

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 17, 2015, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 19, 2015

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from OL (Open Land) & C-3 (Neighborhood Commercial) to C-2 (General Commercial) 6290 West Main Street; Westside Land, L.L.C. and Barker Holdings, L.L.C., applicants; and call a Public Hearing on said matter for Thursday, January 21, 2015 at 6:00 p.m. (*District 3/Bayou Cane Fire District*)
 - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8958 Norman Street; David W. Henthorn, Norman Street, L.L.C, applicant; and call a Public Hearing on said matter for Thursday, January 21, 2015 at 6:00 p.m. (*District 1/City of Houma Fire District*)

F. STAFF REPORT

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 19, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of November 19, 2015

D. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 17, 2015 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2015

1. Approval and accept the proposed 2016 Budget

E. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2015 Audit
2. Election of Officers for 2016

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Acadian Pointe Subdivision, Phase "A"
Approval Requested: Process C, Major Subdivision-Engineering
Location: Laban Avenue, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Raw Land Division of Tract "A" of the Redivision of Property belonging to Polmer Brothers, Ltd.
Approval Requested: Process A, Raw Land Division
Location: 203-247 Old Highway 659, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kelly Angelette
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 12A & 12B, A Re-Subdivision of Tract 12 of the Leo Jos. Callahan Estate
Approval Requested: Process D, Minor Subdivision
Location: 142 & 150 Waterplant Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Glenn Schexnayder
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Bon Ami Estates
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2700 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Bon Ami Estates, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Approval and acceptance of the Regular Meeting Schedule of 2016
2. Discussion and possible action with regard to a sponsorship for the American Planning Association, Louisiana Chapter which is being held in Houma

J. ADMINISTRATIVE APPROVALS:

1. Revised Tract 1, A Redivision of Property belonging to Alligator Home Improvements, Section 6, T16S-R17E, Terrebonne Parish, LA
2. Tracts A & B, A Division of Property belonging to Josephine D. Pellegrin, et al, Section 9, T20S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

ZLU15/21
Dist. 3
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

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: November 19, 2015

WESTSIDE LANDS, L.L.C. AND BARKER HOLDINGS COMPANY, L.L.C.
Applicant's Name

339 SAINT CHARLES STREET, HOUMA, LOUISIANA 70360
Address City State Zip

985-868-4400
Telephone Number (Home) (Work)

100% OWNER
Interest in Ownership (Owner, etc.)

6290 WEST MAIN STREET
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: OL & C3 To: C2

Previous Zoning History: x No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

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

 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. **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. **FUTURE SITE FOR AUTO DEALERSHIP.**

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. **SITE WORK TO START IMMEDIATELY, ACTUAL**

4. **MARKET INFORMATION:** Applicable only if the following conditions are met: **CONSTRUCTION TO START IN 2016.**

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) 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. OWNERS ARE PROPOSING THE CONSTRUCTION OF A NEW
AUTO DEALERSHIP.
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. THERE SHOULD BE NO ADVERSE EFFECT AT THE SURROUNDING PROPERTIES
ARE MOSTLY ZONED C2.
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.
SEE ATTACHED SHEET.
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):

BARKER HOLDING COMPANY, L.L.C. - RICHARD H. BARKER, III, BRETT BARKER, ANN BARKER, LISA BARKER,
RICHARD BARKER, IV, MICHAEL BARKER, CHRISTOPHER BARKER, KEITH BARKER, KELLY BARKER & JOHN ROUSSEL
WESTSIDE LANDS, L.L.C. - BARKER HOLDING COMPANY, L.L.C.

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



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

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

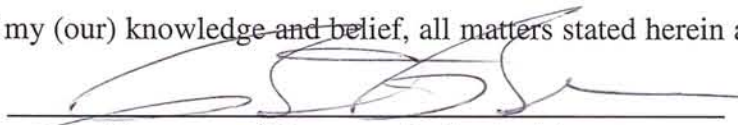
1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

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

I (We) own 21.7 acres. A sum of \$74.00 dollars is enclosed and made a part of this application.

DECLARATION

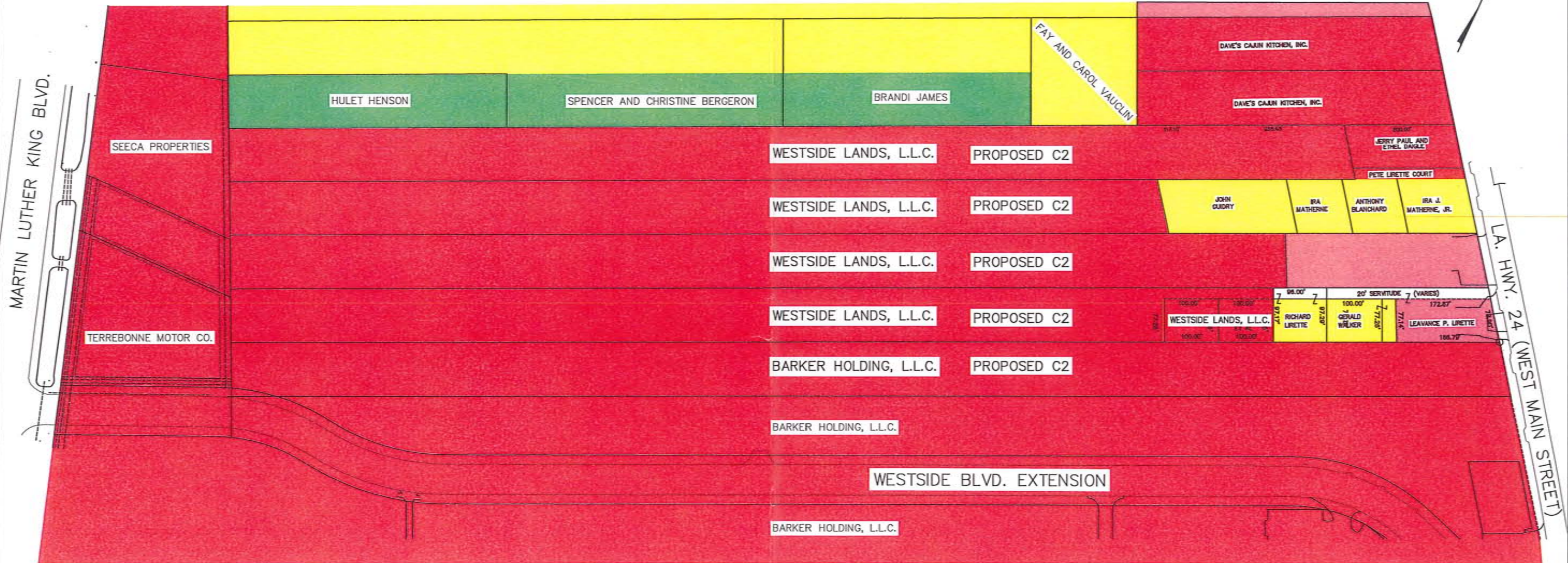
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent

LEGEND

- OL
- R1
- C2
- C3



NOTE:
THIS IS NOT A BOUNDARY MAP, AND SHALL BE USED FOR
INFORMATIONAL PURPOSES ONLY.

PREPARED BY:

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DATE: NOVEMBER 30, 2015

FILE: F:\DWGS\2012\12-055\ZONING MAPS.DWG

*EXHIBIT SHOWING PROPOSED ZONING
OF PROPERTY BELONGING TO BARKER HOLDING, L.L.C.
& WESTSIDE LANDS, L.L.C.
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA*

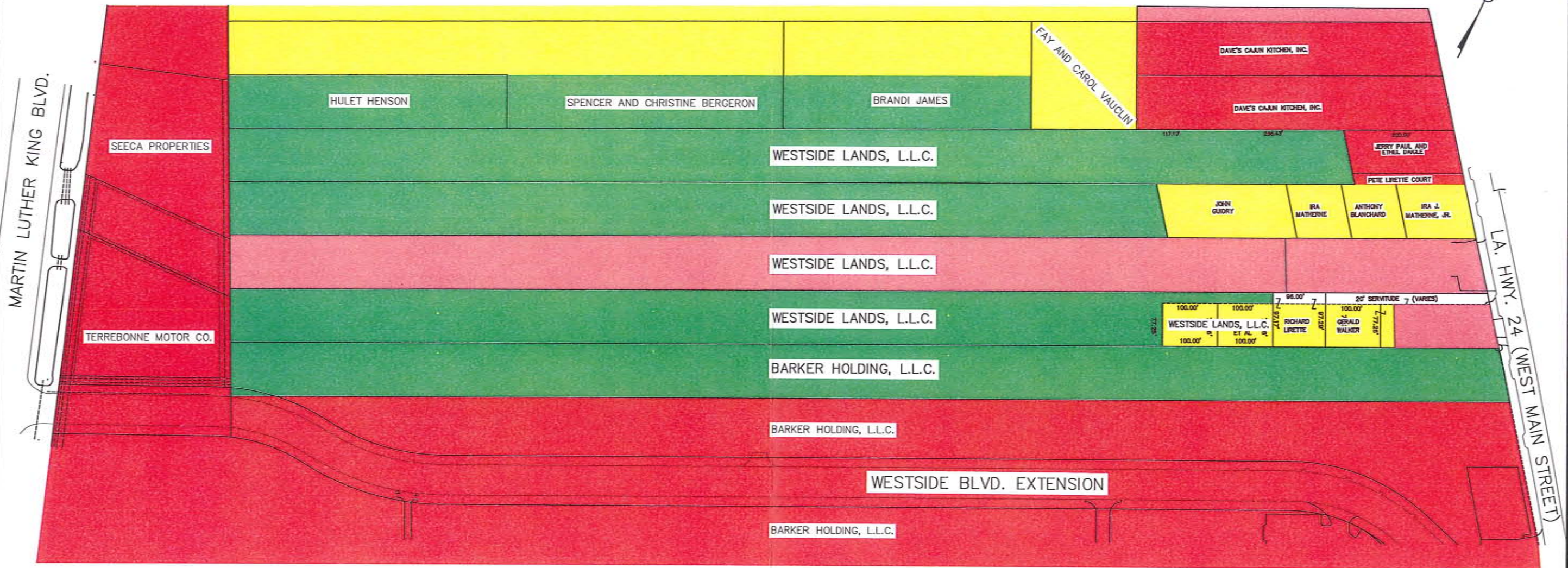
N.T.S.

"EXHIBIT A"

LEGEND

- OL
- R1
- C2
- C3

MARTIN LUTHER KING BLVD.



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PREPARED BY:

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

DATE: NOVEMBER 30, 2015
FILE: F:\DWGS\2012\12-055\ZONING MAPS.DWG

*EXHIBIT SHOWING EXISTING ZONING
OF PROPERTY BELONGING TO BARKER HOLDING, L.L.C.
& WESTSIDE LANDS, L.L.C.
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA*

N.T.S.

"EXHIBIT A"

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

ZLU15/22
Dist. 1
COH Fire

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

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PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 11/30/15

David W. Henthorn, Sole Owner of Norman Street, L.L.C.

Applicant's Name

1514 Savanne Road Houma, LA 70360

Address City State Zip

873-5000

Telephone Number (Home) (Work)

100%

Interest in Ownership (Owner, etc.)

8958 Norman Street

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

Revised Lot 5, Blk. 1, Catherine Subdivision

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: x No Yes

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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. **Many neighboring properties are re-zoned similarly.**
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.
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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):

see separate sheet

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:

100%

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):

Yes

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

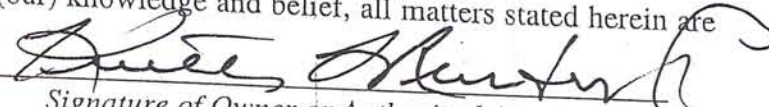
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.21 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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


Signature of Owner or Authorized Agent

November 30, 2015

Terrebonne Parish Consolidated Government
Mr. Christopher M. Pulaski
Senior Planner & Zoning Administrator

Dear Mr. Pulaski,

Enclosed please find additional information on my request for rezoning.

REASON FOR AMENDMENT

This property has two lots Zoned R-3 along its eastern side and six lots & a large tract across the street Zoned R-3. There is another one Zoned R-3 about 6 lots to the west of this one. The property to the rear of this lot is owned by Wal-Mart.

DEVELOPMENT SCHEDULE

If approved improvements would begin right away and be completed with a year.

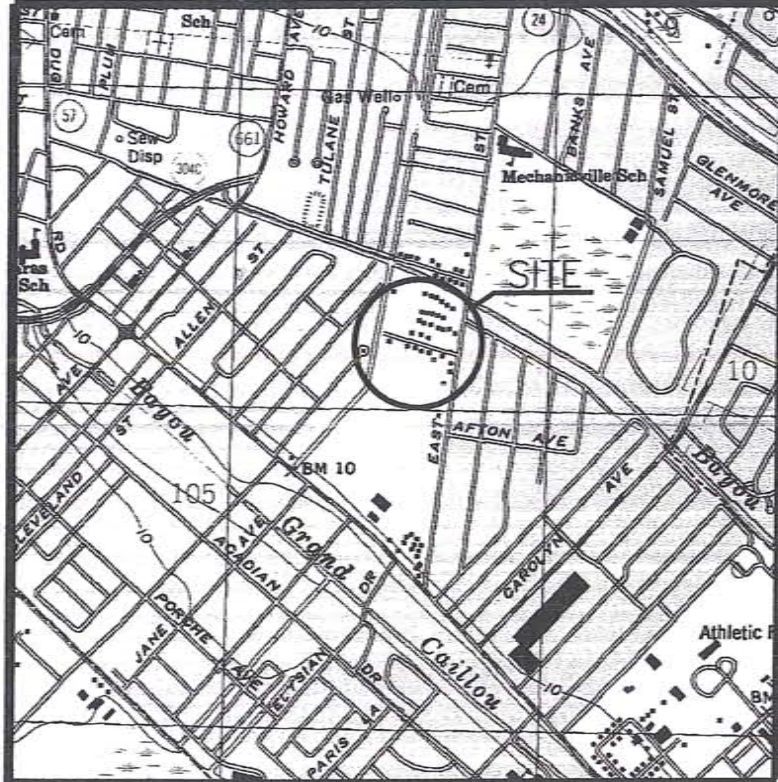
PUBLIC NEED

There is a need for economic housing in the neighborhood.

EFFECT OF AMENDMENT

The change on zoning would not alter much the effects on the adjacent property use. There is multi-family use in three directions of this property.

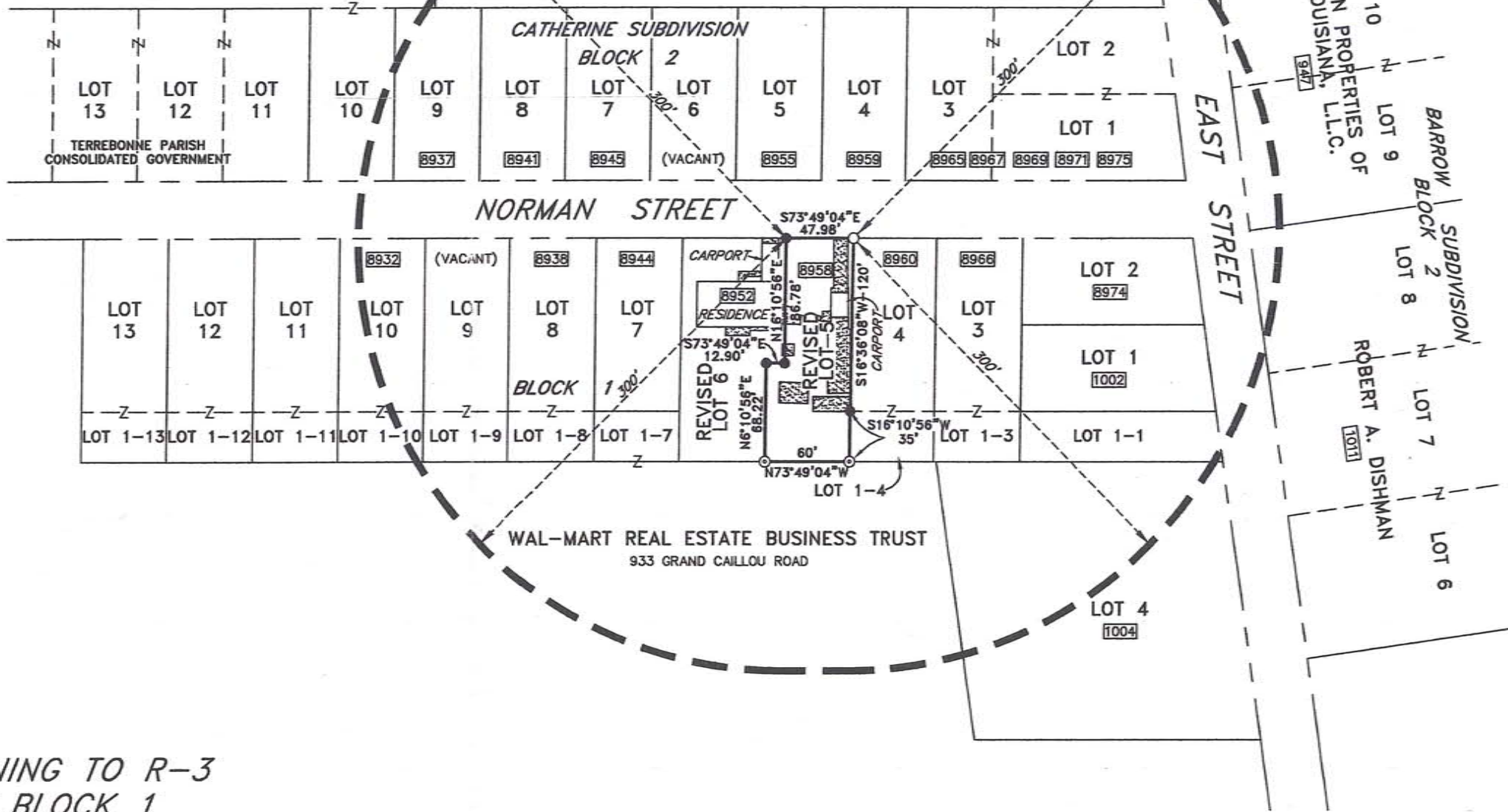
Norman Street, L.L.C.
David W. Henthorn, Sole Owner



VICINITY MAP

ENTERGY LOUISIANA, INC.
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.



NORMAN STREET

EAST STREET

WAL-MART REAL ESTATE BUSINESS TRUST
933 GRAND CAILLOU ROAD

PLAN PREPARED FOR REZONING TO R-3
FOR REVISED LOT 5 OF BLOCK 1
CATHERINE SUBDIVISION
PROPERTY BELONGING TO NORMAN STREET, LLC.
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

NOVEMBER 30, 2015 SCALE: 1" = 100'



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

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

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

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

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

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