

# 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

**NOVEMBER 15, 2012, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of October 25, 2012

**D. COMMUNICATIONS**

**E. PUBLIC HEARING:**

1. Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) and I-1 (Light Industrial District) Lots fronting Valhi Boulevard Extension Right-of-Way between Equity Boulevard and Savanne Road; T.P.C.G., applicant (*Council District 6*)

**F. OLD BUSINESS:**

1. Rezone from O-L (Open Land) to I-1 (Light Industrial District); Tracts B, C, & D, Proposed Valhi Boulevard Extension South of the Lakes Subdivision; Danos Properties, L.L.C., et al, applicant (*Council District 6*)
2. Planned Building Group:  
Placement of 5 buildings (duplexes), Cypress Court Duplex Addendum, Property behind 405 Westside Boulevard, Cypress Court Apartments, LLC, applicant (*Council District 3*)

**G. NEW BUSINESS:**

1. Planning Approval:  
Placement of a cemetery, Lot 6, Block 2, Woodlawn Ranch Acres, 3842 Highway 56; Residence Baptist Church, applicant (*Council District 8*)
2. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) Lot 14, Block 6, Josephine Subdivision, 239 Grande Street; Shanel Neal, applicant; and calling a Public Hearing for Thursday, December 20, 2012 at 6:00 pm (*Council District 8*)
  - b) Rezone from C-2 (General Commercial District) to R-1 (Single-Family Residential District) Lots 23-34, Block 1, Phase I of Cascade Gardens Subdivision and a portion of adjacent vacant tract belonging to Cascade Ventures, LLC; Cascade Ventures, LLC, applicant; and calling a Public Hearing for Thursday, December 20, 2012 at 6:00 pm (*Council District 4*)

**H. STAFF REPORT**

1. Discussion and possible action with regard to revisions to the Rezoning Application
2. Discussion and possible action with regard to Rezoning Public Notice Posting on site

**I. COMMISSION COMMENTS:**

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

**J. PUBLIC COMMENTS**

**K. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of October 11, 2012 and for the Regular Meeting of October 25, 2012
2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 25, 2012

**D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVMEBER 15, 2012 INVOICES and TREASURER’S REPORT OF OCTOBER 2012**

**E. PLANNING**

1. Planning Commissioners’ Comments
2. Administration’s Comments
3. Chairman’s Comments

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

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

**H. APPLICATIONS:**

1. a) Subdivision: Lots 12-A and 12-B, A Division of Lot 12, Addendum No. 1 to Company Canal Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 207 Texas Gulf Road, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Leward J. Boquet  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Revised Tract "C" & Tract "C-1", A Redivision of Tract "C", Property belonging to YBI of Terrebonne, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 165 Frontage Road A, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: YBI of Terrebonne, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase D  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Sugar Rentals, LLC  
Surveyor: GSE Associates, LLC  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Trinity Lane  
Approval Requested: Process C, Major Subdivision-Final (Road Project)  
Location: West Park Avenue, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

5. a) Subdivision: Amber Beth Court Residential Building Park  
Approval Requested: Process B, Residential Building Park-Final  
Location: Bald Cypress Street & Amber Beth Court, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Travis Buquet  
Engineer: T. Baker Smith, Inc.

b) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVALS:**

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

**K. COMMITTEE REPORTS:**

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update:  
Review of Chapters 5-12 with regard to the Comprehensive Master Plan Update to be held at a Special Meeting on Thursday, November 29, 2012 at 6:00 pm in the Council Meeting Room
3. Master Thoroughfare Plan Committee Update:  
*Public Hearing* Review and community input with regard to the Master Thoroughfare Plan revisions as it relates to the proposed Valhi Boulevard Extension from Savanne Road to LA Highway 90
4. Fire Protection Committee (Resolution Review) Update

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**



**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

- ERROR. There is a manifest error in the ordinance.
- CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
- SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

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

**EXHIBITS REQUIRED**

- 1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:
  - a. Land area to be affected;
  - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
  - c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - d. All existing and proposed structures with supporting open facilities;
  - e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.
- 2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.
- 3. **Legal Description:** The legal description of only the property to be rezoned.
- 4. **Market Information:** Applicable only if the following conditions are met:
  - a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
  - c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

---

---

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**

The City of Houma has adopted the following fee schedule:

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

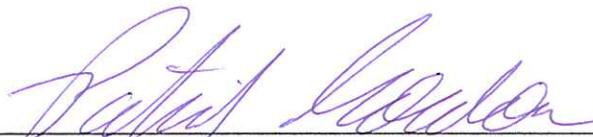
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own \_\_\_\_\_ acres. A sum of \_\_\_\_\_ 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

## **Valhi Boulevard Extension – Equity Blvd to Savanne Road Proposed Rezone Narrative**

Currently, the subject properties are all zoned OL (open land).

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with items 2, 3 and 4.

Change in Conditions - Valhi Blvd Extension from Equity Blvd to Savanne Road is expected to be completed by the end of the year. This extension will stimulate development along this corridor. The proposed C-3 (neighborhood commercial) will serve as a buffer between the existing residential districts to the east and the proposed I-1 (light industrial) districts on the west side of the Valhi Blvd corridor. Earlier this month, the Council approved the placement of Valhi Blvd into the Overlay District which will also serve to protect the adjacent residential areas.

Increased Need for Site for Business or Industry – Landowners along the Valhi Blvd Extension corridor are interested in meeting the demands of the local real estate market. There is a demand for light industrial properties in close proximity to both the Houma area as well as the Highway 311 corridor which provides easy access to Hwy 90 and other distribution routes. These light industrial properties serve the local economy and oil and gas industries. The nearby light industrial area along Equity, Capital, Venture and South Hollywood Road is reaching full build-out and this will serve to provide additional growth areas. The newly opened Valhi Blvd Extension will provide access to these areas and connections to streets like Equity and South Hollywood Road to keep the truck traffic outside of existing residential areas.

Subdivision of Land – As described above, Valhi Blvd Extension is nearing completion and adjacent landowners are looking to subdivide and develop their property. Rather than have the landowners/developers request rezoning on an individual basis which could lead to conflicts or confusion, the Zoning and Land Use Commission directed Staff to prepare a map that indicated what the likely zoning requests would look like. The Commission then held a number of public hearings on the matter and eventually instructed Staff to submit a formal application. This proposed rezone will provide area landowners/developers an opportunity to begin developing their property according to the approved zoning districts and provide some assurances the adjacent residential subdivisions about the type of uses that will be permitted.

10/25/2012

---

VACANT LOTS WITH FRONTAGE ALONG THE VALHI BLVD EXTENSION PUBLIC RIGHT OF WAY FROM EQUITY BLVD TO SAVANNE ROAD LESS TRACTS A, B, C AND D ON A PARCEL OF LAND BELONGING TO DANOS PROPERTIES AND AN IRREGULAR SHAPED TRACT OF LAND MEASURING 646.44' FRONT ON SOUTHERLY SIDE SAVANNE ROAD AS SHOWN ON "MAP SHOWING A 78.259 ACRE TRACT IN SECTIONS 72 & 75, T17S R16E." ALSO A TRACT CONTAINING 1.6133 ACRES AS SHOWN ON "SURVEY OF A 1.6133 ACRE TRACT TO BE PURCHASED BY TOMMY PARKHILL IN SECTION 72 T17S R16E. ALSO A TRACT OF LAND CONTAINING 73.7384 ACRES AS SHOWN ON "SURVEY OF A 73.7384 ACRE TRACT TO BE PURCHASED BY TOMMY PARKHILL IN SECTIONS 72 & 75 T17S R16E. ALSO A TRACT OF LAND CONTAINING 23.04 ACRES AS SHOWN ON "SURVEY OF 23.04 ACRES BEING A PORTION OF TRACT 4-C BELONGING TO SOUTHCOAST SUGARS, INC. IN SECTIONS 72 & 75 T17S R16E. ALSO A TRACT CONTAINING 2.396 ACRES AS SHOWN ON "SURVEY OF A 2.396 ACRE TRACT BEING A PORTION OF TRACT 3 LOT B OF CRESCENT PLANTATION IN SECTION 72, T17S - R16E. LESS A PORTION OF TRACT Z-Y-LL-CC-DD-EE-FF-GG- HH-II-JJ-KK-Z SOLD TO TERREBONNE PARISH CONSOLIDATED GOVERNMENT AND LESS A TRACT OF LAND CONTAINING 19.384 ACRES BELONGING TO WEITZ FAMILY PROPERTIES, LLC AS SHOWN ON "SURVEY OF TRACT A-B-C-D-F- G-H-A LOCATED IN SECTIONS 72 & 73 T17S - R16E. LESS TRACT GG-FF-KK-PP-OO-QQ-RR-SS-TT-UU-VV-XX- GG SOLD TO TERREBONNE PARISH CONSOLIDATED GOVERNMENT.

**SOUTH HOLLYWOOD**

**EQUITY**

**VALHI**

**HIGHWAY 377**

**SAVANNE**

**Legend**

Parcel

**Zoning**

Zone\_class

-  Parcel
-  C1
-  C2
-  C3
-  C4
-  C5
-  C6
-  I1
-  I2
-  MS
-  OL
-  R1
-  R2
-  R2M
-  R3
-  R3M



**PROPOSED ZONING PLAN  
VALHI BLVD. EXTENSION  
SCALE 1"=1200'**

**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: 4/02/12

DANOS PROPERTIES, L.L.C. ET AL .

Applicant's Name

<u>P.O. BOX 1460</u>	<u>LAROSE</u>	<u>LA</u>	<u>70373</u>
Address	City	State	Zip

<u>291-1191</u>	<u>291-1191</u>
Telephone Number (Home)	(Work)

100%  
Interest in Ownership (Owner, etc.)

PROPOSED VALHI BLVD. EXTENSION SOUTH OF THE LAKES SUBD.  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

TRACTS A, B, C & D.

Zoning Classification Request:

From: O-L To: C-3 AND I-1

Previous Zoning History: O-L No                      Yes

**AMENDMENT POLICY**

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

PLEASE CHECK ONE OR MORE:

- \_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.
- X   **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- \_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.**  
Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
- \_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

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

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:
- a. Land area to be affected;
  - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
  - c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - d. All existing and proposed structures with supporting open facilities;
  - e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.
3. **Legal Description:** The legal description of only the property to be rezoned.
4. **Market Information:** Applicable only if the following conditions are met:
- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
  - c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

UNKNOWN AT THIS TIME

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

**SIGNATURES REQUIRED**

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

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

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

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

100% OWNERS

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

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

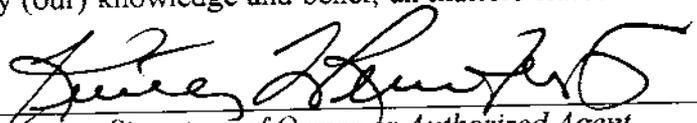
Minimum Charge - \$25.00;

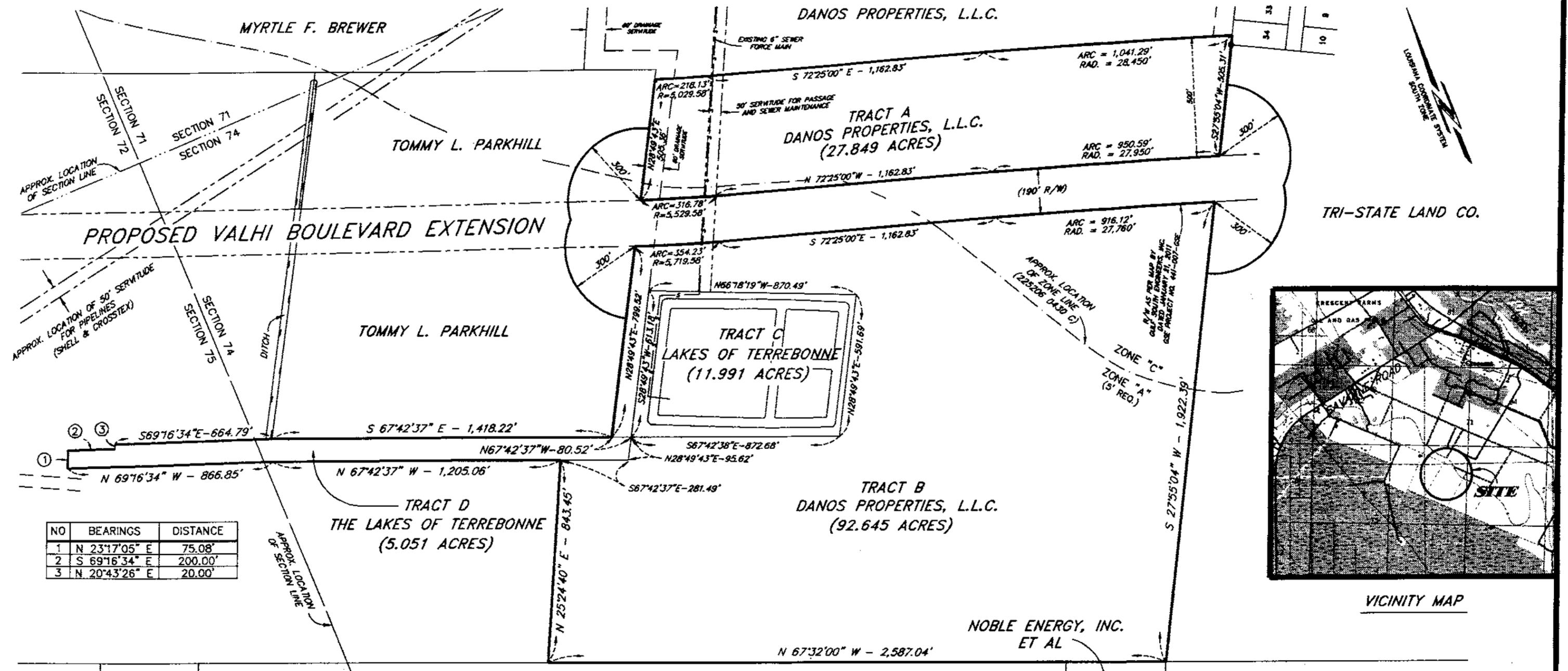
Maximum Charge - \$100.00

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

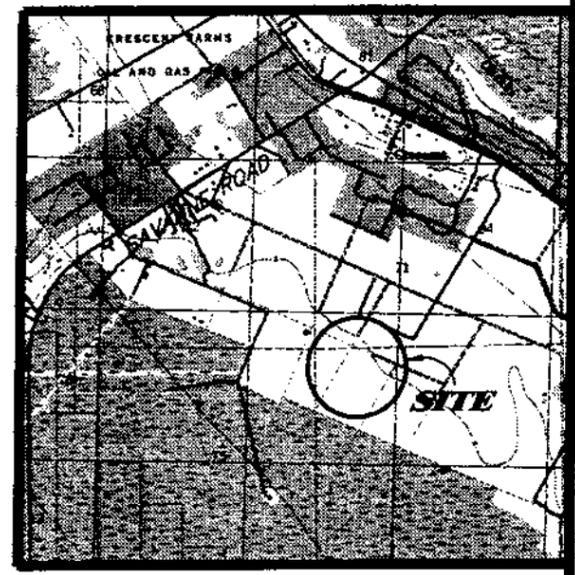
**DECLARATION**

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

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent



NO	BEARINGS	DISTANCE
1	N 23°17'05\" E	75.08'
2	S 69°16'34\" E	200.00'
3	N 20°43'26\" E	20.00'



VICINITY MAP

PLAT SHOWING TRACTS A, B, C & D TO BE REZONED BELONGING TO DANOS PROPERTIES, L.L.C. ET AL LOCATED IN SECTIONS 74 & 75, T17S - R16E, TERREBONNE PARISH, LOUISIANA  
 APRIL 2, 2012 SCALE: 1" = 400'

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



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.  
 THIS TRACT IS LOCATED IN ZONES "C" AND "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R100 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'.

WEST TERREBONNE PROPERTIES, INC.

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

*Houma-Terrebonne Regional Planning Commission*  
*Zoning & Land Use Commission*  
P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

2/11/15  
3 Hood

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Cypress Court Apartments LLC

Applicant's Name

405 Westside Blvd. Ste 34-A Houma, LA 70364

Address

City

State

Zip Code

7/26/12

Date

985-876-2911

Telephone Number(s)

226-0308

100% - James Cantrell, TB, Manager

Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

- Name of Project: Cypress Court Duplex Addendum
- Location: property behind 405 Westside Blvd.
- Zoning District: \_\_\_\_\_
- Total Land Area: 45,368 sq. ft.
- Total Number of Units: 5 buildings (duplexes)
- Gross Floor Area: 3240 per building
- Total Parking Spaces Provided: 3 per unit
- Total Parking Spaces Required: 2 per unit
- Approximate Cost of Work Involved: \$ 1,300,000.00
- Has any previous application been made: NO  YES \_\_\_\_\_

If Yes, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
  - 2) Parking;
  - 3) Emergency vehicle access;
  - 4) Lighting;
  - 5) Fire hydrant locations;
  - 6) Loading areas (if applicable);
  - 7) All public and private easements and rights-of-ways;
  - 8) Driveways;
  - 9) Buffer protection (if applicable);
  - 10) Play areas (if applicable);
  - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

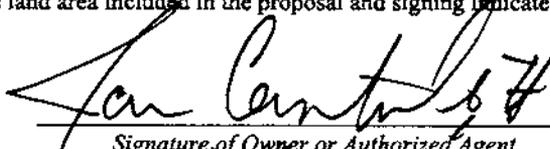
Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

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

  
\_\_\_\_\_  
Signature of Applicant  
7/26/12  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent  
7/26/12  
\_\_\_\_\_  
Date

REFERENCE MAPS & BEARINGS:  
 REVISION NO. 2 TO DEVELOPMENT NO. 1  
 WESTSIDE PLAZA  
 A DIVISION OF THE PROPERTY OF MICHAEL  
 GENE BURKE AND ELLIE SENOU, JR.  
 LOCATED IN SECTION 4 & 94, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 DATED: MAY 15, 1984  
 BY: MICHAEL GENE BURKE

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

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

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

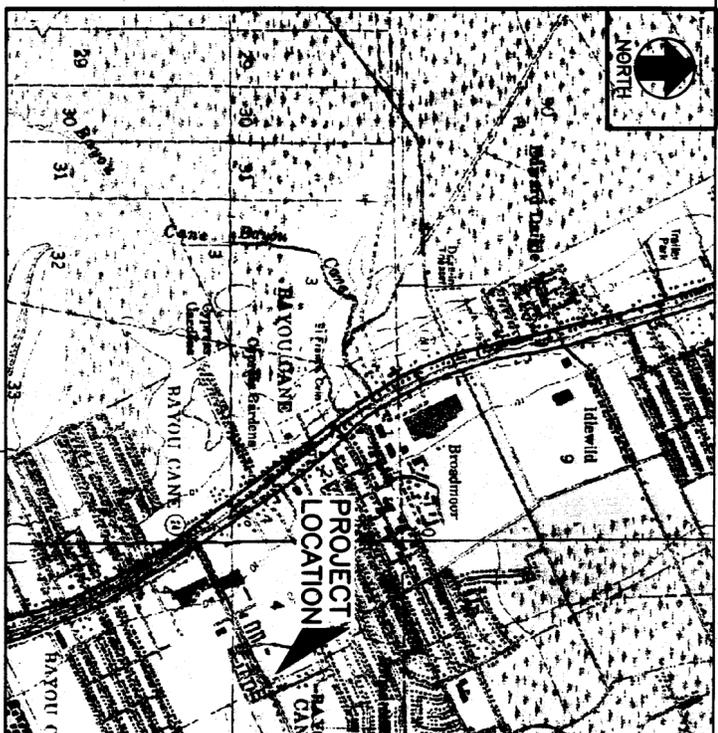
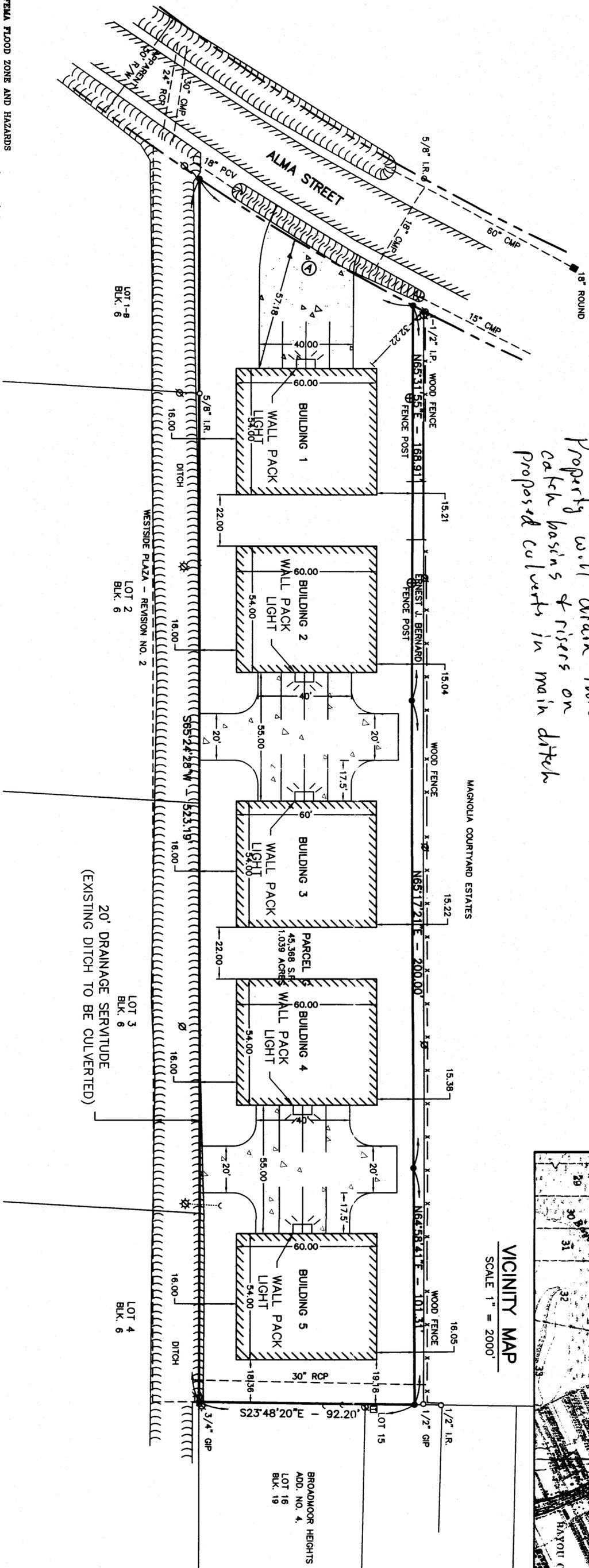
**LEGEND**

- FOUND PROPERTY MARKER
- SET 3/4" I.R.
- ⊗ POWER POLE
- ⊙ LIGHT POLE
- GUY WIRE
- ⊞ TELEPHONE PEDESTAL
- FENCE
- x — CATCH BASIN
- — — — — CULVERT

**T17S - R17E  
SECTION 4**

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

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



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

**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONE C (N.B.F.E.)  
 FEMA MAP COMMUNITY PANEL NUMBER 225208 0245 C; DATED: MAY 1, 1985  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-S102  
 DATED: FEBRUARY 23, 2006 FLOOD ZONE: A A.B.F.E. = 5.0'

CURVE DATA - A	
R	879.83'
L	106.32'
A	06°17'59.7"
T	53.21'
CH	N06°05'55"E - 106.27'



**PRELIMINARY LAYOUT**

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

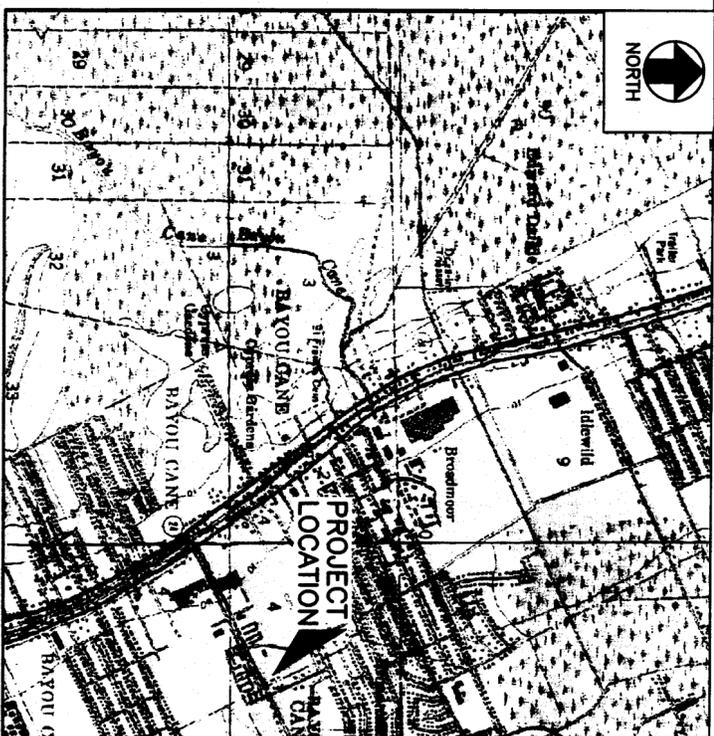
**DAVID A. WATIZ**  
**ENGINEERING AND SURVEYING, INC.**  
*Civil Engineers & Professional Land Surveyors*  
 Thibodaux, Louisiana

DATE	DESCRIPTION	BY	CHECKED:	DATE:	FILE:	JOB NO.
DESIGNED: DAW			CHECKED: DAW	DECEMBER 23, 2008	F:\OWMS\2008\08-223\08-223.DWG	2008-223
CHECKED: DAW			CHECKED: DAW			
DATE			CHECKED:			
REVISION			CHECKED:			

**PRELIMINARY  
COPY**

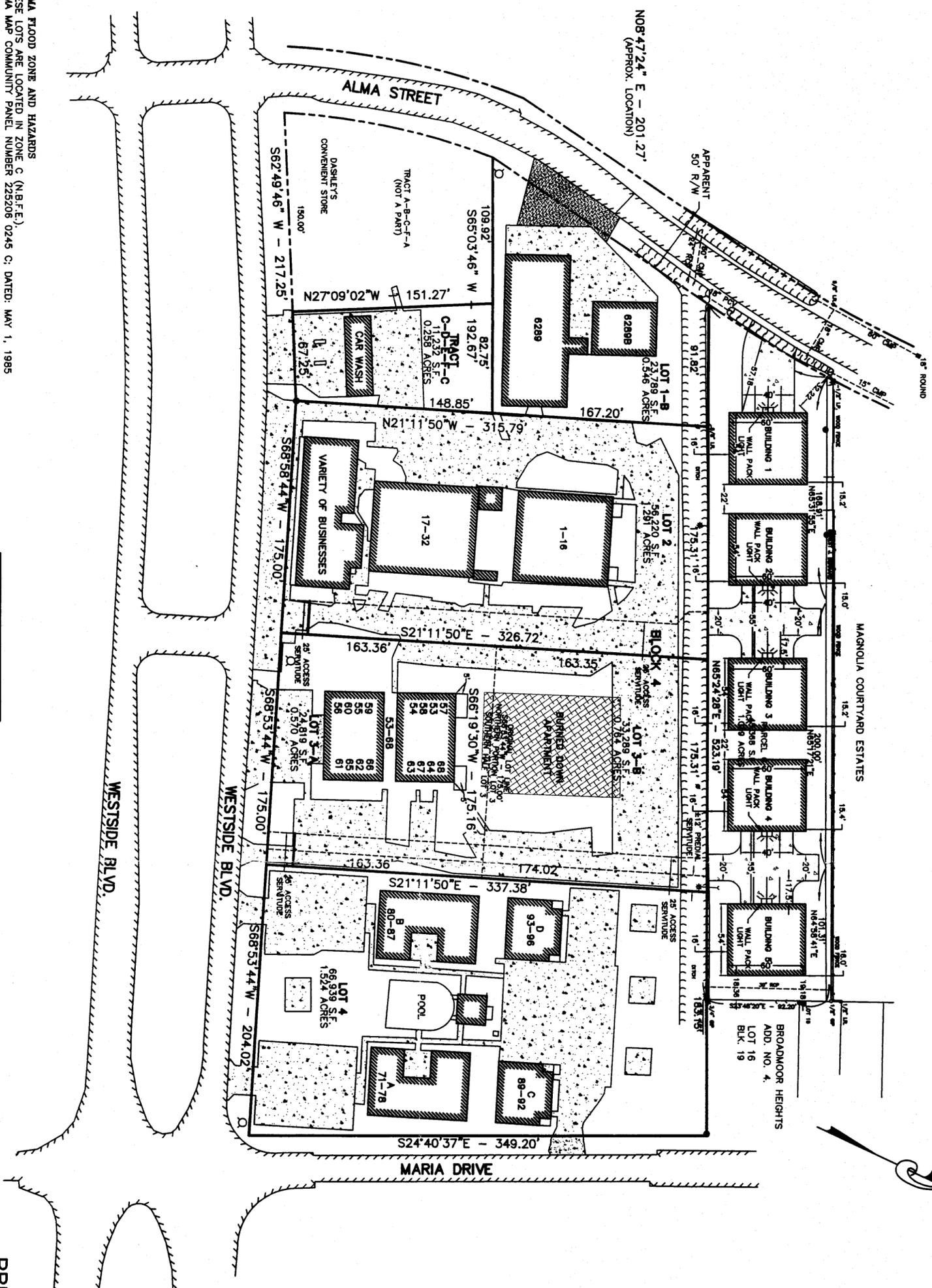
**NOTE:**  
 THIS PLAN DOES NOT PURPORT TO SHOW ALL  
 EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAN DOES NOT PURPORT TO SHOW ALL  
 UNDERGROUND UTILITIES AND/OR PIPELINES  
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
 THIS PLAN WAS PREPARED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

T17S - R17E  
SECTION 4



VICINITY MAP  
SCALE 1" = 2000'

- LEGEND**
- FOUND PROPERTY MARKER
  - SET 3/4" I.R.
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - FENCE
  - CATCH BASIN
  - CULVERT
  - EXISTING FH



**CURVE DATA: A**

R	325.00'
L	182.35'
CH	N124°28'E - 180.66'



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

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

DESIGNED: DAW	DETAILS:	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATE: JUNE 1, 2009	FILE: F:\DWG\2009\09-22\09-22\10a 1-2-3-4.DWG	JOB NO: 2009-229

**TEMA FLOOD ZONE AND HAZARDS**  
THESE LOTS ARE LOCATED IN ZONE C (N.B.F.E.).  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0245 C. DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S102  
DATED: FEBRUARY 23, 2008 FLOOD ZONE: A A.B.F.E. = 5.0'

**PRELIMINARY**  
**COPY**

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

**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

2/11/22  
Dist. 8

**Zoning & Land Use Commission  
Application**

Name: RESIDENCE BAPTIST CHURCH

Address: 2605 ISAAC STREET, HOUMA, LA 70360

Phone: (985) 860-9898

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

The premises affected are situated at 3842 HWY 56, HOUMA, LA 70363 in a C-2 Zoning District. The legal description of the property involved in this application is: LOT 6, BLK 2 OF WOODLAWN RANCH ACRES

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: \$6,500

Explanation of property use: CEMETARY

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

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners:

1. SOCHEN & LEE LAM  
P.O. BOX 338  
DULAC, LA 70353

2. WALTER LAND COMPANY  
WALTER MINERKUS, INC.  
PO BOX 361370  
BIRMINGHAM, AL 35236-1370

3. STEVEN VINH LE (SEE ATTACHED SHEET)  
428 SUGAR HIGHLAND BLVD  
HOUMA, LA 70360

  
Signature of Applicant or Agent

985-860-9898  
Phone Number

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

  
Signature of Applicant or Agent

10-31-2012  
Date

SECTION A-A

N.T.S.

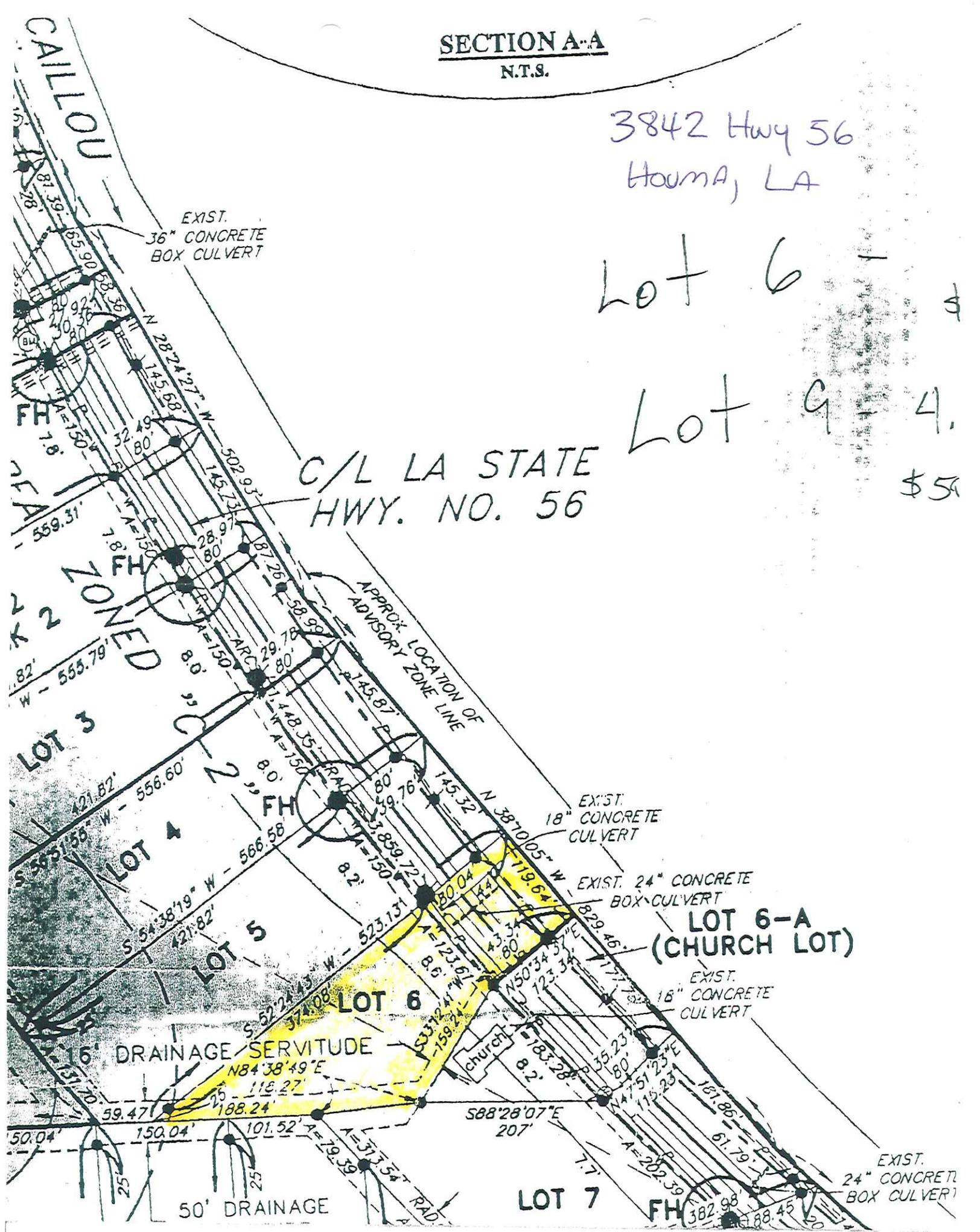
3842 Hwy 56  
Houma, LA

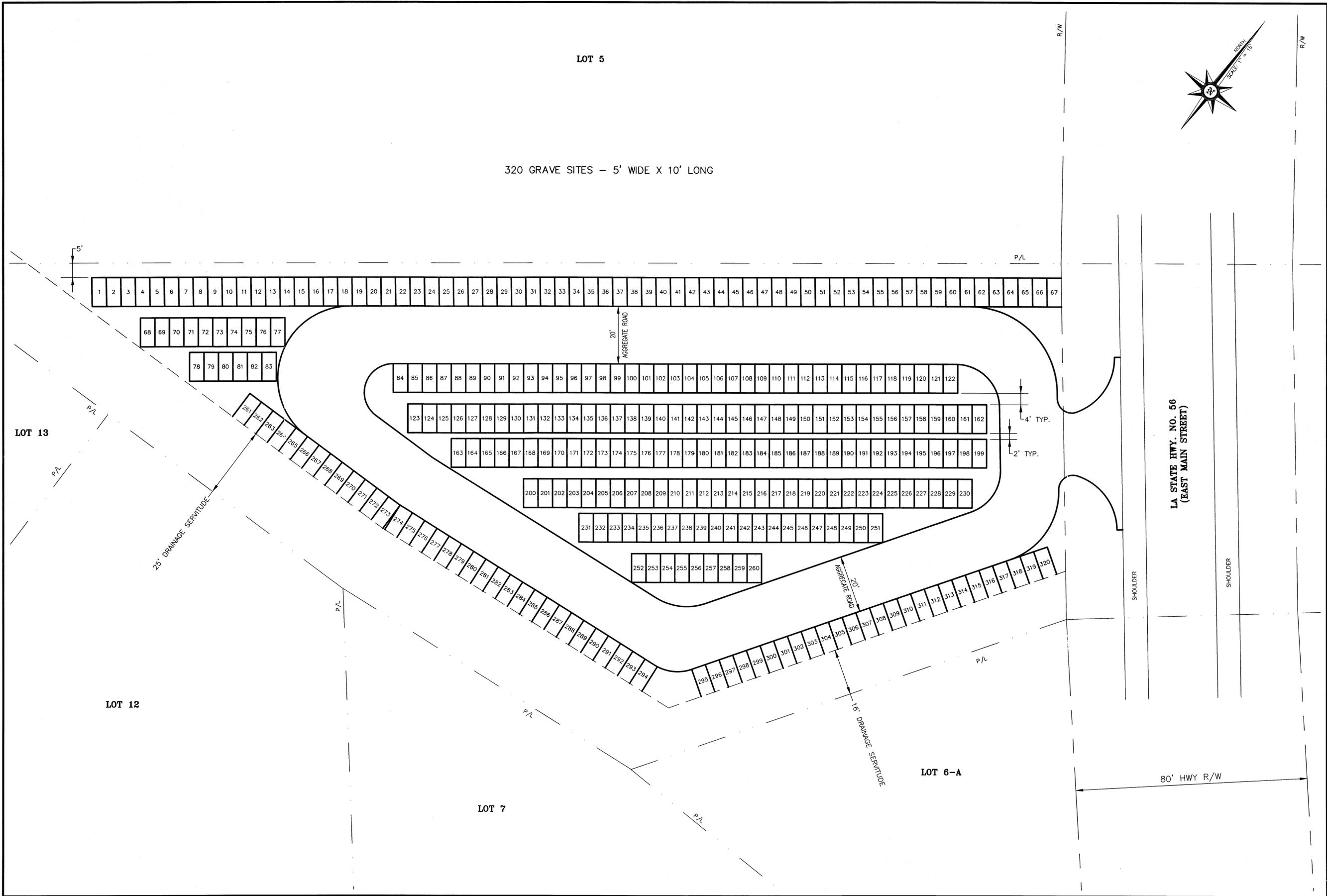
Lot 6 - \$

Lot 9 - 4.

\$50

C/L LA STATE  
HWY. NO. 56





CADD FILE NAME:  
**PROPOSED.dwg**

DATE:	REVISIONS:	APP'D:

STAMP:

**PROVIDENCE/GSE**  
**GSE Associates, LLC**  
 237 Maple St.  
 Baton Rouge, LA 70802  
 Houma, LA 70363  
 (985) 876-6380  
 (985) 884-2521  
 (504) 454-1710

DESIGNED BY: **T.J.M., Jr.**  
 DRAWN BY: **J.J.S.**  
 CHECKED BY: **T.J.M., Jr.**

DATE: **OCT. 10, 2012**  
 SCALE: **1" = 15'**  
 PLOT SCALE: **1**  
 JOB NO.: **545-002-GSE**

JOB: **BAPTIST CHURCH CEMETERY LAYOUT  
 LOT 6, BLOCK 2, OF WOODLAWN RANCH ACRES  
 3842 HWY 56, TERREBONNE PARISH, LOUISIANA  
 PROPOSED PLAN**

OWNER: **RESIDENCE BAPTIST CHURCH  
 2605 ISAAC STREET - HOUMA, LOUISIANA 70360**

SHEET NO. **1**  
**1** OF **1**

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

ZLU12/  
Dist. 8

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

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

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

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

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

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

*Applicant's Name*

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

*Address*

*City*

*State*

*Zip*

985-876-1740

985-855-0896

*Telephone Number (Home)*

*(Work)*

SHANEL NEAL

*Interest in Ownership (Owner, etc.)*

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

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

**Zoning Classification Request:**

From: R1 To: R2

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

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

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

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

**EXHIBITS REQUIRED**

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

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

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

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

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

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

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

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

1 YEAR

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

**SIGNATURES REQUIRED**

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

SEE ATTACHED

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

SEE ATTACHED

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

NO MORTGAGES

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

[Handwritten Signature]

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

**DECLARATION**

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

[Handwritten Signature]  
Signature of Owner or Authorized Agent

Shanel Neal  
239 Grande St

**Amendment Policy**  
**Reason For This Amendment --**

Change in Conditions --

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

---

Shanel Neal  
239 Grande St

## Exhibits Required

### 6. Effect of the Amendment:

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

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

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

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

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

---

## **PROPERTY DESCRIPTION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **PROPERTY DESCRIPTION**

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

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

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

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

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

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

## **PROPERTY DESCRIPTION**

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

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

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

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

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

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

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

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

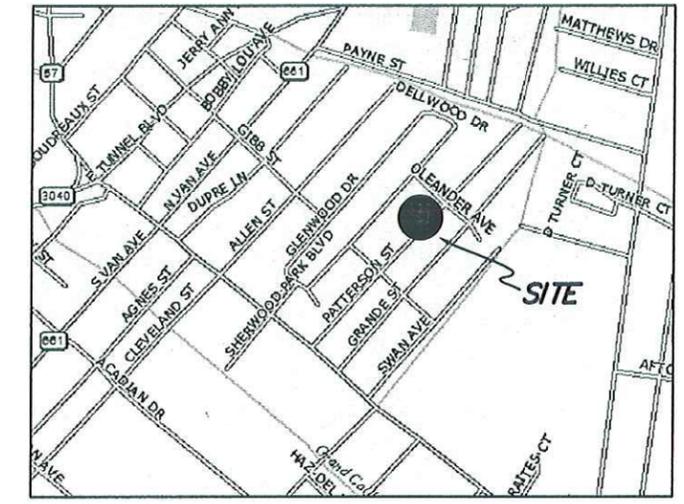
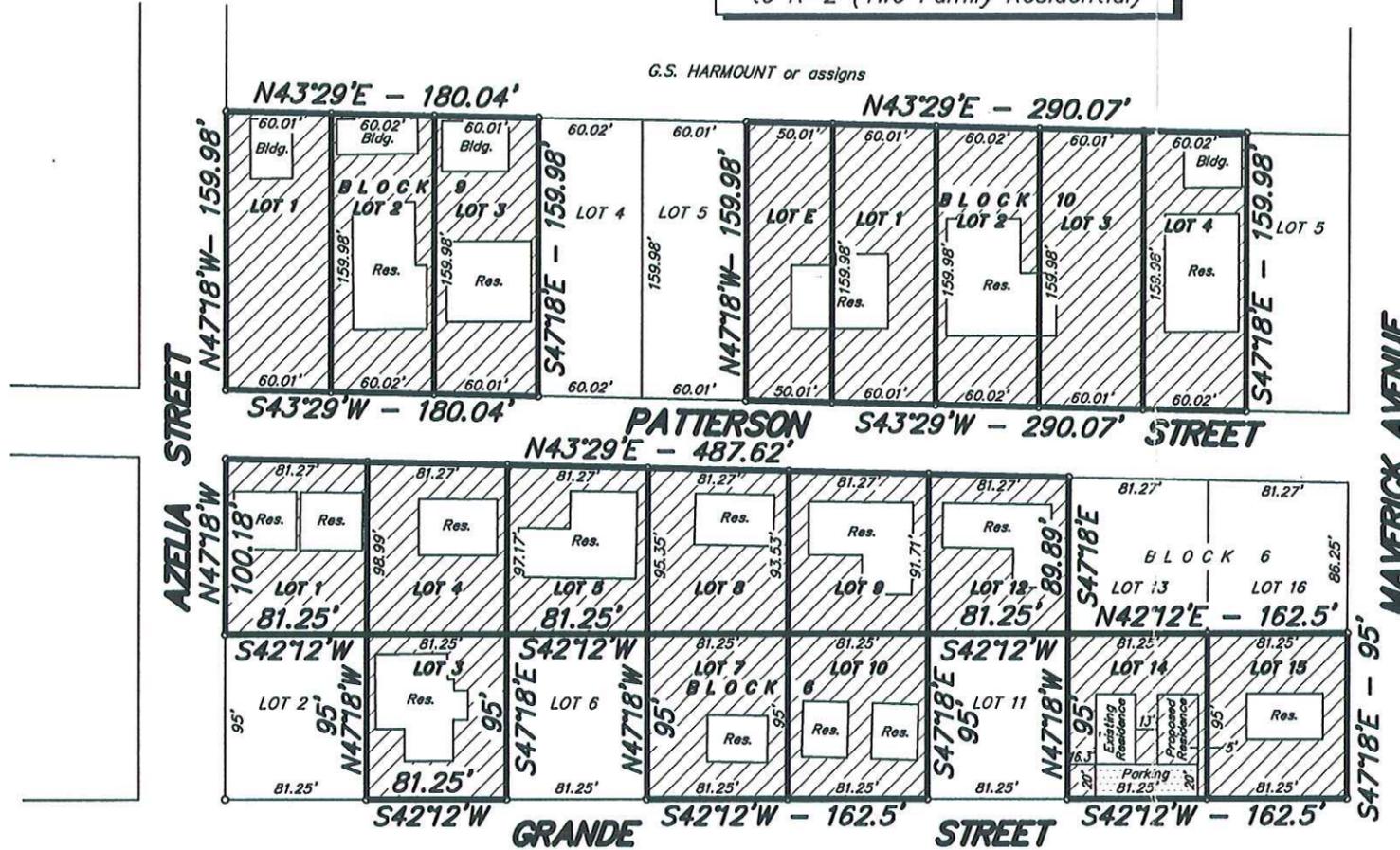
I have talked to Mr. Dirk Guidry , The Councilman, of the area and informed him of what I was trying to accomplish. Mr. Guidry said that he would help me in any way. A copy of my application and everything enclosed was sent to him so he can stay informed.

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

---

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

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



VICINITY MAP

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

Total Acres = 1.953 Acres

**TOOTAL ACRES = 3.678 ACRES**

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

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

SCALE: 1" = 60'

29 OCTOBER 2012

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



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

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

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

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

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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402



AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

           ERROR. There is a manifest error in the ordinance.

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

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

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

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

EXHIBITS REQUIRED

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

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

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

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

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

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

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

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

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

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

**SIGNATURES REQUIRED**

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

ECHELON GROUP, LLC; 133 TIGERLILY DR HOUMA, LA 70360  
BRET & QUINN ANDERSON; 1845 VERNA ST HOUMA, LA 70364  
YVONNE & JAMES SMITH; 1839 VERNA ST HOUMA, LA 70364

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

• [Signature]  
• Quinn Anderson  
• Yvonne Smith

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

\_\_\_\_\_  
\_\_\_\_\_

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

• Donald J Brooke

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

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

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

I (We) own 3 acres acres. A sum of \$32.00 dollars is enclosed and made a part of this application.

**DECLARATION**

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

• [Signature]  
Signature of Owner or Authorized Agent

### ADMENDMENT POLICY

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

### EXHIBITS REQUIRED

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

---

# Attachment A

## Proposed Requirement for Public Notice On Site for Rezoning Requests

Sec. 28-202. – Amendment Procedure.

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

NOTICE OF PUBLIC HEARING BEFORE THE  
ZONING AND LAND USE COMMISSION

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

File No.: \_\_\_\_\_

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

OFFERED BY:

SECONDED BY:

**RESOLUTION NO. \_\_\_\_\_**

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

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

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

\*\*\*\*\*