

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....	Chairman
L. Arnold "Budd" Cloutier, O.D.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Beryl A. Amedée.....	Member
Richard Elfert.....	Member
James A. Erny.....	Member
Keith Kurtz.....	Member
John Navy.....	Member
W. Alex Ostheimer.....	Member

MAY 20, 2010, 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 April 15, 2010

D. COMMUNICATIONS

E. OLD BUSINESS:

1. Home Occupation:
Proposed massage therapy business; 204 Carolyn Avenue; Sandra & Dean Johnson, applicants

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 24 & 24, Block A, Mechanicville; 210 Acklen Street; Rev. Saul Thomas, applicant (*Council District 1*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street; David W. Henthorn, applicant (*Council District 1*)
3. Rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive (*Council District 2*)

G. NEW BUSINESS:

1. Planned Building Groups:
 - a) Placement of an additional building; Lots 23 & 24, Block A, Mechanicville, 210 Acklen Street; Rev. Saul Thomas, applicant (*Council District 1*)
 - b) Placement of (4) additional dwelling units; 379 Monarch Drive; Joe Boudreaux, II, applicant (*Council District 3*)
 - c) Placement of (2) additional dwelling units; 371 Monarch Drive; Joe Boudreaux, II, applicant (*Council District 3*)
2. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential District) to C-3 (Neighborhood Commercial District) Lot 20, Greenfield Subdivision, 2701 Senator Street; Charles E. Green, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 1*)
 - b) Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District) Lot 6, Block 76, Newtown Addition, 1016 Grinage Street; Whitney Management Corporation, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 2*)
 - c) Rezone from O-L (Open Land) to C-2 (General Commercial District) 4843 LA Highway 311; Christine Trahan, applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 2*)
 - d) Rezone from O-L (Open Land) to R-1 (Single-Family Residential District) & C-2 (General Commercial District) Proposed Parkwood Place Subdivision; Westgate Development, Inc., applicant; calling a public hearing on said matter for June 17, 2010 at 6:00 p.m. (*Council District 1*)

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 April 15, 2010
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 15, 2010

D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 20, 2010 INVOICES AND TREASURER'S REPORT OF APRIL 2010

E. COMMUNICATIONS

F. APPLICATIONS:

1. a) Subdivision: Redivision of Property belonging to Robin Gilmore
Approval Requested: Process D, Minor Subdivision
Location: 1127 Point Street & 700 Division Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Robin Gilmore
Surveyor: Keneth L. Rembert Land Surveyor

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
2. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Rue Saia, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Lots 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, & 47, Block 1, Village East Subdivision, Add. No. 7
Approval Requested: Process D, Minor Subdivision
Location: Thomas Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: Village East Realty
Surveyor: T. Baker Smith, Inc.

b) Public Hearing

c) Variance Request: Variance from the minimum lot size requirement

d) Consider Approval of Said Application
4. a) Subdivision: Rebecca Plantation, Phase II (1st Filing)
Approval Requested: Process C, Major Subdivision-Engineering
Location: West side of LA Hwy. 311 @ south side of US Hwy. 90, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Rebecca Plantation, LLC, % Jacob A. Giardina
Engineer: T. Baker Smith, Inc.

b) Consider Approval of Said Application

5. a) Subdivision: Tract "A", Redivision of Property of Matherne Realty Partnership
 Approval Requested: Process D, Minor Subdivision
 Location: Corner of Enterprise Drive and proposed Westside Boulevard Extension, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Cane Fire District
 Developer: Matherne Realty Partnership, % Carroll Parr
 Surveyor: Keneth L. Rembert Land Surveyor
 - b) Public Hearing
 - c) Consider Approval of Said Application

G. STAFF REPORT

H. ADMINISTRATIVE APPROVALS:

1. Subdivision of Tract 4-B into Tract 4-D with Tract 4-D becoming a permanent part of Tract 4-C, Section 5, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
3. Survey and Redivision of Lot "A-1" and Lot "A-2" of Property belonging to Pennithia L. Bishop into Lot "A-1-A" and Lot "A-2-A", Section 101, T15S-R16E, Terrebonne Parish, LA
4. Survey of Tract "A" belonging to Westgate Development, Inc., Section 102, T17S-R17E, Terrebonne Parish, LA
5. Survey of Revised Tract 2 and Revised Tract "B" belonging to Carolyn Thibodeaux Roussell, et als, Sections 56, 57, & 86, T16S-R17E, Terrebonne Parish, LA
6. Survey of Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne Parish, LA
7. Survey of Revised Lots 12 & 13 of Block 8, Addendum No. 2, Phase A to Sugarwood Subdvision and Revised Lot 21 of Block 8, Addendum No. 3, Phase C to Sugarwood Subdivision, Propety belonging to Kirk D. Voclair, et al, Sections 85, 86, & 102, T17S-R17E, Ter
8. Survey of Tracts "A" & "B" being a portion of Lots 90, 91, & 92, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
9. Survey of Revised Lots 6, 7, & 24, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
10. Survey of Revised Tract "B" & Revised Tract "C" belonging to C & I of Houma, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
11. Survey of Revised Lots 10, 13, 19 & 36, Hellier Row Subdivision & Revised Lot A, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & Section 3, T15S-R17E, Terrebonne Parish, LA
12. Survey and Redivision of Property belonging to Carroll P. Boquet, Jr., Section 8, T16S-R17E, Terrebonne Parish, LA

I. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
Public Hearings
 - a) Amend Subdivision Regulations, 24.7.1.4, Residential Planned Unit Development, to remove the minimum acreage requirement and add architectural review (*HTRPC to ratify Council's approval*)
 - b) Amend Subdivision Regulations to update signage requirements to require that a dated photograph of the required 4' x 4' sign be provided to the Planning & Zoning Department at least ten (10) days prior to the public hearing for all subdivision processes (*HTRPC to ratify Council's approval*)
 - c) Proposed street light standard update (*Prior to Council's approval*)
2. Comprehensive Master Plan Update

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS

L. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF APRIL 15, 2010

- A. The Chairman called the meeting of April 15, 2010 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier, Jr. and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Mr. Daniel Babin, Chairman; Dr. L.A. "Budd" Cloutier, Jr., Vice-Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Jennifer Robinson, Senior Planner, Department of Planning & Zoning, and Laddie Freeman, Legal Advisor.
- C. Mr. Ostheimer informed Staff of an error on Item E.1.(g) with regard to Dr. Cloutier breaking the tie vote and voting yea for the motion to be adopted.
1. Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as corrected, for the Zoning and Land Use Commission for the regular meeting of March 18, 2010."
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS:
1. Mrs. Robinson read a memo from Paul Latat, Council Clerk, dated March 25, 2010, informing everyone that the Terrebonne Parish Council concurred with their recommendation and approved the rezoning request for 5351 & 5357 Highway 311.
- E. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application by Willie Newton requesting to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Tract A-B-C-D-A in the possession of the Estate of Isaac Newton.
- a) Mr. Ken Rembert, Kenneth L. Rembert Land Surveyors, representing the applicant, discussed the rezoning request and stated Mr. Newton would like to utilize the property for his masonry business.
- b) The Chairman recognized Willie Newton, 243 McKinley Street, applicant, who discussed his business which has been in existence for 38 years on the same street just two (2) lots away and never had any problems.
- c) The Chairman recognized Barbara Boudreaux, 115 Hackberry Street, who expressed concerns regarding chunks of cement coming over her fence ruining her greenhouse, cement dust, depreciation of property values, high traffic, etc.
- d) The Chairman recognized John Soloman, 221 Antoine Street, who expressed appreciation of Mr. Newton and his father and all they do with the community but expressed concern of other businesses following suit in the area.
- e) The Chairman recognized Ezekial Calloway, 1775 Main Street, cement mixer for Mr. Newton's business and stated no cement dust was able to fly around due to the equipment used. He requested the rezoning request be approved.
- f) Dr. Cloutier moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- g) Mrs. Robinson discussed the Staff Report and stated five (5) calls were received in support of the request and eight (8) calls in opposition. She stated Staff recommended approval of the rezoning request due to their belief that the request meets the definition of a personal service, as defined in the zoning ordinance.

- h) Discussion was held with regard to a commercial business amongst mostly residential.
- i) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning and Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Tract A-B-C-D-A in the possession of the Estate of Isaac Newton to the Terrebonne Parish Council for further consideration."
- j) Discussion was held with regard to provisions due to the business having existed in the immediate area for so long, the applicant continuing to use the property as a non-conforming use until his lease was up and wished to relocate to another piece of property, non-conforming uses, etc.

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

F. NEW BUSINESS:

1. Home Occupation:

The Chairman stated the next item on the agenda was a home occupation application by Sandra and Dean Johnson requesting a proposed massage therapy business at 204 Carolyn Avenue.

- a) The Chairman recognized Sandra and Dean Johnson, 204 Carolyn Avenue, who discussed their request for a home occupation.

The Chairman acknowledged Councilman Alvin Tillman at this time.

- b) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request.
- c) The Chairman recognized Councilman Alvin Tillman, District 1, who stated he was not opposed to the home occupation but have received calls about it. He requested the matter be tabled in order to allow the Johnson's to meet with their neighbors and inform them of their intentions as well as a petition in favor to be signed.
- d) Mr. Ostheimer moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, table the home occupation application for a proposed massage therapy business at 204 Carolyn Avenue until the next regular meeting of May 20, 2010 as per the request of Councilman Alvin Tillman."
- e) Discussion was held with regard to the applicant meeting all of the requirements to establish a home occupation, creating unnecessary havoc by circulating a petition, using careful verbiage of the petition, etc.

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

2. Planned Building Group:

- a) The Chairman stated the next item on the agenda was a planned building group application by ABC Storage requesting the placement of two (2) additional storage units at 113 Cottage Drive.
- b) The Chairman recognized Mr. Alec Breaux, 1133 Cottage Drive, who stated his request for planned building group approval.
- c) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the request.
- d) Discussion was held with regard to the original application and if it met all landscaping, aesthetics, etc. as previously promised.
- e) Mr. Breaux stated all landscaping, bricks, etc. would be continued with the new units.

- f) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group application for the placement of two (2) additional storage units at 1133 Cottage Drive.”

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

3. Preliminary Hearing:

- a) Dr. Cloutier moved, seconded by Mr. Navy: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 23 & 24, Block A, Mechanicville; 210 Acklen Street; Rev. Saul Thomas, applicant, for May 20, 2010 at 6:00 p.m.”

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

- b) Dr. Cloutier moved, seconded by Mrs. Williams: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Catherine Subdivision; 8958 Norman Street; David W. Henthorn, applicant, for May 20, 2010 at 6:00 p.m.”

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

- c) Dr. Cloutier moved, seconded by Mrs. Amedée: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from O-L (Open Land) to R-1 (Single-Family Residential) Lot 13, Block 1, Imperial Park Subdivision; 4852 Imperial Drive; Fritz and Denise Dryden, applicant, for May 20, 2010 at 6:00 p.m.”

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

G. STAFF REPORT:

1. The Chairman stated the next item on the agenda was the discussion and possible action with regard to requiring certified plats for zoning and land use application submittals.
- a) Mr. Freeman stated Administration already has the authority to determine if plats submitted are adequate and would just need better enforcement of the same.
- b) Dr. Cloutier stated he would like to see the site plans be to scale and see how in relationship to neighboring properties, streets, etc.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
- a) Mr. Ostheimer questioned Staff with regard to permitting and ramifications if not obtained, etc. Mr. Gordon stated “cease and desist” orders are made and/or meters are pulled until necessary permits are obtained.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT there being no further business to come before the HTRPC, convening a s t he Zoning a nd L and U se C ommission, the m eeting be adjourned at 7:06 p.m.”

The Chairman called for a v ote on t he m otion offered by Dr. C loutier. THERE W AS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Daniel J. Babin, 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 APRIL 15, 2010.

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

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

ZLW10/11
Dist. 1

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

**Zoning & Land Use Commission
Application**

Name: Sandra E. Dean Johnson

Address: 204 Carolyn Avenue, Houma LA 70363

Phone: (985) 688-1738 / (985) 873-5469

Application For:	<input type="checkbox"/>	Planning Approval \$10.00/application	<input checked="" type="checkbox"/>	Home Occupation \$10.00/application
	<input type="checkbox"/>	Parking Plan \$50.00/plan	<input type="checkbox"/>	Special Plan \$10.00/application

The premises affected are situated at 204 Carolyn Avenue in a R-1 Zoning District. The legal description of the property involved in this application is: Lot 14, Block 3, Addendum 1, Grand Caillou Heights

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

Applicant's interest in the premises affected: Owner

Approximate cost of work involved: \$2500.00

Explanation of property use: massage therapy home occupation

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

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

- | | |
|--|--------------------------------|
| 1. <u>Anthony E. Wendy Quibordeaux</u> | 2. <u>Ton Duong</u> |
| <u>206 Carolyn Avenue</u> | <u>1942 Prospect Boulevard</u> |
| <u>Houma, LA 70363</u> | <u>Houma, LA 70363</u> |

3. _____

Sandra Johnson
Signature of Applicant or Agent

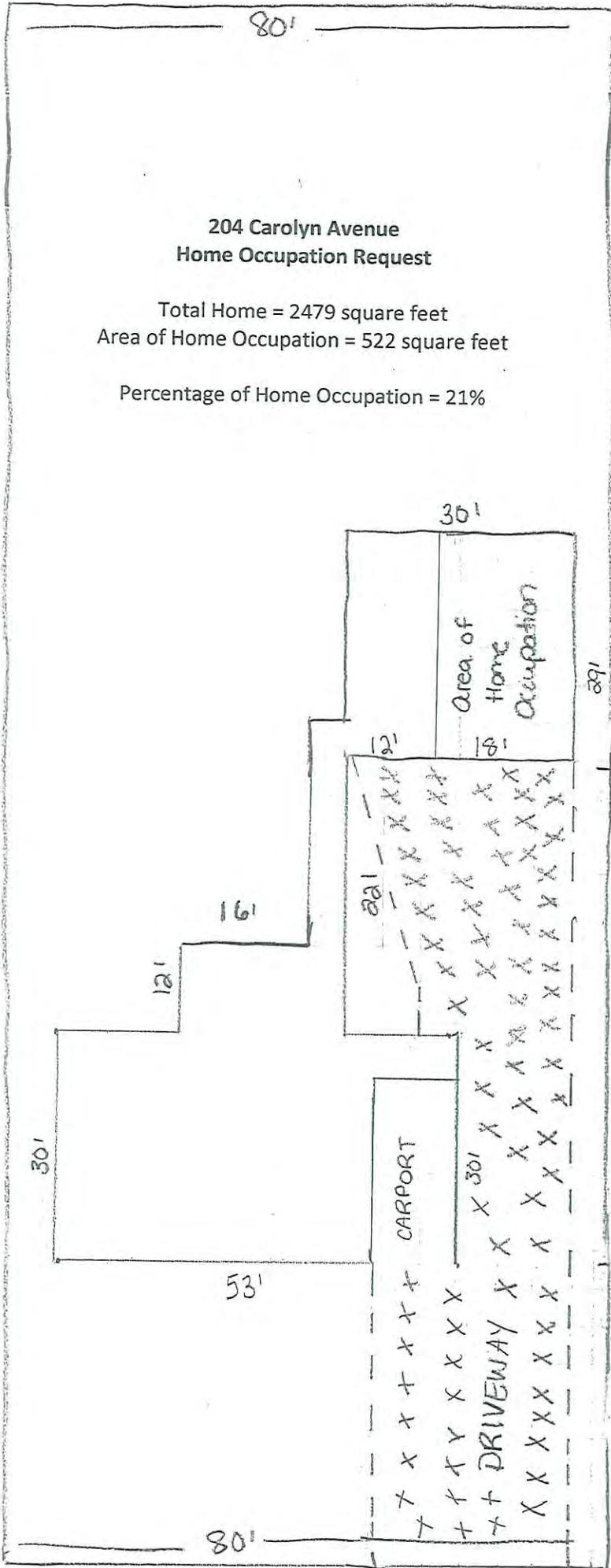
(985) 688-1738
Phone Number

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

Sandra Johnson
Signature of Applicant or Agent

3-26-2010
Date

PROSPECT AVENUE



204 Carolyn Avenue Home Occupation Request

Total Home = 2479 square feet
Area of Home Occupation = 522 square feet

Percentage of Home Occupation = 21%

1" = 20'

AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

**DESCRIPTION OF REVISED LOT 24, BLOCK A
MECHANICSVILLE SUBDIVISION
LOCATED IN SECTION 9, T17S-R17E
TERREBONNE PARISH, LOUISIANA**

Commencing at the intersection of the western right of way line of Acklen Avenue and the property line common to Lot 25 and Revised Lot 24, Block A, Mechanicsville Subdivision. Said point is the **POINT OF BEGINNING**.

Thence N81°03'24"W, 172' to a point;

Thence N8°56'36"E, 120' to a point;

Thence S81°03'24"E, 39' to a point;

Thence S8°56'36"W, 25' to a point;

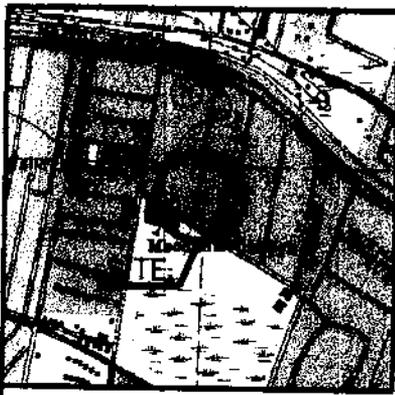
Thence S81°03'24"E, 30' to a point;

Thence S8°56'36"W, 26' to a point;

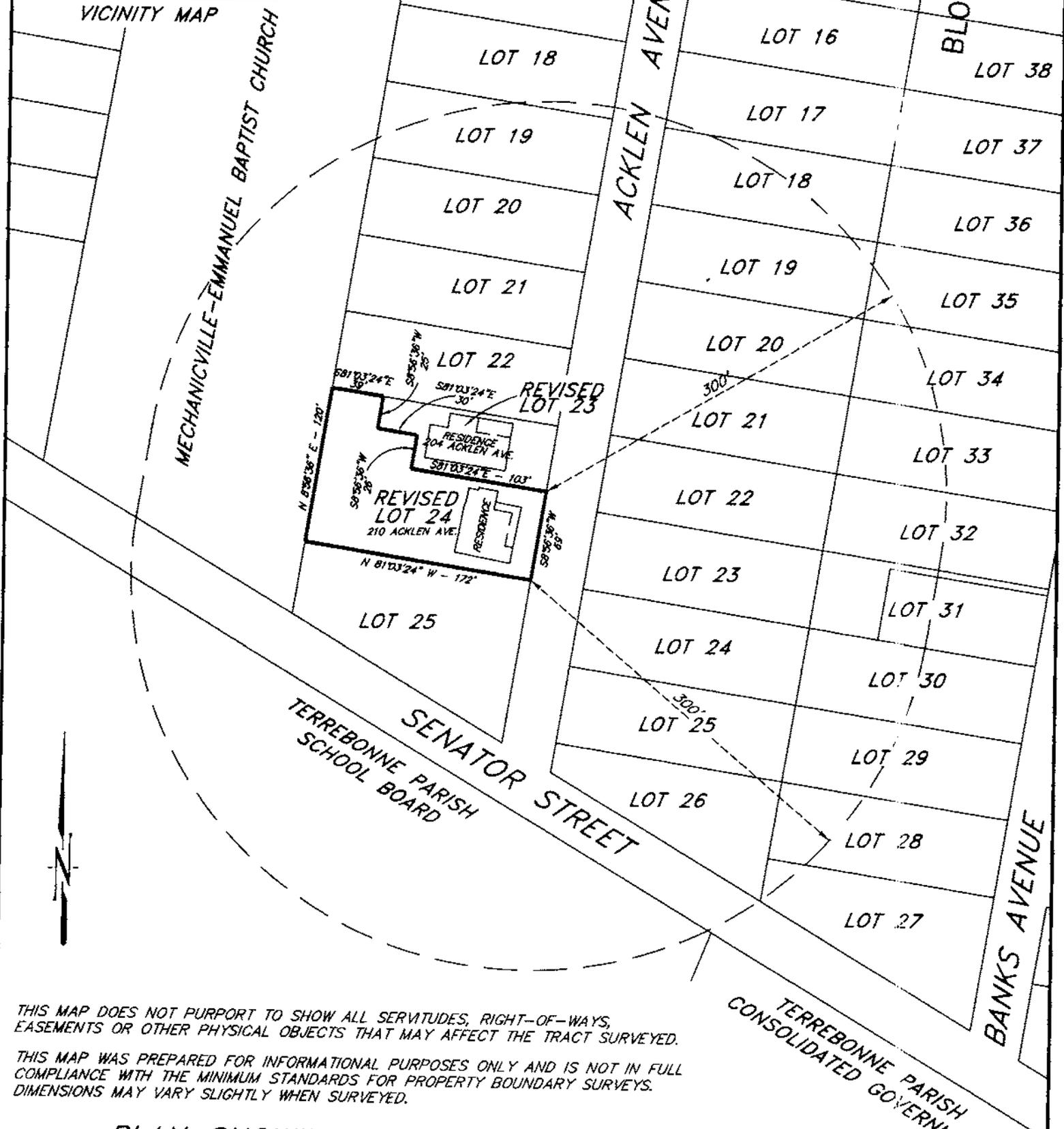
Thence S81°03'24"E, 103' to a point;

Thence S8°56'36"W, 69' back to the **POINT OF BEGINNING**.

Said Lot contains an area of 14,637 square feet and is more clearly shown on a plat prepared by Keneth L. Rembert, Surveyor dated October 6, 2009 and entitled "SURVEY OF REVISED LOTS 23 & 24, BLOCK A, MECHANICSVILLE SUBDIVISION A REDIVISION OF PROPERTY BELONGING TO SAULMAN THOMAS ET UX LOCATED IN SECTION 9, T17S-R17E, TERREBONNE PARISH, LOUISIANA".



VICINITY MAP



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

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.

PLAN SHOWING PROPERTY TO BE REZONED TO R-2 BELONGING TO SAULMAN THOMAS ET UX LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA

MARCH 23, 2010

SCALE: 1" = 100'

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



AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

upon final approval

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:

self only

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

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

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

yes

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

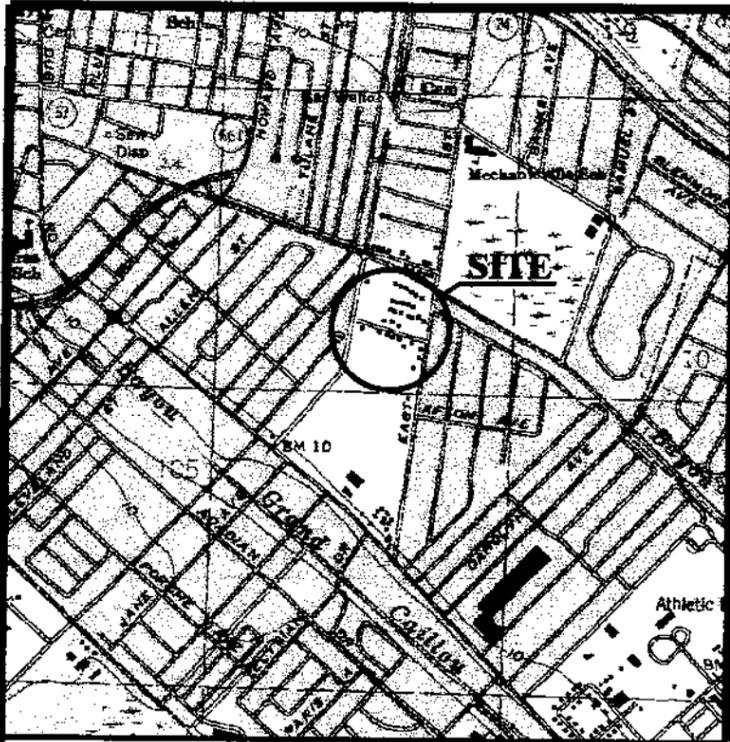
Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own 8233 sq. ft. acres. A sum of \$25.00 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.

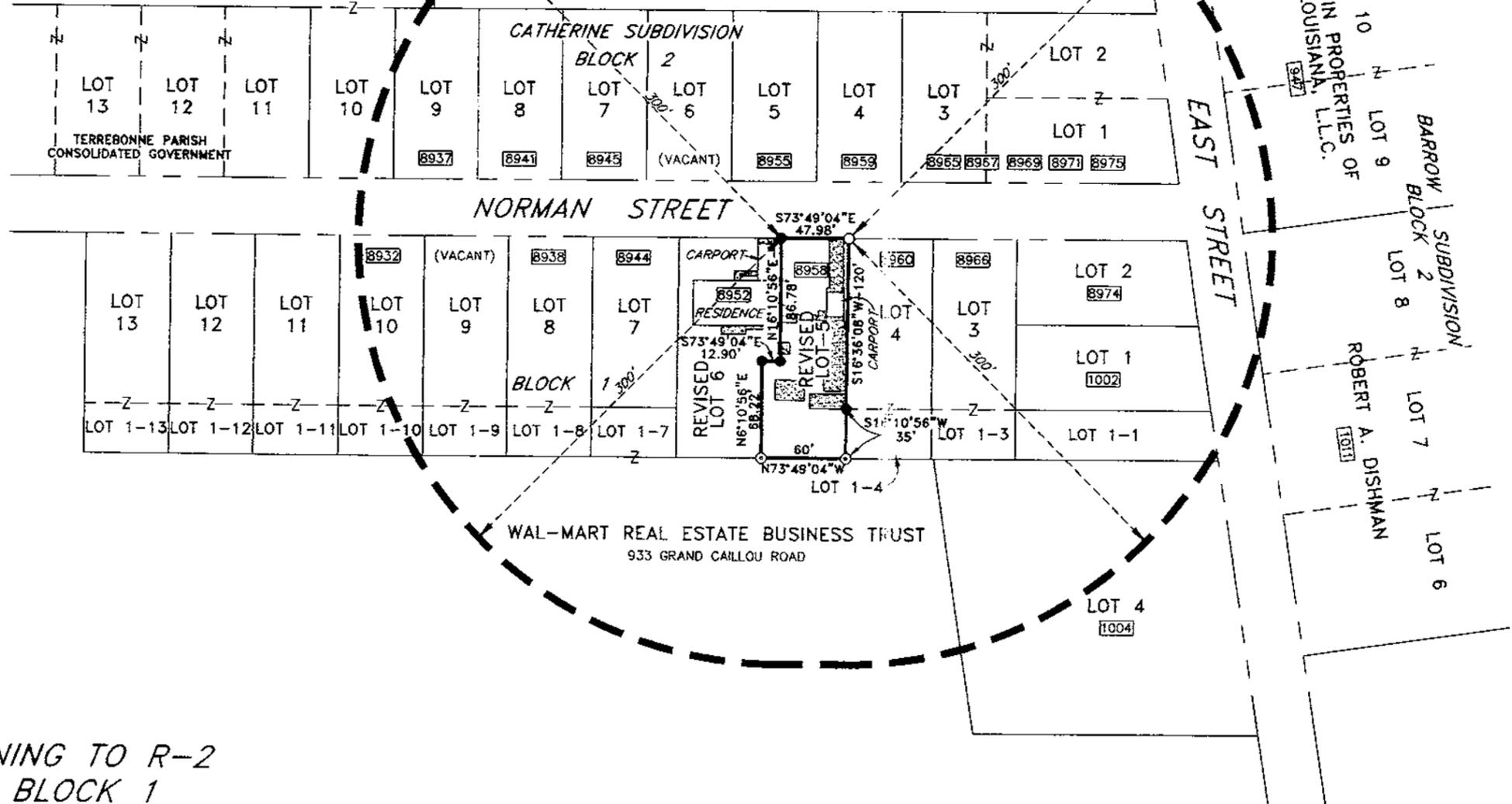

Signature of Owner or Authorized Agent



VICINITY MAP

ENTERGY LOUISIANA, INC.
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.



PLAN PREPARED FOR REZONING TO R-2
FOR REVISED LOT 5 OF BLOCK 1
CATHERINE SUBDIVISION
PROPERTY BELONGING TO DAVID W. HENTHORN
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MARCH 24, 2010

SCALE: 1" = 100'

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

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON ROD FOUND

THIS MAP BASED ON MAP ENTITLED "MAP SHOWING LOT EXTENSIONS ONTO A
PORTION OF LOTS 170, 171, & 173 OF HONDURAS PLANTATION SUBDIVISION
INTO LOTS 4-3, 5-1 THRU 5-5, 6-1 THRU 6-6 & 7-1 THRU 73 OF RIDGEWAY
SUBDIVISION AND LOTS 1-1, 1-3 THRU 1-14 OF CATHERINE SUBDIVISION LOCATED
IN SECTION 105, T17S-R17E CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA FOR
WAL-MART STORES EAST, INC." PREPARED BY ACADIA LAND SURVEYING, L.L.C. AND
DATED 2/4/2002 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L.
REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD
REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103
PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 9'.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



AMENDMENT POLICY

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
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- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

SIGNATURES REQUIRED

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

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

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

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

APPLICATION FEE SCHEDULE

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

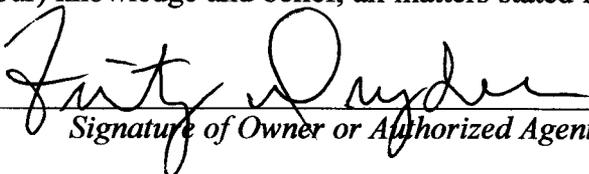
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own >1 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

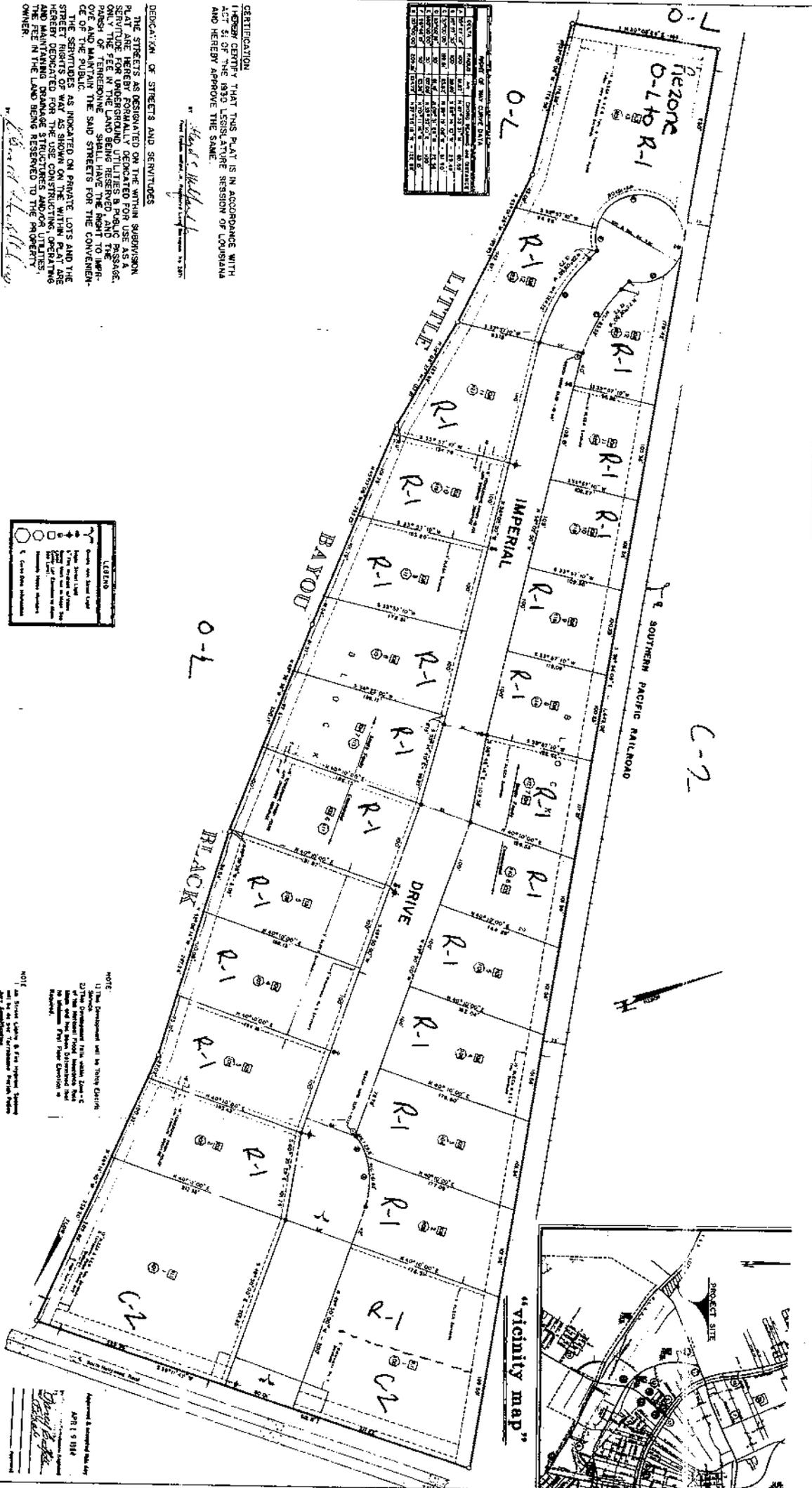
DECLARATION

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



Signature of Owner or Authorized Agent

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10



CERTIFICATION
 I, James G. ...,
 ACTING CLERK OF THE BOARD OF SUPERVISORS OF TERREBONE
 AND HEREBY APPROVE THIS PLAT.

DEDICATION OF STREETS AND SERVITUDES
 THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION
 PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A
 SERVICE FOR UNDERGROUND UTILITIES & PUBLIC PASSAGE,
 ON THE YET IN THE LAND BEING RESERVED AND THE
 OWNERS OF THE SAID LAND SHALL HAVE THE RIGHT TO IMPROVE
 AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE
 OF THE PUBLIC.
 THE SERVITUDES AS INDICATED ON PRIVATE LOTS AND THE
 STREET RIGHTS OF WAY AS SHOWN ON THE WITHIN PLAT ARE
 HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING
 AND MAINTAINING STORMAGE STRUCTURES AND/OR UTILITIES
 AND IN THE LAND BEING RESERVED TO THE PROPERTY
 OWNER.

APPROVED AND ACCEPTED THIS DATE
 BY THE HONORABLE TERREBONE REGIONAL PLANNING COMMISSION
 APPROVED: _____
 DATE: _____

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH
 THE REQUIREMENTS OF THE PARISH OF TERREBONE
 LAWS AND ORDINANCES AS TO THE BLOCK LAYOUT AND STREET

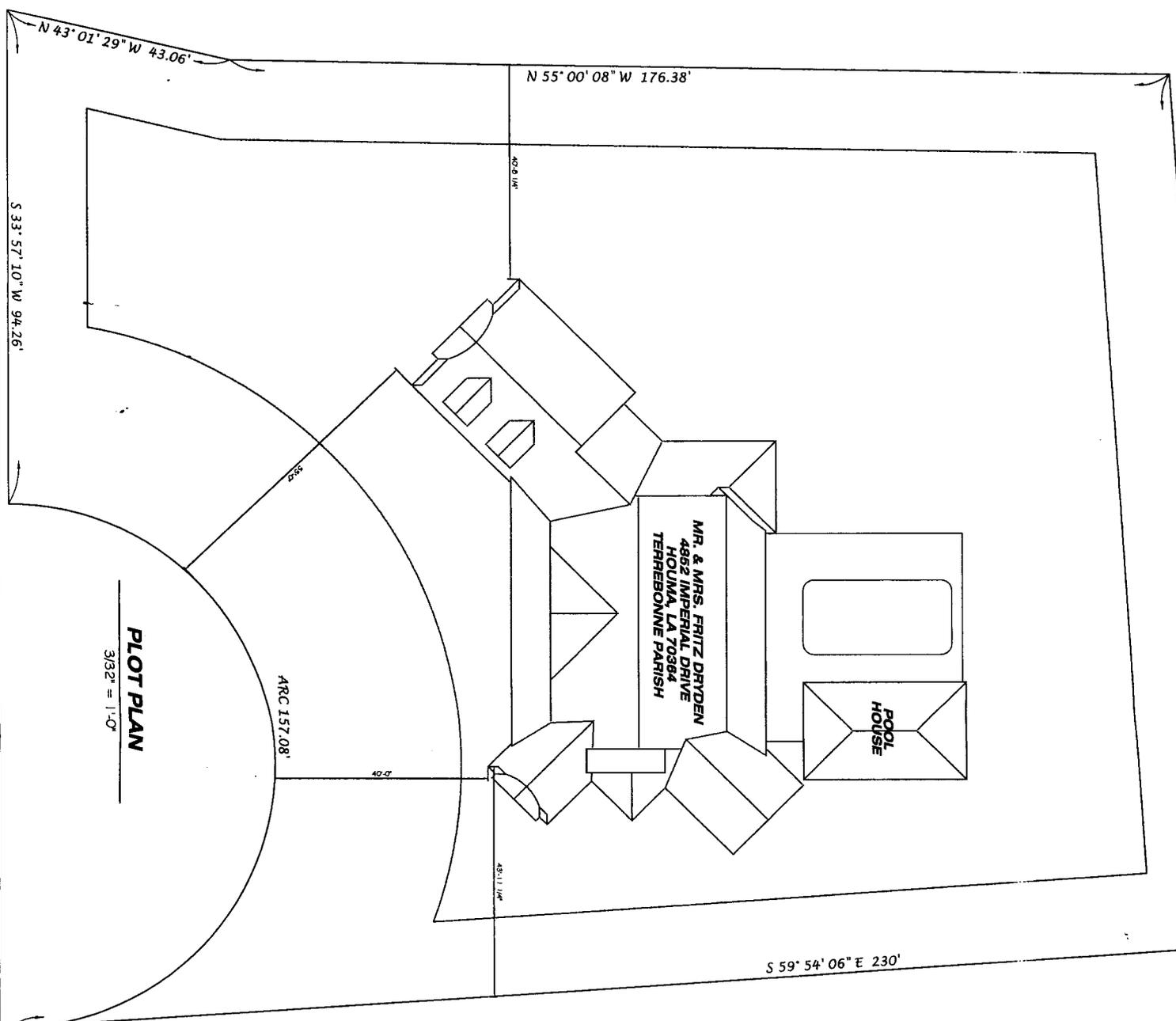


NOTE
 1) This Development will be subject to the
 2) The Development will be subject to the
 3) The Development will be subject to the
 4) The Development will be subject to the
 5) The Development will be subject to the
 6) The Development will be subject to the
 7) The Development will be subject to the
 8) The Development will be subject to the
 9) The Development will be subject to the
 10) The Development will be subject to the

(IMPERIAL PARK)
 (COMMERCIAL, 8 SINGLE-FAMILY)
 (RESIDENTIAL DEVELOPMENT)
 (Revised)

A SUBDIVISION OF PROPERTY LOCATED IN
 SECTION 10, T17S - 41E, N TERREBONE
 PARISH, STATE OF LOUISIANA.

THETA II ENTERPRISES, INC.
 CHARTERED IN LOUISIANA



REVIEWED BY: *Delvin Portie Jr.*
 DELVIN PORTIE JR.
 DATE: *3/24/10*
 CERTIFIED BUILDING OFFICIAL
 ICC# 5329179

		PILOT PLAN	
4871 SQUARE FEET		ANNUALLY REVIEW	
LIVING AREA 1st FLOOR LIVING AREA 2ND FLOOR PORCH DOUBLE GARAGE POOL HOUSE	3245 SQUARE FEET 609 SQUARE FEET 340 SQUARE FEET 729 SQUARE FEET 445 SQUARE FEET	0 3-22-10	ISSUE FOR CONSTRUCTION DESCRIPTION
REVISIONS			
RESIDENCE FOR: MR. & MRS. FRITZ DRYDEN 4882 IMPERIAL DRIVE HOUMA, LA 70364 TERREBONNE PARISH			
DR. DATE: 1-23-10	SCALE: 3/32" = 1'-0"	DWG. NUMBER: 0	REV. NUMBER: 0

ZLU 10/12
Dist. 1

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
P.O. Box 1446
Houma, LA 70361
(985)873-6793

**APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL**

Rev. Saulman Thomas
Applicant's Name

2361 Truman Street Houma, LA 70363
Address City State Zip Code

3/24/10 / 688-0671
Date Telephone Number(s)

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Proposed additional bldg. on Revised Lot 24
Block A, Mechanicsville Subdivision
2. Location: 210 Acklen Street Houma, LA
3. Zoning District: R-1
4. Total Land Area: 14,637 sq. ft.
5. Total Number of Units: 2
6. Gross Floor Area: 2853 sq. ft.
7. Total Parking Spaces Provided: 6
Total Parking Spaces Required: 4
8. Approximate Cost of Work Involved: \$40,000
9. 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 14,637 sq. ft. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

X Saul Thomas
Signature of Applicant

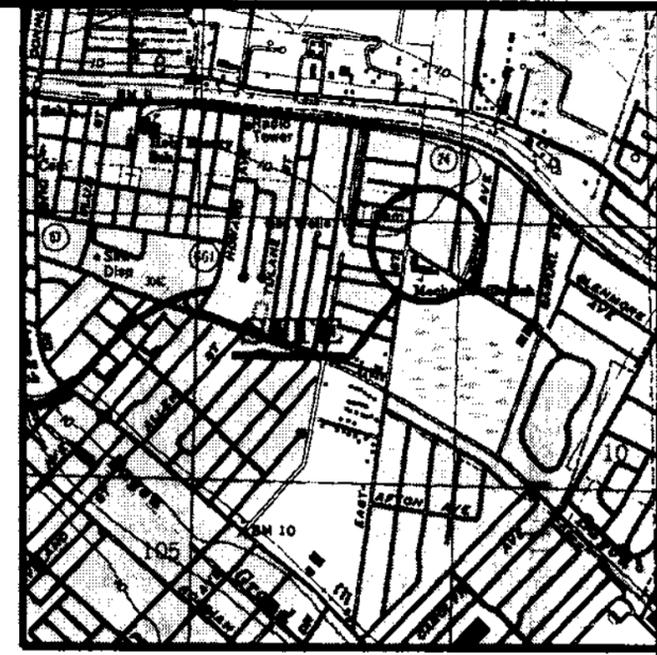
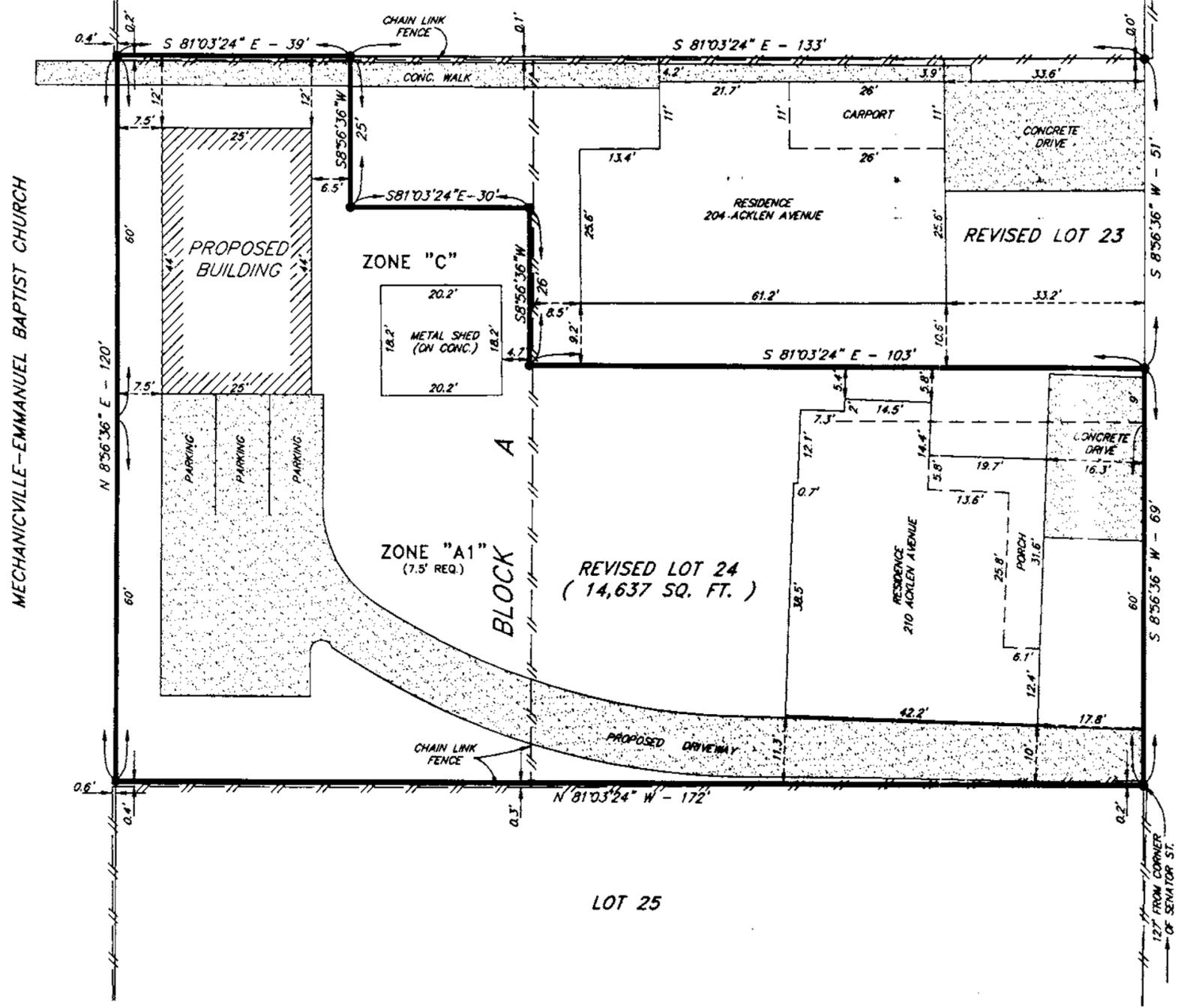
3/24/10
Date

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

X Saul Thomas
Signature of Owner or Authorized Agent

3/24/10
Date

LOT 22



VICINITY MAP

ACKLEN AVENUE



LOT 25

PLAT OF PROPOSED BUILDING
 ON REVISED LOT 24 BLOCK A
 MECHANICVILLE SUBDIVISION
 A REDIVISION OF PROPERTY BELONGING TO
 SAULMAN THOMAS ET UX
 LOCATED IN SECTION 9, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

MARCH 24, 2010

SCALE: 1" = 20'

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

THESE LOTS ARE LOCATED IN ZONES "C" & "A1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-Q103 & LA-Q104 DO NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 658572 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE ASSUMED.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND:

● INDICATES 5/8" IRON ROD SET



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

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.
See Attached.

APPLICATION FEE SCHEDULE:

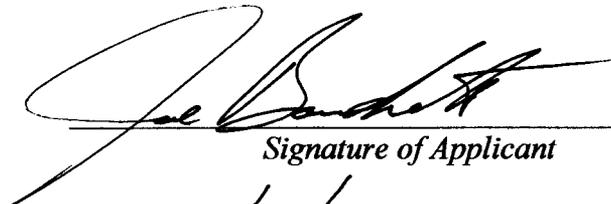
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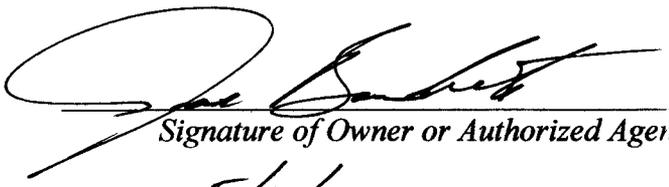
I (We) own >1 acre(s). A sum of \$25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
5/23/10

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
5/23/10

Date

TO ALMA ST. ▲

MONARCH DR.

ROAD R/W

MONARCH DR.

EXISTING
PARKING

N65°52'53"E - 87.50'

10'-0 1/2"

PLAY AREA
(GRASS)

379 MONARCH DR.

EXISTING
DUPLEX

PATIO

S24°07'07"E - 253.20'

PROPOSED
DUPLEX

60'-3"

11'-9 1/2"

44'

PROPOSED
DUPLEX

76'-3"

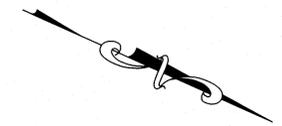
11'-9 1/2"

44'

N24°00'00"W - 253.20'

S65°52'53"W - 86.98'

SITE PLAN
SCALE: 1"=10'



DATE:	04/01/10
DRAWN BY:	KT
CHK'D BY:	JB
JOB NO.:	

DRAFTER:
J&S
DRAFTING SERVICES

SITE PLAN
A1.0

JOE BOUDREAU
379C&D MONARCH DR.
HOUMA, LA. 70364

BUILDER:
ARCHER
Construction, L.L.C.
DESIGN • BUILD
100 RAMSEY RD.
HOUMA, LA. 70364
PHONE: 985-872-3050
FAX: 985-872-3050

PLEASE ATTACH THE FOLLOWING INFORMATION:

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 - 1) All proposed structures and setbacks;
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 - 3) Emergency vehicle access;
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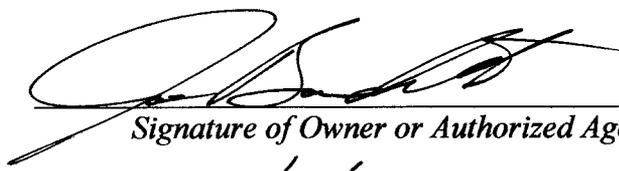
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Signature of Applicant
5/3/10

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
5/3/10

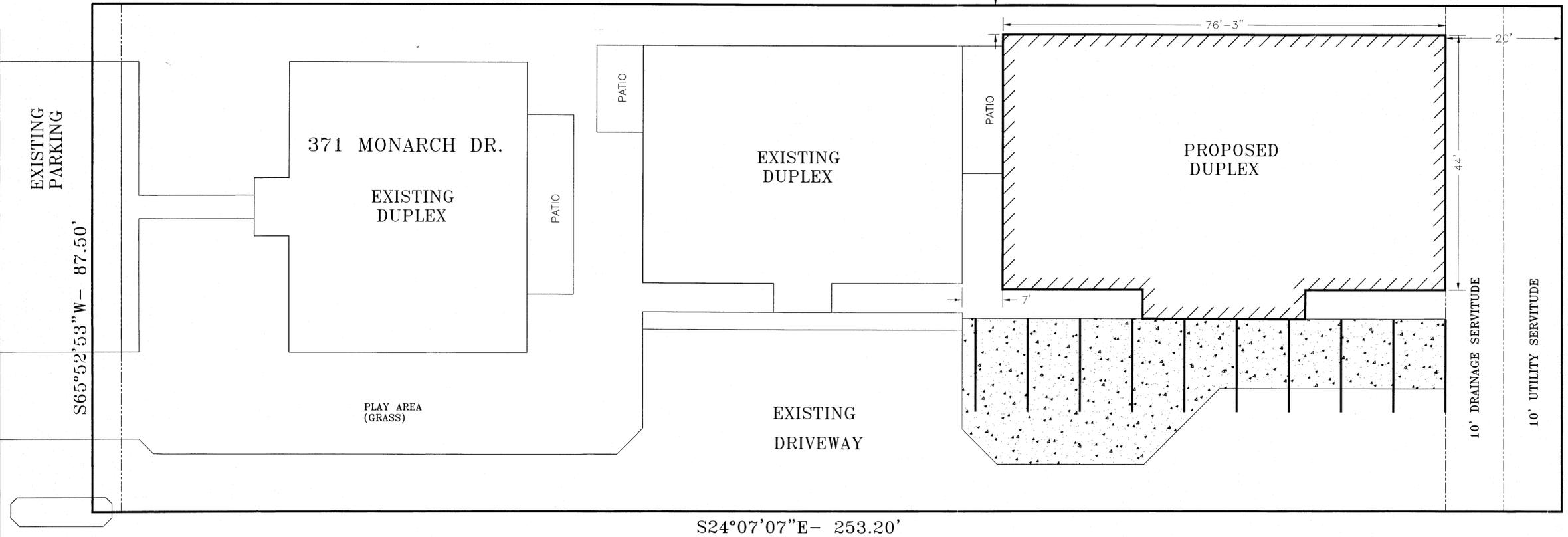
Date

TO ALMA ST. ▲

MONARCH DR.

MONARCH DR.

ROAD R/W



SITE PLAN
SCALE: 1"=10'

DATE:	04/01/10		
DRAWN BY:	KTT		
CHK'D BY:	JB		
JOB NO.:			
NO.	DATE	REVISION DESCRIPTION	BY

DRAFTER:
J&S
DRAFTING SERVICES

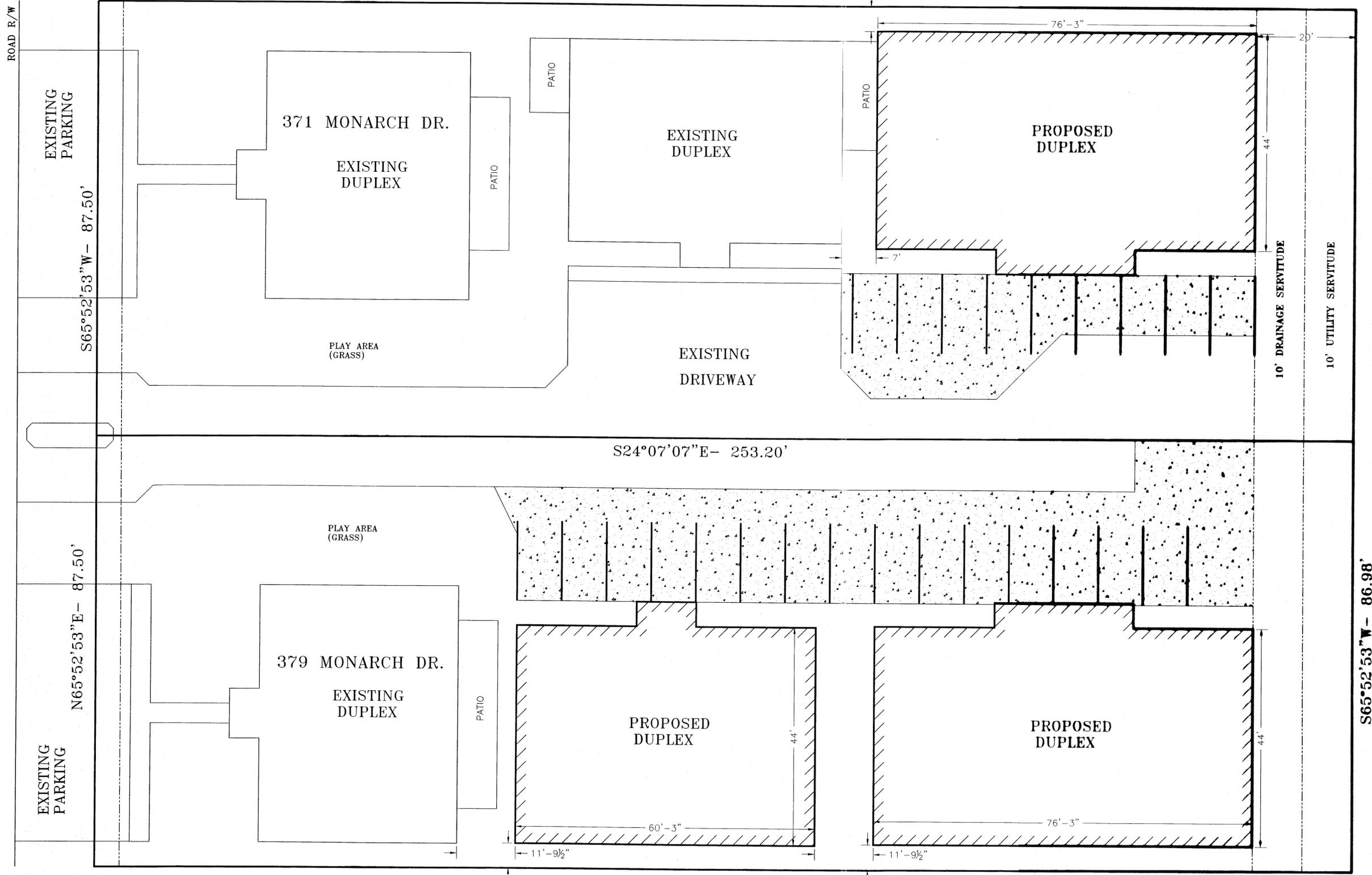
SITE PLAN
A1.0

BUILDER:
JOE BOUDREAU
371E&F MONARCH DR.
HOUMA, LA. 70364

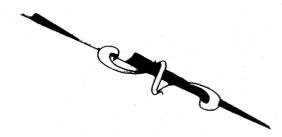
ARCHER
Construction, L.L.C.
DESIGN • BUILD
PHONE: 985-872-3050
FAX: 985-872-9846
100 RAMEY RD.
HOUMA, LA.

TO ALMA ST.
MONARCH DR.

MONARCH DR.



SITE PLAN
SCALE: 1"=10'



ARCHER
Construction, L.L.C.
DESIGN • BUILD
PHONE: 965-672-3050
FAX: 965-672-9646
100 RAMEY RD.
HOUMA, LA.

JOE BOUDREAU
379C&D MONARCH DR.
HOUMA, LA. 70364

DATE: 04/01/10	DRAWN BY: KTT	CHK'D BY: JB	JOB NO.:
NO.	DATE	REVISION DESCRIPTION	BY

DRAFTER:
J&S
DRAFTING SERVICES

SITE PLAN
A1.0

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 17, 2010

@ 6:00 p.m.

Z&LU / G2(a)

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.

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

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yes

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Minimum Charge - \$25.00;

Maximum Charge - \$100.00

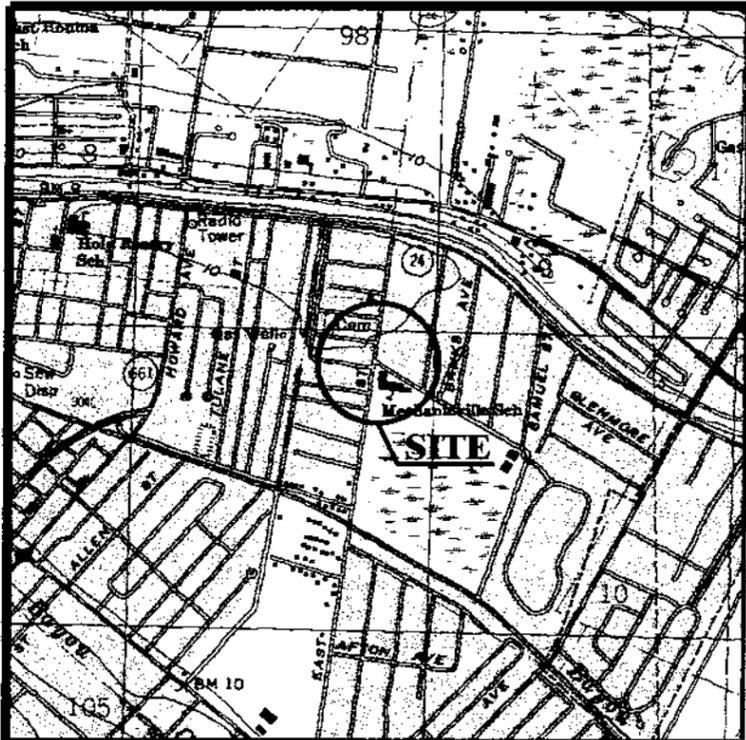
I (We) own 0.15 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

Charles E. Green

Signature of Owner or Authorized Agent



VICINITY MAP

ZONE C-3 SETBACK REQUIREMENTS:

FRONT - TWENTY-FIVE (25) FEET
 REAR - TWENTY (20) FEET
 SIDE STREET - FIFTEEN (15) FEET
 SIDE - FIVE (5) FEET

APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

PLAN PREPARED FOR REZONING TO C-3
 FOR LOT 20

GREENFIELD SUBDIVISION

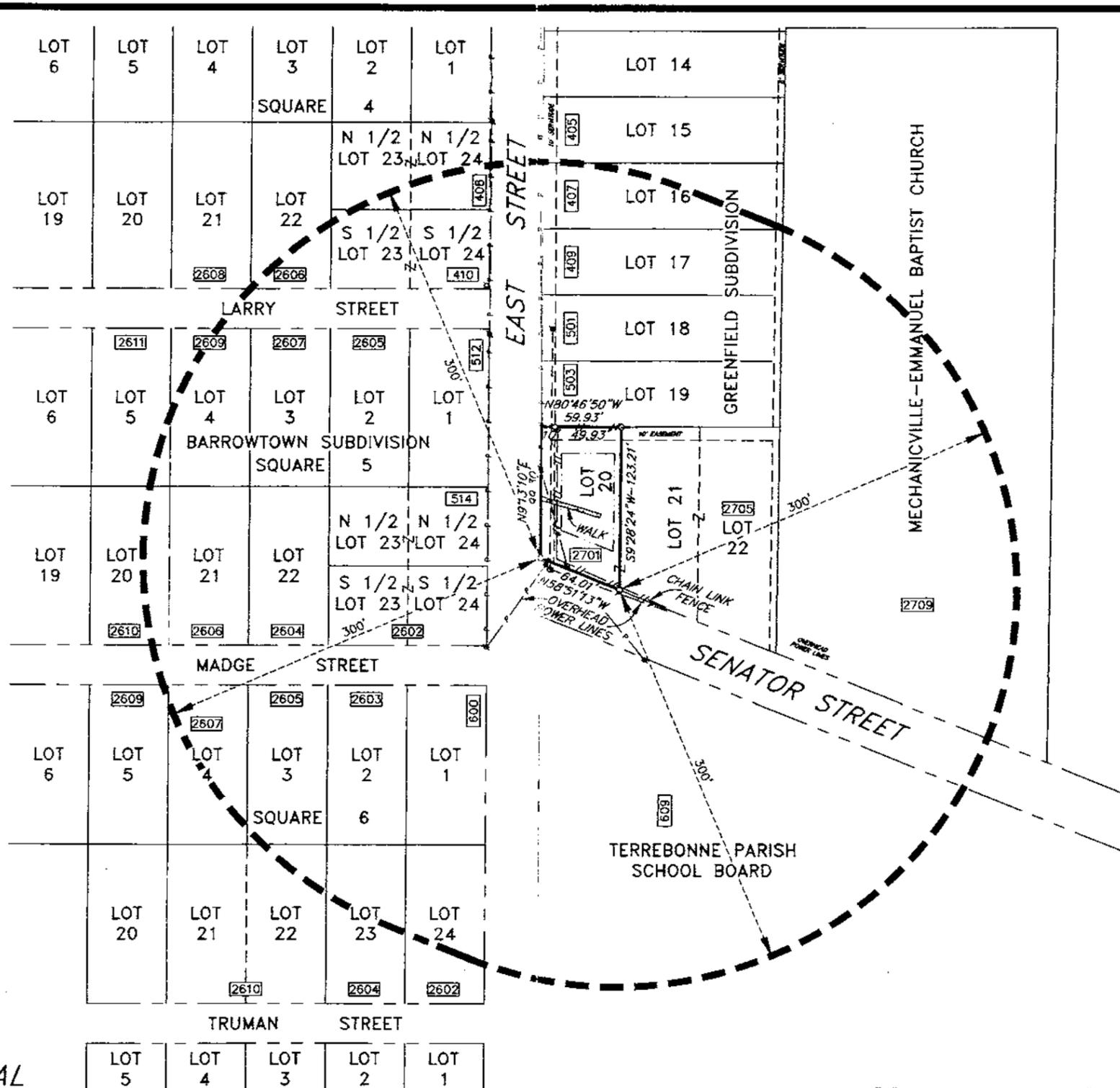
PROPERTY BELONGING TO CHARLES E. GREEN ET AL
 LOCATED IN SECTION 9, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

APRIL 21, 2010

SCALE: 1" = 100'



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



THIS MAP BASED ON MAP ENTITLED "GREENFIELD SUBDIVISION" REDIVISION OF PROPERTY BELONGING TO WHITNEY MANAGEMENT CORP. IN SECTION 9, T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, SURVEYOR AND DATED MARCH 30, 1994 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY.

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

LEGEND:

- INDICATES 5/8" IRON PIPE FOUND
- ⊗ INDICATES POWER POLE

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 17, 2010

@ 6:00 p.m.

Z&LU / G2(b)

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.

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. 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:

Upon approval of rezoning request.

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:

Corporation

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

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

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

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 0.16 acres. A sum of \$25.00 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.

 **PHILIP L. WHITNEY, PRESIDENT**
Signature of Owner or Authorized Agent



VICINITY MAP

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

APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

PLAN PREPARED FOR REZONING TO C-1
 FOR LOT 6 OF BLOCK 76
 NEWTOWN ADDITION TO THE CITY OF HOUMA
 PROPERTY BELONGING TO WHITNEY MANAGEMENT CORPORATION
 LOCATED IN SECTION 37, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

APRIL 21, 2010

SCALE: 1" = 100'



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

LEGEND:

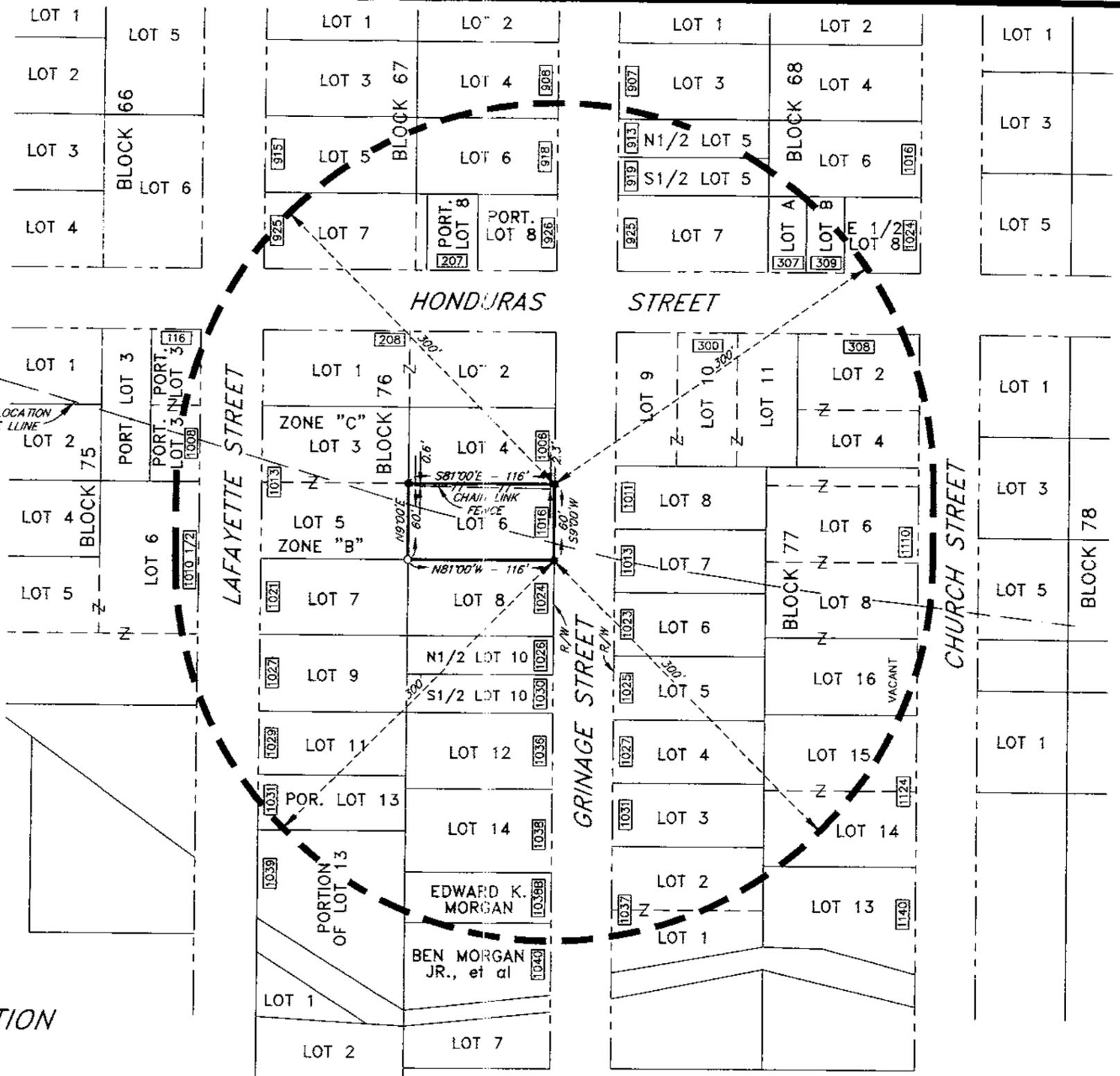
- INDICATES 5/8" IRON PIPE SET
- INDICATES 5/8" IRON ROD FOUND

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

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 217782 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE ASSUMED.

THIS LOT IS LOCATED IN ZONES "C" & "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.



**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 17, 2010

@ 6:00 p.m.

Z&LU / G2(c)

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

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

SIGNATURES REQUIRED

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

CHRISTINE TRAHAN, 4843 HWY. 311, HOUMA, LA 70360 - 100% interest

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

CHRISTINE TRAHAN

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

N/A

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

CHRISTINE TRAHAN

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

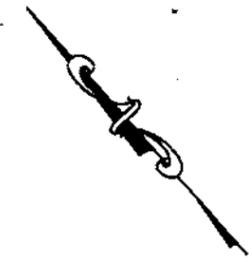
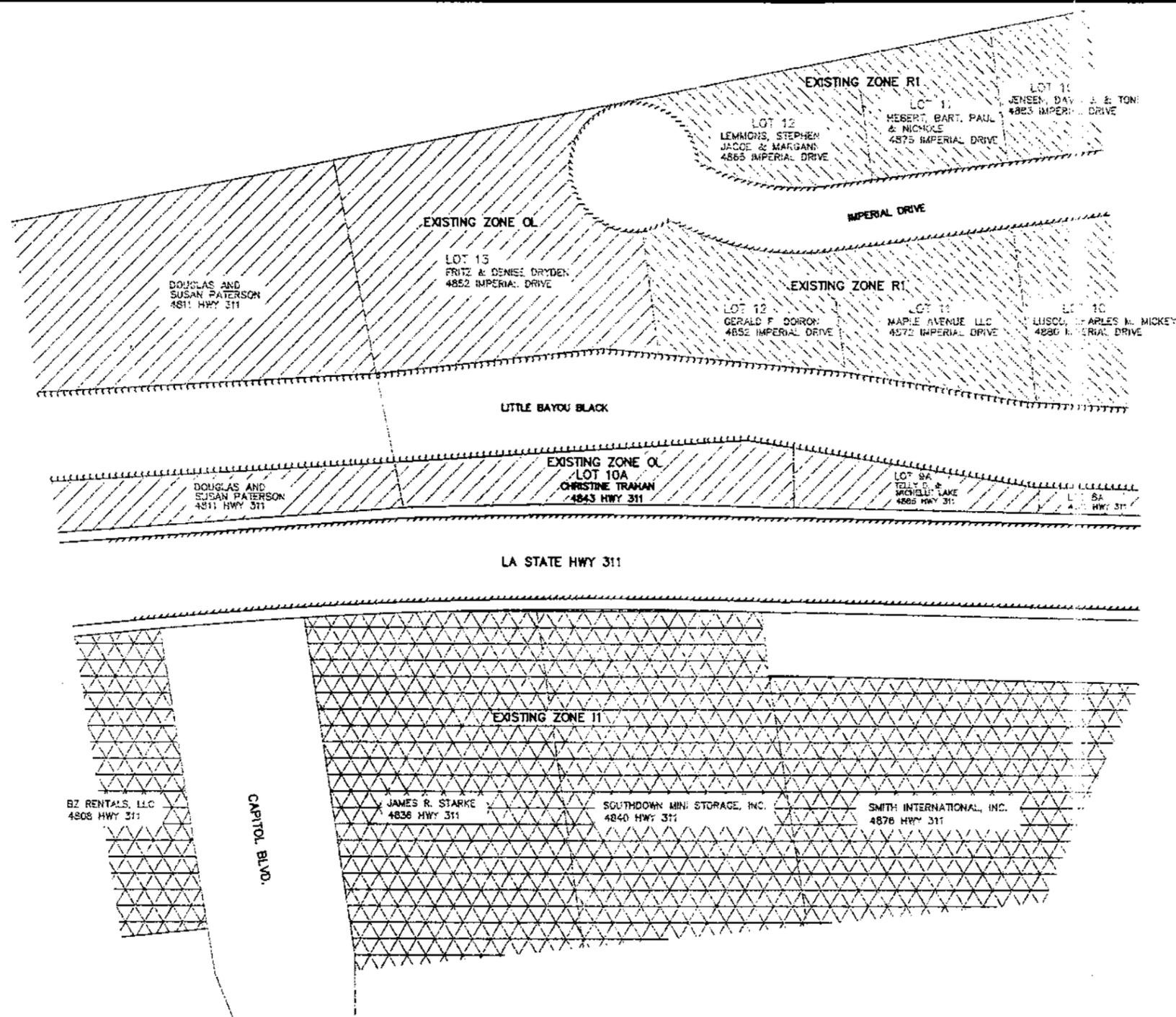
I (We) own 0.306 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

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-
DAVID A. WAITZ, AGENT



- LEGEND**
-  EXISTING ZONE OL (OPEN LAND)
 -  EXISTING ZONE I1 (INDUSTRIAL 1)
 -  EXISTING ZONE R1 (RESIDENTIAL 1)

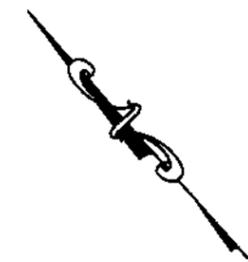
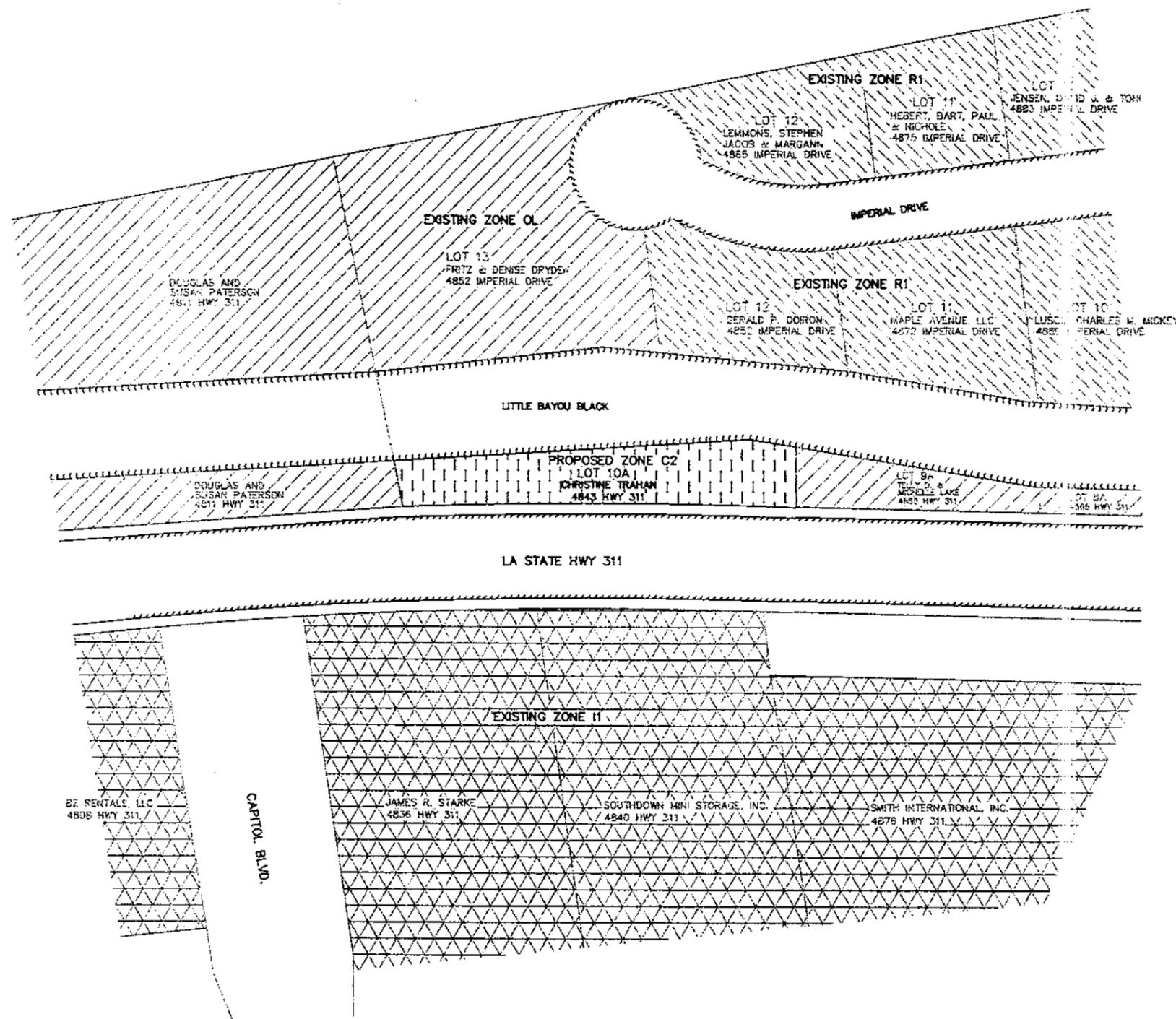
NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

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

DATE: APRIL 5, 2010



**EXISTING ZONING MAP FOR LOT 10A
 BELONGING TO CHRISTINE TRAHAN
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA
 EXHIBIT "A"**



- LEGEND**
- PROPOSED ZONE C2 (COMMERCIAL 2)
 - EXISTING ZONE OL (OPEN LAND)
 - EXISTING ZONE I1 (INDUSTRIAL 1)
 - EXISTING ZONE R1 (RESIDENTIAL 1)

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

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

DATE: APRIL 5, 2010



**PROPOSED ZONING MAP FOR LOT 10A
 BELONGING TO CHRISTINE TRAHAN
 LOCATED IN SECTION 102, T17S-R17E
 TERREBONNE PARISH, LOUISIANA**

EXHIBIT "B"

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, June 17, 2010

@ 6:00 p.m.

Z&LU / G2(d)

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

_____ ERROR. There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

BEGINNING: AUGUST, 2010

COMPLETION: NOVEMBER, 2010

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:

WESTGATE DEVELOPMENT, INC., 120 PROGRESSIVE BLVD., HOUMA, LA
70360 - 100% interest

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

CHARLES GIGLIO, OFFICER – WESTGATE DEVELOPMENT, INC.

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

N/A

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

CHARLES GIGLIO, OFFICER – WESTGATE DEVELOPMENT, INC.

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

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

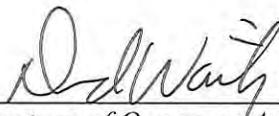
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 51.3± acres. A sum of \$ 100.00 dollars is enclosed and made a part of this application.

DECLARATION

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



Signature of Owner or Authorized Agent-
DAVID A. WAITZ, AGENT

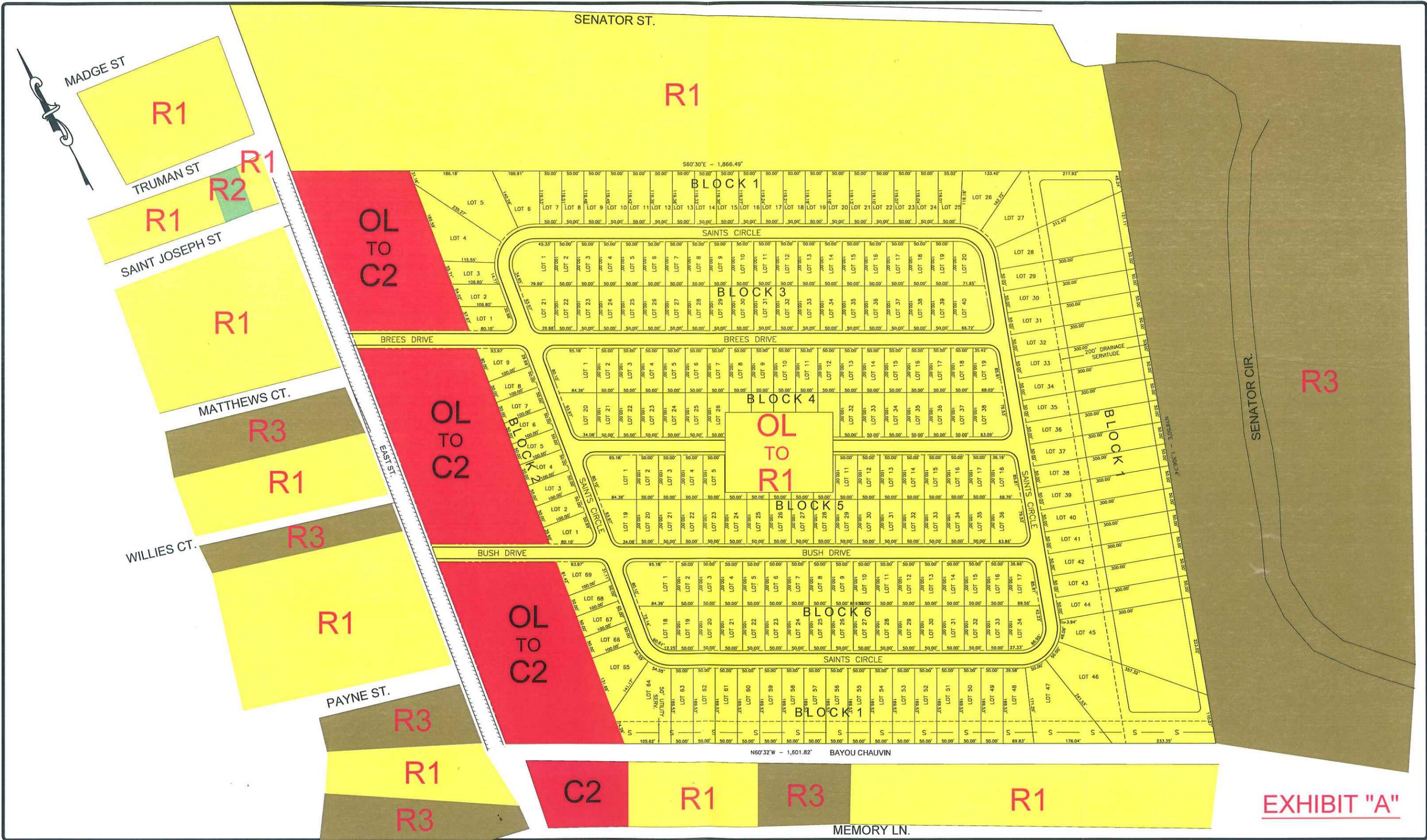
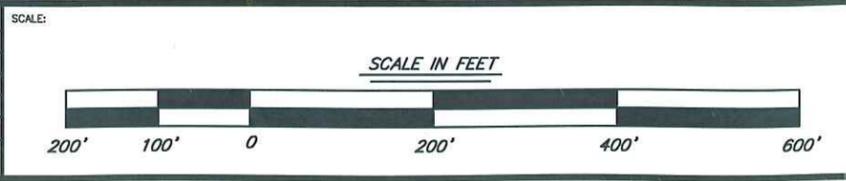


EXHIBIT "A"

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

DATE	DESCRIPTION	BY



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

DESIGNED:	DETAILED:	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MAY 04, 2010		PROJECT: 10-047

OWNER:	WESTGATE DEVELOPMENT, INC.
PROJECT:	PARKWOOD PLACE SUBDIVISION
TITLE:	REQUEST FOR ZONING CHANGE

SHEET