

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JANUARY 19, 2023, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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 December 15, 2022
- E. COMMUNICATIONS
- F. NEW BUSINESS:
 - 1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block C, Mechanicville, 139A Banks Avenue; Wilfred Nells, applicant and call for a Public Hearing on Thursday, February 16, 2023 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
- G. STAFF REPORT
 - 1. Discussion and possible action regarding the Zoning Ordinance as it pertains to Home Occupations and dog grooming businesses
- H. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman Comments
- I. PUBLIC COMMENTS
- J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 15, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 19, 2023 INVOICES AND THE TREASURER’S REPORT OF DECEMBER 2022
- F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Survey of Tracts A & B, A Redivision of Lot 10-A-2, Former Property of the Estate of Joseph Paul Prejeant
Approval Requested: Process D, Minor Subdivision
Location: 3990 & 3996 Greatwood Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Michael R. & Karen Callaway
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Tracts "A" & "B," A Redivision of Property belonging to Marie Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 4038 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Doris M. Cox Abramson
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 39-E thru 78-E and Revised Tract 38, Addendum No. 2 to Boudreaux Canal Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 6138 thru 6238 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: A. St. Martin Co., Ltd.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the 25' minimum lot frontage requirements (24.7.1.2.4)
d) Consider Approval of Said Application
4. a) Subdivision: Tracts "A," "B," & "C," A Redivision of Property belonging to All Rig, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1644 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 9 / Coteau Fire District
Developer: Poule D'eau Properties, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

1. Survey & Redivision of Lot 1, Lot 3, and the Southernmost 40' of Lot 5 of Helliers's Addition to the Town of Houma into Lot 1A and Lot 3A; Section 7, T17S-R17E, Terrebonne Parish, LA (101 & 115 Garnet Street / Councilwoman Jessica Domangue, District 5)
2. Lot Line Adjustment between Lots 39A and Revised Tract 2B, Property belonging to Lois Fakier; Section 93, T21S-R18E, Terrebonne Parish, LA (7819 Waterfront Drive, Chauvin / Councilman Steve Trosclair, District 9)
3. Division of Lot 2 of Roseland Terrace Subdivision belonging to Antonio & Teresa Reymundo; Section 83, T15S-R16E, Terrebonne Parish, LA (204 Highway 24 / Councilman John Amedée, District 4)
4. Revised Tracts A & B, A Redivision of Tracts A & B belonging to Roy A. Mott, et ux; Section 85, T1S-R17E, Terrebonne Parish, LA (2411 Coteau Road / Councilman John Amedée, District 4)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 15, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 15, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:25 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Rev. Corion Gray and the Pledge of Allegiance led by Mr. Travion Smith. *Due to an applicant running late, the Commission convened as the Zoning & Land Use Commission after the Regional Planning Commission portion of the meeting.*
- B. Upon Roll Call, present were: Mr. Kyle Faulk; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *None.*
- D. APPROVAL OF THE MINUTES:
1. Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of November 17, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. The Chairman called to order the Parking Plan application by HRI Communities, LLC, to construct 78 parking spaces for an apartment complex at 1368 Tunnel Boulevard.
- a) Chris Clement, applicant, 812 Gravier Street, Suite 200, New Orleans, discussed the parking plan request. He stated the Architect was also present if he needed to answer any questions. Mr. Clement stated they hoped to break ground on the 64-unit complex by June 2023.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.
- d) Rev. Gray moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Parking Plan Approval of the application for construction of 78 parking spaces for an apartment complex.”
- The Chairman called for a vote on the motion offered by Rev. Gray. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. PUBLIC COMMENTS: None.
- J. Mr. Rogers moved, seconded by Mr. Faulk: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:32 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Rev. Gray, Mr. Rogers, Mr. Smith, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, & Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 15, 2022.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

ZLU / D

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, February 16, 2023

@ 6:00 p.m.

ZLU/F.1

ZLU 23/1

Dist. 1

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

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: 12/2/2022

Wilfred Nells
Applicant's Name

188 Acklen Ave. Houma LA 70363
Address City State Zip

985-266-4141
Telephone Number (Home) (Work)

Wilfred & Gracestine Nells
Interest in Ownership (Owner, etc.)

[139A] Banks Ave ; Lot 19, Block C, Mechanicville
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

ZLU / F.1

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.

✓bnb 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.

X 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.

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

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

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

Wilfred & Gracestine Nells, 100% owners

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:

X Wilfred Nells

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 < 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 Wilfred Nells

Signature of Owner or Authorized Agent

**139A Banks Avenue
Lot 19, Block C, Mechanicville Subdivision
Wilfred Nells, Applicant**

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

1. 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.

2. Limitations On Proposed Amendments

The adjacent property at 139 Banks Avenue is currently zoned R-3 (Multi-Family Residential) so the proposed rezone is exempt from the minimum size requirement.

3. Development Schedule

Immediately after approval, if granted.

4. Market Information

N/A

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

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.

7. Error

N/A

139A Banks Avenue
Lot 19, Block C, Mechanicville

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)
Wilfred Nells, Applicant



