixty (60') feet on School Street, sixty (60') feet in the rear on other property of James Buquet, Sr., by depth as shown on said map; said Lot 3 being bounded on the east by School Street, on the west by other property of James Buquet, Sr., on the north by Lot 2 and on the south by Lot 4 of said Block 1; together with all the rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.
2. ONE-HALF (1/2) of LOT TWO (2) of BLOCK ONE (1) of JAMES BUQUET SUBDIVISION, being a subdivision of part of property belonging to James Buquet, Sr., located in Section 4, T17S, R17E, Terrebonne Parish, Louisiana, as shown and designated on a plan of said subdivision made by T. Baker Smith, C.E., dated August 6, 1954, on file and of record in the Clerk's Office, Parish of Terrebonne, Louisiana; said 1/2 of Lot 2 measuring thirty (30') feet on School Street, thirty (30') feet in the rear on other property of James J. Buquet, Sr., by depth as shown on said map; said 1/2 of Lot 2 being bounded on the east by School Street, on the west by other property of James J. Buquet Sr., on the north by other half of Lot 2 and on the south by Lot 3 of said Block 1; together with all the rights, ways, privileges and servitudes thereto belonging or in anywise appertaining.

ASSESSMENT NO. R03-12710

PIPE.  EL. 172 N 65° 21' 20" E



This is to certify that School Street and Oak Street as designated on the within plan of Subdivision be Civan, granted, and dedicated as a servitudo of passage for the public use.

A certain tract of land situated in Section 4, T17S-R17E, Terrebonne Parish, Louisiana, bounded on the east by Robert Dalgio Subdivision School Board; on the north by Louisiana State Highway No. 69, Terrebonne Parish School Board, and other property of James Bugnet, Sr.; on the west and in the rear by other property of James Bugnet, Sr.

DESCRIPTION OF PROPERTY SUBDIVIDED

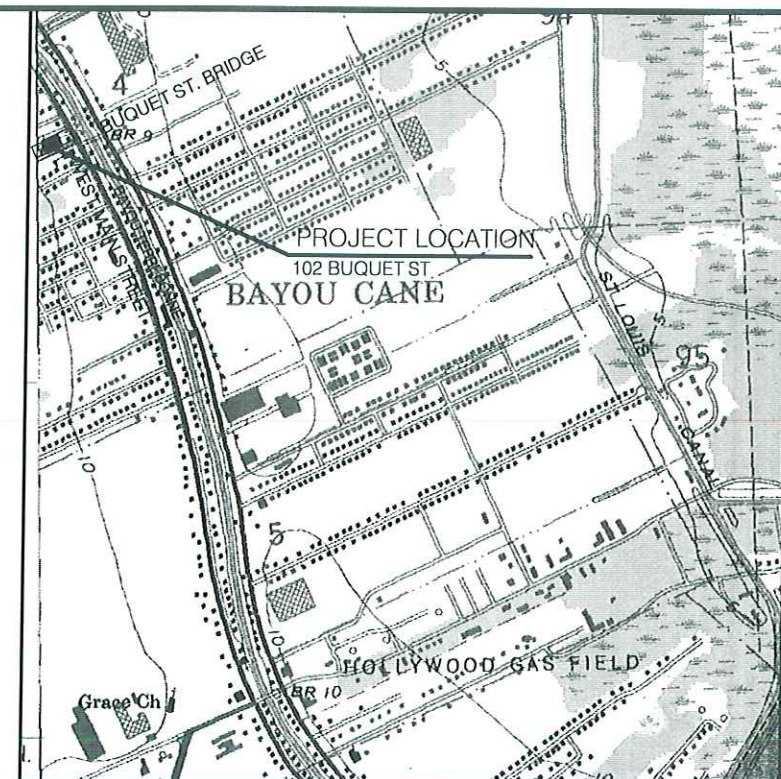
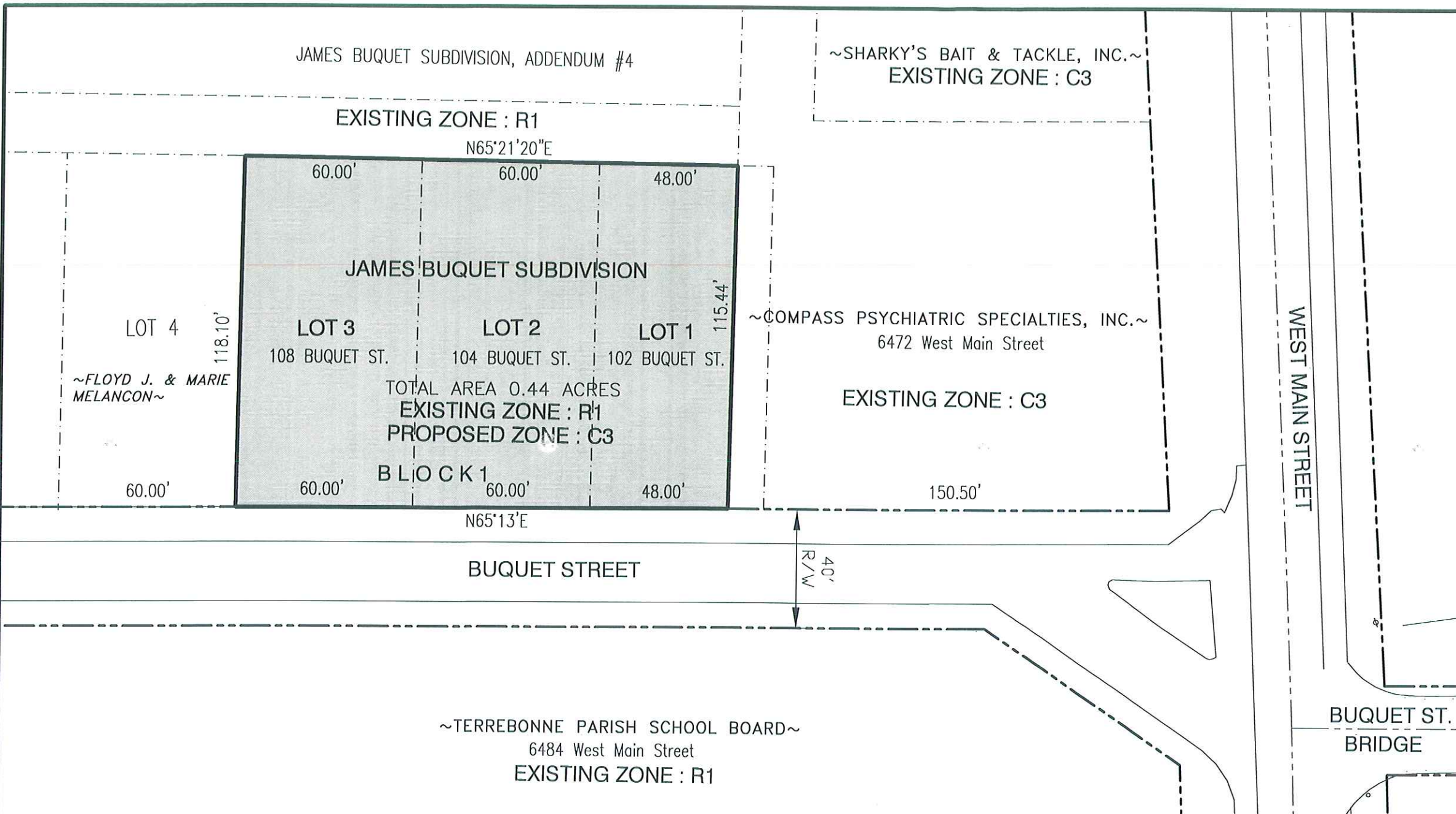
FILED FOR RECORD

CLERK OF COURT
PARISH OF
TERREBONNE, LA

Conveyance Book No. 811, folio 100-101, Clerk of

131306

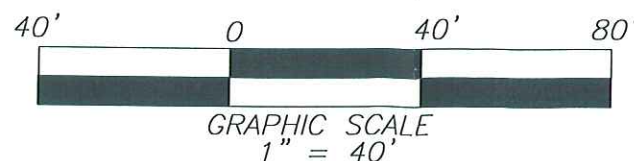
725 # back



VICINITY MAP
SCALE: 1"=2000'

MAP SHOWING
PROPOSED ZONING CHANGES
LOTS 1, 2, AND 3 , BLOCK 1 JAMES BUQUET SUBDIVISION
ON PROPERTY
BELONGING TO BROOKE CARRERE HYDE

LOCATED IN
SECTION 4 , T17S-R17E
TERREBONNE PARISH, LOUISIANA
SCALE: 1" = 40' DATE: FEBRUARY 28, 2013



Prepared By:
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NOTE: THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.