

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

**APRIL 18, 2024, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of March 21, 2024

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue; Southland Dodge, Chrysler, Jeep, LLC, applicant (*Council District 7 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street; Edgewood Holdings, LLC, c/o Juan Clara Gomez, applicant (*Council District 2 / Bayou Cane Fire*)

**G. NEW BUSINESS:**

1. Home Occupation:  
Proposed barbershop; 408 Buquet Street; Deborah Authement, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planning Approval:  
Establish a church in a C-3 (Neighborhood Commercial) zoning district; 960D Grand Caillou Road; Jose Marquez Gonzales, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); North Portion of Lot 17, Block D, Mechanicville Subdivision, 135A King Street; Ernest Davis, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
  - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 13, Block 1, Richard Subdivision, 2601 Payne Street; Shanita Watkins, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

**J. PUBLIC COMMENTS**

**K. ADJOURN**

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

**A. INVOCATION & PLEDGE OF ALLEGIENCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 21, 2024

**E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 18, 2024 INVOICES AND THE TREASURER’S REPORT OF MARCH 2024**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Lots 3-A & 3-B, A Redivision of Tract E-N-P-O-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma  
Approval Requested: Process D, Minor Subdivision  
Location: 1603 Dunn Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Snail, LLC  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2  
Approval Requested: Process D, Minor Subdivision  
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 4 / Gibson Fire District  
Developer: Estate of D.C. McIntire, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the drainage study
- d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al  
Approval Requested: Process D, Minor Subdivision  
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Paul B. Carter  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 237 Henderson Street, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Edgewood Holdings, LLC, c/o Juan Clara Gomez  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the fire hydrant distance requirements
- d) Consider Approval of Said Application

3. a) Subdivision: Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4732 Highway 56, Chauvin, Terrebonne Parish, LA  
 Government Districts: Council District 8 / Little Caillou Fire District  
 Developer: Keith Martin  
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Lot 5 & Revised Lot 8 of Block 19, Connely Subdivision in the City of Houma; Section 96, T17S-R17E, Terrebonne Parish, LA (408 & 410 Pecan Street / Councilman Charles Champagne, District 5)
2. Survey & Redivision of Property belonging to Poverty Flats Plantation, Ltd. And Sweetland, L.L.C. into Tract 1 and Tract 2; Sections 63, 64, 65, 66, 67, 68, 106, 107, & 108, T16S-R15E and Section 36, T16S-R16E, Terrebonne Parish, LA (Bull Run Road / Councilman Carl Harding, District 2)
3. Revision of Lot Lines between Tracts of Land owned by Joan M. Blouin and Marvin V. Marmande, Jr.; Sections 24 & 25, T18S-R17E, Terrebonne Parish, LA (1318 Dr. Beatrous Road / Councilman Danny Babin, District 7)
4. Revised Tracts A & B, A Redivision of Tracts A & B, Property belonging to Edley J. Daigle, Jr., et al; Section 47, T16S-R17E, Terrebonne Parish, LA (142 Property Court / Councilman Charles Champagne, District 5)
5. Revised Lot 57, A Redivision of Lot 57, Block 4, Phase 2 of Cocodrie Cove Subdivision and Property belonging to Coco Partners, L.L.C.; Section 86, T21S-R18E, Terrebonne Parish, LA (176 Pier 5 Court / Councilwoman Kim Chauvin, District 8)
6. Revised Tracts A-2-A & 5, A Redivision of Revised Tract A-2-A & Tracts 5 & 6 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Blvd. / Councilman Charles "Kevin" Champagne, District 5)
7. Re-Subdivision of Lot 2-A and Lot 2-B belonging to Grand Isle Shipyard, LLC into Lots 2-A-1; Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA (628 & 648 South Hollywood Road / Councilman Clyde Hamner, District 6)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

ZLU24/3  
Dist. 7/COH

***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 MARCH 2024  
FRANK TEUTON C/O  
SOUTHLAND DODGE, CHRYSLER, JEEP LLC

Applicant's Name  
6161 WEST PARK AVE. HOUMA LA 70364  
Address City State Zip

(985) 876-1817  
Telephone Number (Home) (Work)

OWNER  
Interest in Ownership (Owner, etc.)

LOTS 6 THRU 9, BLOCK 4 CRESCENT PARK ADDITION  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)  
509 SUNSET AVE. HOUMA, LA

**Zoning Classification Request:**

From: R-1 (SINGLE FAMILY) To: C-2 (GENERAL COMMERCIAL)

Previous Zoning History:  No  Yes

If Yes, Date of Last Application: N/A

**AMENDMENT POLICY – Parish Zoning Regulations Section 28-201**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

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

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

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

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

**EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

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

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

N/A 3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

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

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

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

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

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
  
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

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

SOUTHLAND DODGE, CRYSLER, JEEP LLC C/O

FRANK TEUTON 6161 WEST PARK AVE. HOUMA, LA 70364

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

ALISA CHAMPAGNE - CHARLES L. McDONALD, LAND SURVEYOR, INC  
P.O. BOX 1390 GRAY, LA 70359

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

SEE ATTACHED DOCUMENT

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.65 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.

Alis Champagne (AGENT)  
Signature of Owner or Authorized Agent

**Southland Dodge, Chrysler, Jeep, LLC (c/o Frank Teuton)  
509 Sunset Avenue**

**2.) REASON FOR AMENDMENT:**

The existing property/business owned by Southland Dodge, Chrysler, Jeep, LLC located at 509 Sunset Avenue is zoned R-1 Single Family Residential District and is non-conforming to that district. By rezoning the property to C-2 General Business District it would be conforming to the proper zoning district.

**3.) DEVELOPMENT SCHEDULE:**

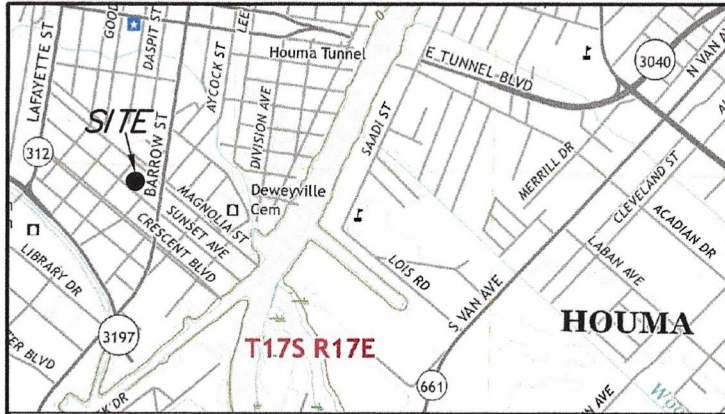
There is no development schedule. There is an existing business located at 509 Sunset Avenue.

**4.) MARKET INFORMATION: N/A**

**5.) PUBLIC NEED: N/A**

**6.) EFFECT OF AMENDMENT:**

The effect of this development would place the property/existing business located at 509 Sunset Avenue in the proper zoning district designation.



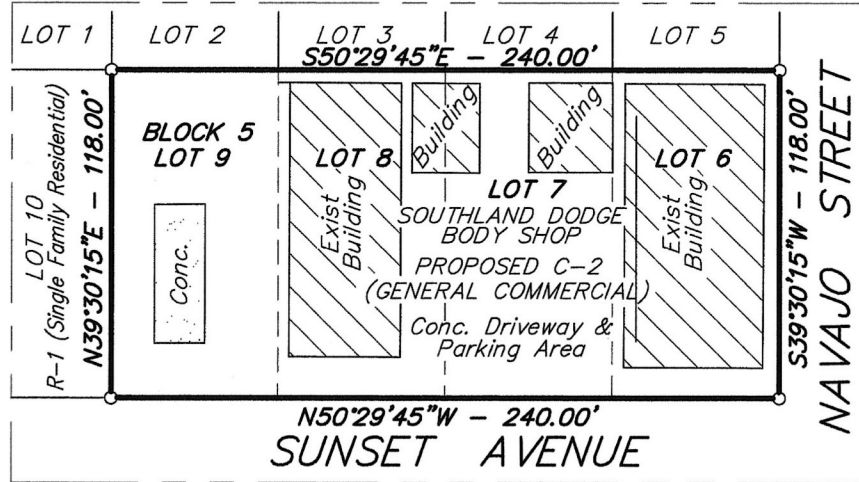
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

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.

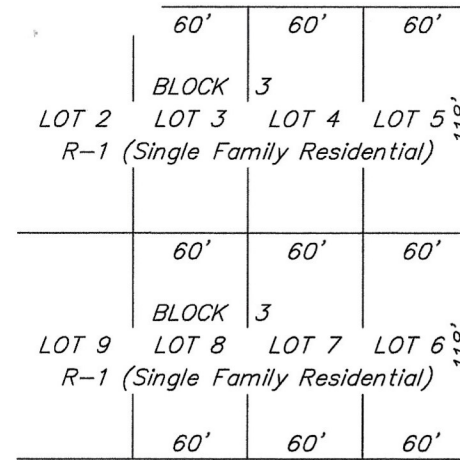
NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

Reference Map: "CRESCENT PARK ADDITION TO THE CITY OF HOUMA" prepared by James S. Webb, C.E. dated August 3, 1924.

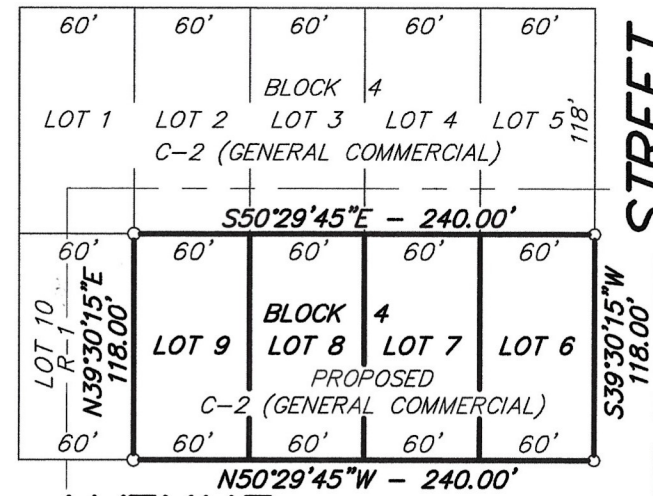
VICINITY MAP



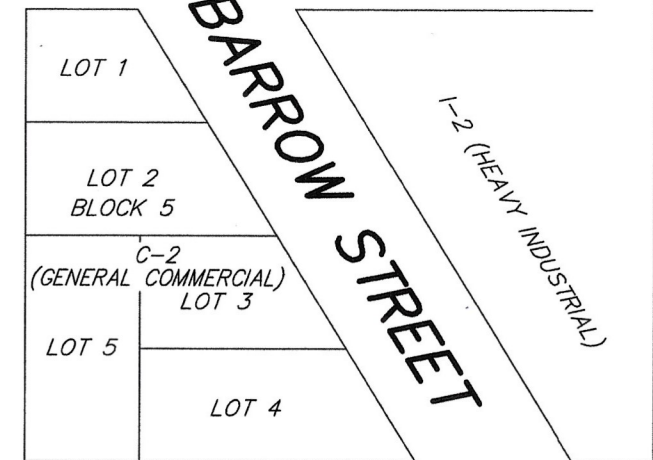
INSET (N.T.S.)



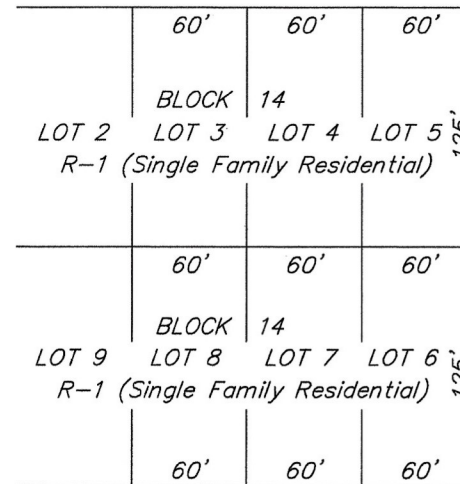
SUNSET AVENUE



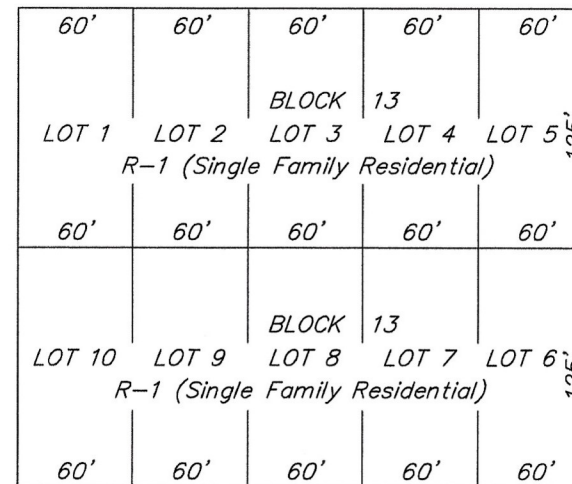
AVENUE



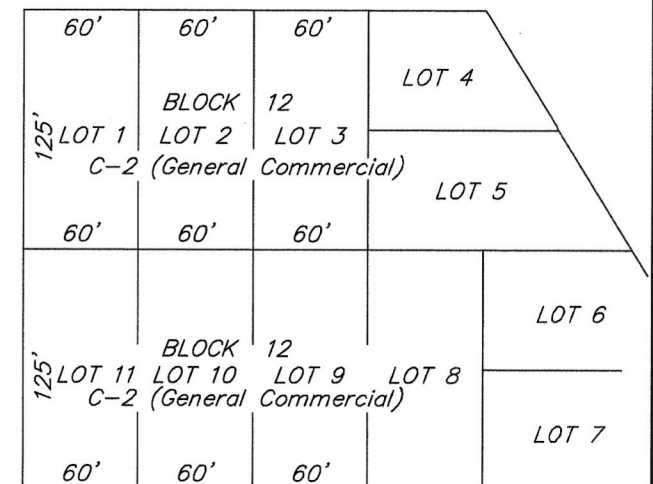
SEE INSET



DASPIT STREET



NAVAJO STREET



**MAP SHOWING ZONING CHANGE FOR LOTS 6 THRU 9, BLOCK 4 OF CRESCENT PARK ADDITION TO THE CITY OF HOUMA FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO ZONE C-2 (GENERAL BUSINESS) LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

4 MARCH 2024

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

Ph: (985)876-4412/Fax: (985)876-4806

Email: clmsurveyor@aol.com

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION ZONING AND LAND USE COMMISSION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AND IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS

APPROVED:

REG. P.L.S. No. 3402



CRESCENT BOULEVARD

ADDRESS:

509 SUNSET AVENUE

TOTAL AREA OF PROPOSED REZONE

(0.65 Acres / 28,314 Sf.)



ZLU24/4  
Dist. 2/ Bayou  
Cane

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

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

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

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

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

Date: 4 MARCH 2024

JUAN CLARA GOMEZ c/o EDGEWOOD HOLDINGS LLC

Applicant's Name

237 HENDERSON ST. HOUMA LA 70364

Address City State Zip

(985) 266-9054

Telephone Number (Home) (Work)

OWNER

Interest in Ownership (Owner, etc.)

237 235 HENDERSON STREET HOUMA, LA

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

LOT 35, BLOCK 2 & LOT 36, BLOCK 3 OF HENDERSON PARK S/D

**Zoning Classification Request:**

From: R-1 SINGLE FAMILY RES. To: R-2 TWO FAMILY RES.

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

If Yes, Date of Last Application: N/A

**AMENDMENT POLICY – Parish Zoning Regulations Section 28-201**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

N/A **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.

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

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

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

**EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

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

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

*N/A* 3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- N/A* a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- N/A* b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- N/A* c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

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

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

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

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

EDGEWOOD HOLDINGS, LLC c/o JUAN CLARA GOMEZ  
126 HENDERSON ST. HOUMA, LA 70364

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

ALISA CHAMPAGNE - CHARLES L. McDONALD, LAND SURVEYOR,  
P.O. BOX 1390 GRAY, LA 70359 INC

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

SEE ATTACHED DOCUMENT

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 1.45 acres. A sum of \$26.75 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.

Alisa Champagne (AGENT)  
 Signature of Owner or Authorized Agent

**Edgewood Holdings, LLC (c/o Juan Clara Gomez)**  
**237 Henderson Street**

**2.) REASON FOR AMENDMENT:**

Change in Conditions ---

To change the property owned by Edgewood Holdings LLC located at 237 Henderson Street from R-1 Single Family Residential District to R-2 Two Family Residential District and to create more affordable housing in this community.

**3.) DEVELOPMENT SCHEDULE:**

The development schedule is to complete the project within 1 year from final approval.

**4.) MARKET INFORMATION: N/A**

**5.) PUBLIC NEED:**

There is a need for more affordable housing in this community and throughout Terrebonne Parish. This development will create much needed rental units in this community.

**6.) EFFECT OF AMENDMENT:**

The effect of this development would provide more affordable housing and have a positive impact in this community.

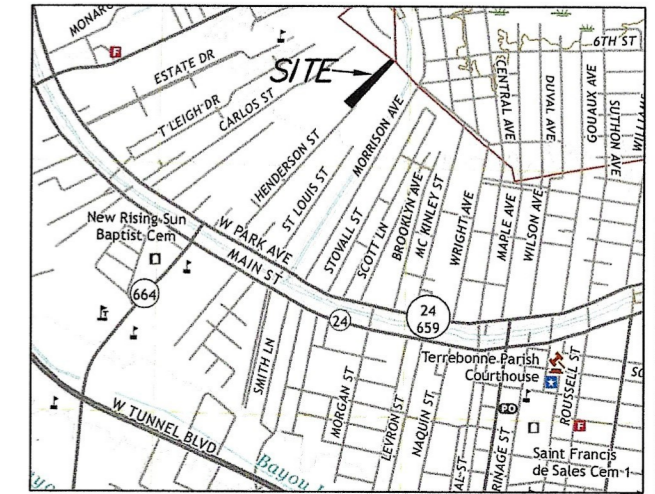
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

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 improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

Reference Map (1): "HENDERSON PARK SUBDIVISION" dated September 23, 1977 and revised May 4, 1978 and recorded at entry no. 567865,

Reference Map No. 2: "ESTATE OF ERNEST J. WALLACE" prepared by Douglass S. Talbot dated July 18, 1977 and recorded at entry no. 549284.



VICINITY MAP

ADDRESS:  
237 HENDERSON STREET

AREA OF PROPOSED REZONE  
LOT 35 (0.14 Acres)  
LOT 36 (1.31 Acres)  
TOTAL AREA: 1.45 Acres

**MAP SHOWING ZONING CHANGE FOR  
LOT 35 BLOCK 2 AND LOT 36 BLOCK 3  
OF HENDERSON PARK SUBDIVISION  
BELONGING TO EDGEWOOD HOLDINGS, LLC  
FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO  
ZONE R-2 (MULTI FAMILY RESIDENTIAL)  
LOCATED IN SECTION 6, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

4 MARCH 2024

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

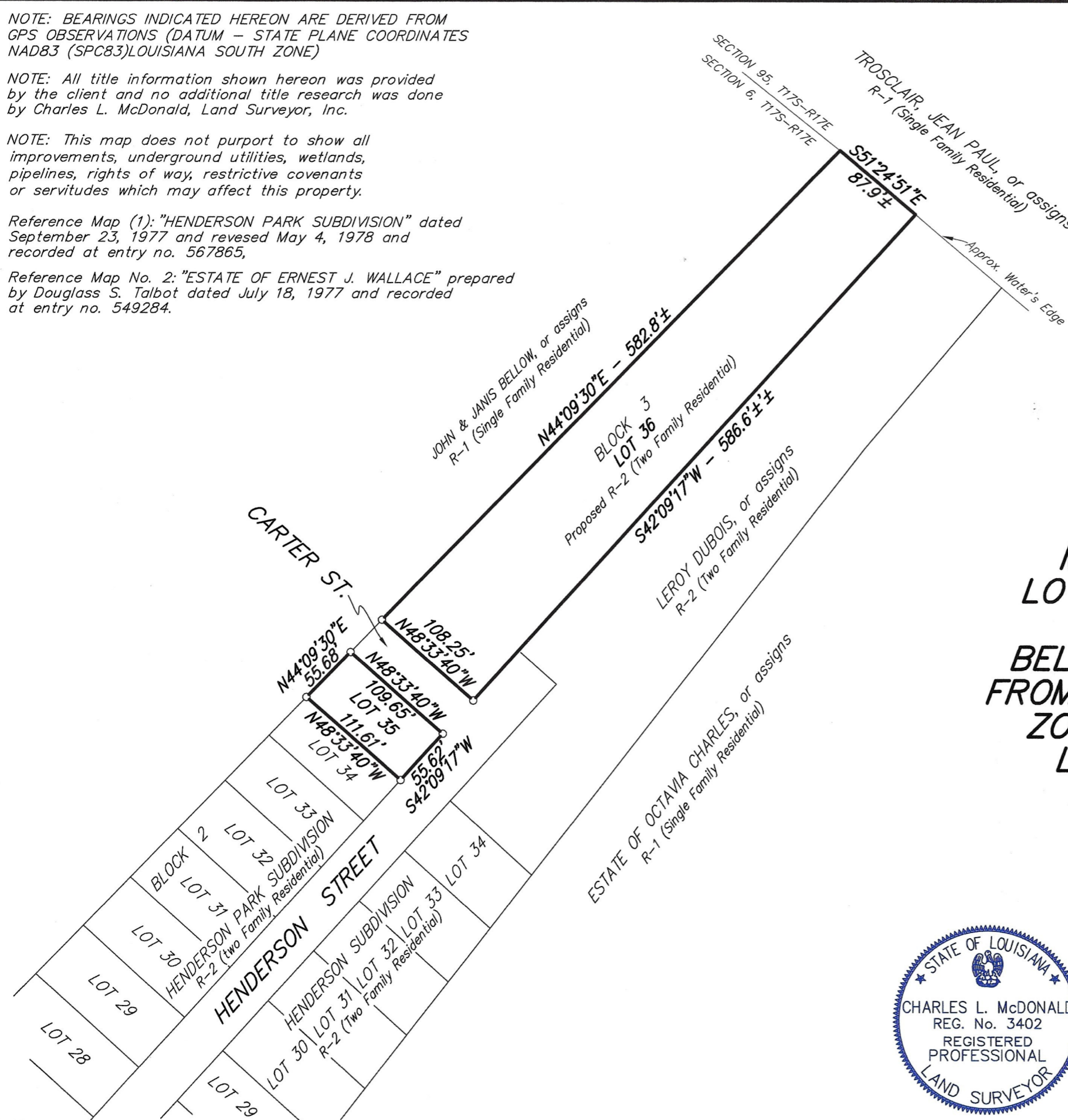


THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION ZONING AND LAND USE COMMISSION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AND IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402



**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

**Zoning & Land Use Commission  
Application**

ZLU24/7  
Dist. 3  
Bayou Cane  
Fire

Name: DEBORAH AUTHEMENT

Address: 408 BUQUET ST.

Phone: 985 209 1396

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 408 BUQUET ST. in a \_\_\_\_\_ Zoning District. The legal description of the property involved in this application is: Family Home with Home Occupation in it

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

Applicant's interest in the premises affected: \_\_\_\_\_ ?

Approximate cost of work involved: appointment only

Explanation of property use: Family Home + serving customers

Plot Plan attached:  Yes \_\_\_\_\_ No Drainage Plan attached:  Yes  No

Ground Floor Plan and Elevations attached:  Yes  No bmb

Address of adjacent property owners:

- 406 Seth Slack  
406 Buquet St.  
Houma, LA 70360
- 410 Richard P. Daigle  
410 Buquet St.  
Houma, LA 70360

3. 412  
\_\_\_\_\_  
\_\_\_\_\_

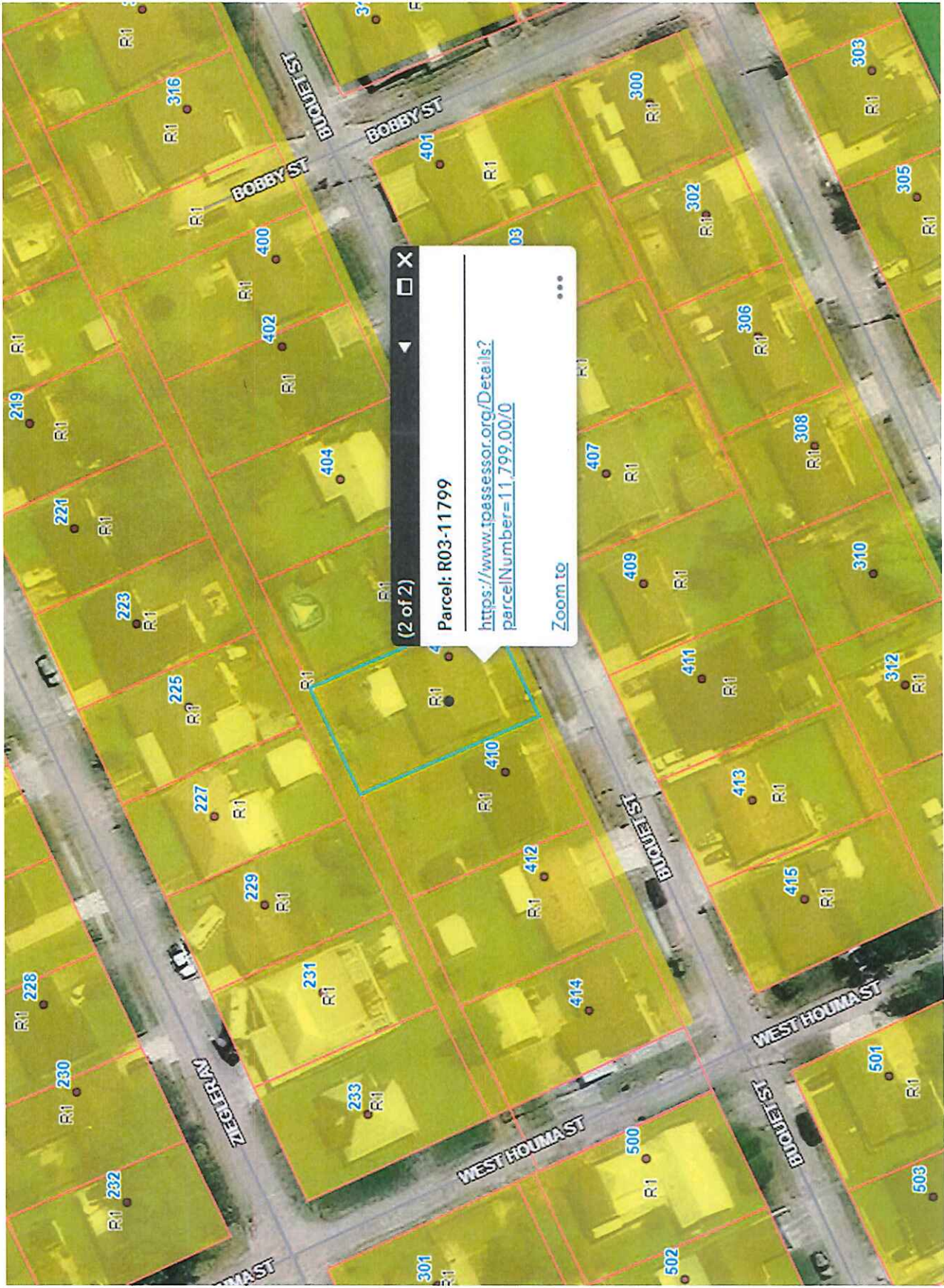
Deborah Authement  
Signature of Applicant or Agent

985 209 1396  
Phone Number

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

Deborah Authement  
Signature of Applicant or Agent

3-26-2024  
Date



ZLU24/8

Dist. 8  
COH Fire

**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

**Zoning & Land Use Commission  
Application**

Name: Jose Marquez Gonzalez

Address: 960 -D Grand Caillou Rd, Houma 70363

Phone: 985-714-3826

Application For:	<input checked="" type="checkbox"/>	Planning Approval \$10.00/application	<input 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 960-D Grand Caillou Rd in a C-3 Zoning District. The legal description of the property involved in this application is: A commercial building at 960-D Grand Caillou Rd, Houma LA 70363

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

Applicant's interest in the premises affected: a Church

Approximate cost of work involved: N/A

Explanation of property use: A Church

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><del>960-B Grand Caillou Rd, Houma 70363. Darlene Duplantis 985-872-1090</del></u> | 2. <u>O'Reilly Automotive, Inc. P.O. Box 9167 Springfield, MO 65801-9167</u> |
|--|--|

- |  |  |
|--|--|
| 3. <u>The Cannata Corporation<br/>6289 W. Park Ave., Suite 5<br/>Houma, LA 70364</u> | <u>Yiu Ming Chung<br/>102 Myrick Dr.<br/>Houma, LA 70360</u> |
|--|--|

Signature of Applicant or Agent

985-714-3826  
Phone Number

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

Jose Marquez  
Signature of Applicant or Agent

03-22-24  
Date







Planning Approval, church in an C-3 • 960D Grand Caillou Road • Jose Marquez Gonzalez • 4/4/2024

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, June 20, 2024***

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

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***ZLU/G.3(a)***

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

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

ZLU 24/5

Dist. 1  
COH Fire

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: March 27, 2024

Ernest Davis

Applicant's Name

135 A King St. Houma LA 70363

Address

City

State

Zip

(985) ~~860-1802~~ 628-2046

Telephone Number (Home)

(Work)

Eva Thibodaux Louis, c/o Isella Smith

Interest in Ownership (Owner, etc.)

North portion of Lot 17, Block D, Mechanicville Subdivision

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

135 A King Street

Zoning Classification Request:

From:

R-1

To:

R-3

Previous Zoning History:

X

No

Yes

If Yes, Date of Last Application:

n/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.

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. *Attached*

**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:

Attached

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. Attached

**SIGNATURES REQUIRED**

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

Eva Thibodaux Louis, c/o Isella Smith (33%)

4928 Bayou Side Drive, Chauvin, LA 70344

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

X *Eva Thibodaux*

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:

X *Eva Thibodaux*

**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 <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.

X *Eva Thibodaux*

Signature of Owner or Authorized Agent

**135A King Street  
North Portion of Lot 17, Block D, Mechanicville Subdivision  
Ernest Davis, Applicant**

**Request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)**

---

**Amendment Policy**

**2. Reasons For This Amendment**

**Change in Conditions**

Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

**Limitations On Proposed Amendments**

The adjacent property at 135B King Street is currently zoned R-3 (Multi-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

**Exhibits Required**

**3. Legal Description**

North portion of Lot 17, Block D, Mechanicville Subdivision

**4. Market Information**

N/A

**5. Development Schedule**

Immediately after approval, if granted.

**6. Effect of Amendment**

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

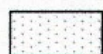


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**135A King Street**  
**North Portion of Lot 17, Block D, Mechanicville Subdivision**  
**Ernest Davis, Applicant**

**Request to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)**



**LEGEND:**

-  INDICATES AREA ZONED C-2
-  INDICATES AREA ZONED R-2
-  INDICATES AREA ZONED R-3



**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, June 20, 2024***

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

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***ZLU/G.3(b)***

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

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

ZLU24/6  
Dist. 1  
COH Fire

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: 4/3/2024

Shanita Watkins  
Applicant's Name

2628 Daniel Turner Ct. Houma LA 70363  
Address City State Zip

985-266-5707  
Telephone Number (Home) (Work)

heir of father's share (Joseph Watkins)  
Interest in Ownership (Owner, etc.)

2601 Payne St. Lot 13 Block 1 Richard Subd.  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

From: R-1 To: R-2

Previous Zoning History: X No          Yes

If Yes, Date of Last Application: n/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.

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:

\_\_\_\_\_

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:

Manuel Watkins, deceased

heirs: Shanita Watkins & Joelle Watkins

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

X Shanita Watkins

X Joelle Watkins

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:

X Shanita Watkins

X Joelle Watkins

**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 < 1 acres. A sum of 25<sup>00</sup> 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.

X Shanita Watkins

Signature of Owner or Authorized Agent

**2601 Payne Street  
Lot 13, Block 1, Richard Subdivision**

**Request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)**

---

**Amendment Policy**

**2. Reasons For This Amendment**

**Change in Conditions**

Over the past few decades, numerous properties in the immediate area have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option.

**Limitations On Proposed Amendments**

The adjacent property at 2603 Payne Street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

**Exhibits Required**

**3. Legal Description**

Lot 13, Block 1, Richard Subdivision

**4. Market Information**

N/A

**5. Development Schedule**

Immediately after approval, if granted.

**6. Effect of Amendment**

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.



**2601 Payne Street**  
**Lot 13, Block 1, Richard Subdivision**

**R-1**

**Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)**