

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L.A. "Budd" Cloutier, O.D.....	Member
Phillip Livas.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacant.....	Member

JANUARY 21, 2021, THURSDAY

6:00 P.M.

HOUMA-TERREBONNE CIVIC CENTER
346 Civic Center Boulevard, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 17, 2020

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. *Public Hearing*
Rezone from C-2 (General Commercial) to R-1 (Single-Family Residential) 841 Valhi Boulevard, Lots 1 thru 16, Blackwater Ridge Subdivision; Terre South Investments, Inc., applicant *(Council District 6 / City of Houma Fire)*

G. STAFF REPORT

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 17, 2020

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 21, 2021 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2020

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Property being carved from Tract II to create Tract III belonging to Gail Thibodaux, now or formerly being a portion of Lot 40 of the Waubun, St. George, & Isle of Cuba Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: Lot on the southside of 622 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Gail Thibodaux
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Parcels B, D, F, FI, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Parcels 9-A1, 9-A2, 9-B, 9-C, 9-D1, and 9-D2, A Redivision of Parcel 9 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1171-A thru 1171-G Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Parcels 3-A & 3-B, A Redivision of Parcel 3 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1003 thru 1071 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Parcels 6-A thru 6-D, A Redivision of Parcel 6 belonging to Four Point Holdings, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 1098-1168 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Janis Spell
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Tracts 15-A, 15-B, 15-C, 15-D, 15-E, 15-F, 15-G, 15-A1, 15-B1, & 15-C1, Boudreaux Canal Subdivision, Addendum No. 1, Property of A. St. Martin Co., Ltd.
 Approval Requested: Process D, Minor Subdivision
 Location: 6308 Tave Street, Chauvin, Terrebonne Parish, LA
 Government Districts: Council District 8 / Little Caillou Fire District
 Developer: A. St. Martin Co., Ltd., % Claudia D. Braud
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the minimum lot size requirement for Tracts 15-A1, 15-B1, & 15-C1 (docking & mooring only)
 - d) Consider Approval of Said Application
6. a) Subdivision: Parc Evangeline Subdivision, Phase A
 Approval Requested: Process C, Major Subdivision, Final
 Location: Rue des Affaires, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Evangeline Business Park, L.L.C.
 Engineer: David A. Waitz Engineering & Surveying, LLC
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Lots 7-A & 8-A being a portion of Lots 7 & 8 of P.F.A. Boudreaux Subdivision, Property belonging to Lillie Jaubert Lapeyrouse, Section 11, T17S-R18E, Terrebonne Parish, LA
2. Revised Lot F-1, Block 1, belonging to Frank W. McNabb, and Rev. 2 Lot F-2, Block 1, belonging to Todd M. Morales and Tina Marie Boquet (Both Tracts of Houma Development Tract One) into Lot F-1-A and Lot F-2-A, Section 101, T17S-R17E, Terrebonne Parish, LA
3. Revised Tracts 1 & 2, A Redivision of Tracts 1 & 2, Property belonging to Samuel P. Henry, et al, Sections 4, 22 & 23, T18S-R19E, Terrebonne Parish, LA
4. Revised Parcels 8 & 10, A Redivision of Parcels 8 & 10 belonging to Four Point Holdings, Inc., Section 22, T20S-R17E, Terrebonne Parish, LA
5. Lot Line Shift between Lots 29 thru 33, Block 7 of Addendum No. 3 to Roberta Grove Subdivision, Sections 2 & 21, T17S-R18E and Sections 9, 10, 105, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift for Property belonging to Sweet Pea Holdings, LLC, Section 85, T15S-R16E, Terrebonne Parish, LA
7. Lot Line Shift between Lots I and J of Property formerly belonging to Morris Chauvin, Section 86, T15S-R16E, Terrebonne Parish, LA
8. Redivision of Tract 2 of the Partition of the Forest Bollinger Estate, Section 54, T16S-R17E, Terrebonne Parish, LA
9. Lot Line Shift between Lots 4 & 5 of Block 1, Maplewood Subdivision, Section 59, T16S-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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 17, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of December 17, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Mr. Liner and the Pledge of Allegiance led by Ms. Ellender.

The Chairman recognized Councilman Danny Babin, District 7, and Councilman John Navy, District 1, in the audience.

- B. Upon Roll Call, present was: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman, Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers, and Mr. Barry Soudelier. Absent at the time of Roll Call was: Dr. L.A. "Budd" Cloutier, Jr., Mr. Phillip Livas, and Mr. Thibodeaux. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Christian St. Martin, 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.

- D. **APPROVAL OF THE MINUTES:**

1. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of November 19, 2020."

The Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Mr. Liner, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Dr. Cloutier, Mr. Livas, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

- E. **COMMUNICATIONS:** None.

- F. **PUBLIC HEARING:**

1. The Chairman called to order the Public Hearing for an application by T.P.C.G. to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision.

- a) Mr. Pulaski, on behalf of the Parish, discussed the Staff Report and stated Staff would recommend approval of the rezoning request.
- b) The Chairman recognized Judy H. Carter, 182 Acklen Street, who stated she own multiple properties in the area and was opposed to more mobile homes being allowed and wanted Mechanicville to stay R-1.
- c) The Chairman recognized Charleta Lyons, 217 Acklen Street, who expressed opposition of the rezone request but suggested conditions to the mobile homes should it pass. She suggested mobile homes be no older than ten years, skirted, no rentals and permit applicants should be the primary resident for at least 15 years. She stated no one should profit from rental trailers when they have no ties to the neighborhood. She mentioned other neighboring trailer parks that needed to be cleaned up and didn't want more areas like those to end up the same.

Dr. Cloutier arrived at the meeting at this time – 6:12 p.m.

- d) The Chairman recognized Suzette Thomas, who expressed opposition of the rezone request and didn't want any more mobile homes in the neighborhood.
- e) The Chairman recognized Kenya Lyons, 217 Acklen Avenue, who stated there were already too many mobile homes in the neighborhood and if there would be more allowed, there should be restrictions.
- f) The Chairman recognized Councilman John Navy, District 1, who discussed spot zoning and there being two sides of people wanting mobile homes to be allowed and those who don't. He stated the two neighboring mobile home parks were bad examples and that the area needed more affordable housing such as mobile homes. He suggested perhaps leaving the property as is but allowing residents to rezone their own property even though it would result in spot zoning.

- g) The Chairman recognized Ms. Carter once again who stated people were in need of affordable homes but could place modular homes rather than mobile homes.
- h) Mr. Pulaski discussed the difference in mobile homes versus modular homes which are built according to building code. He stated that the Board of Adjustment, that would approve the Special Exceptions to place mobile homes in R-2 districts, has the authority to place some of the conditions mentioned with their approval of such. He also stated that considering the amount of notices that went out regarding the rezoning request, there were not many calls regarding the request. He also stated that there would also be notifications sent out to adjacent property owners when special exceptions were applied for.
- i) Discussion was held regarding the Parish as the applicant for the rezone request and that the Zoning and Land Use Commission was only an advisory board as far as rezones were concerned and that the Parish Council would have a Public Hearing as well and would make the final decision as to whether the property would be rezoned.
- j) The Chairman recognized Ejerrold Lyons, 217 Acklen Avenue, who stated affordable housing was needed and that people want to own their own homes. He agreed to having conditions if the property were to be rezoned to allow for mobile homes.
- k) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, & Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- l) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend denial of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision and forward to the Terrebonne Parish Council for final consideration."

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

G. NEW BUSINESS:

- 1. Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call for a Public Hearing for an application by Terre South Investments, Inc. to rezone from C-2 (General Commercial) to R-1 (Single-Family Residential) 841 Valhi Boulevard, Lots 1 thru 16, Blackwater Ridge Subdivision, for Thursday, January 21, 2021 at 6:00 p.m."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

- 1. Zoning & Land Use Commissioners' Comments: None.
- 2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

- K. Mr. Liner moved, seconded by Ms. Ellender: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:34 p.m."

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

Kyle D. Faulk, 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 17, 2020.

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

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.

X _____ **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.

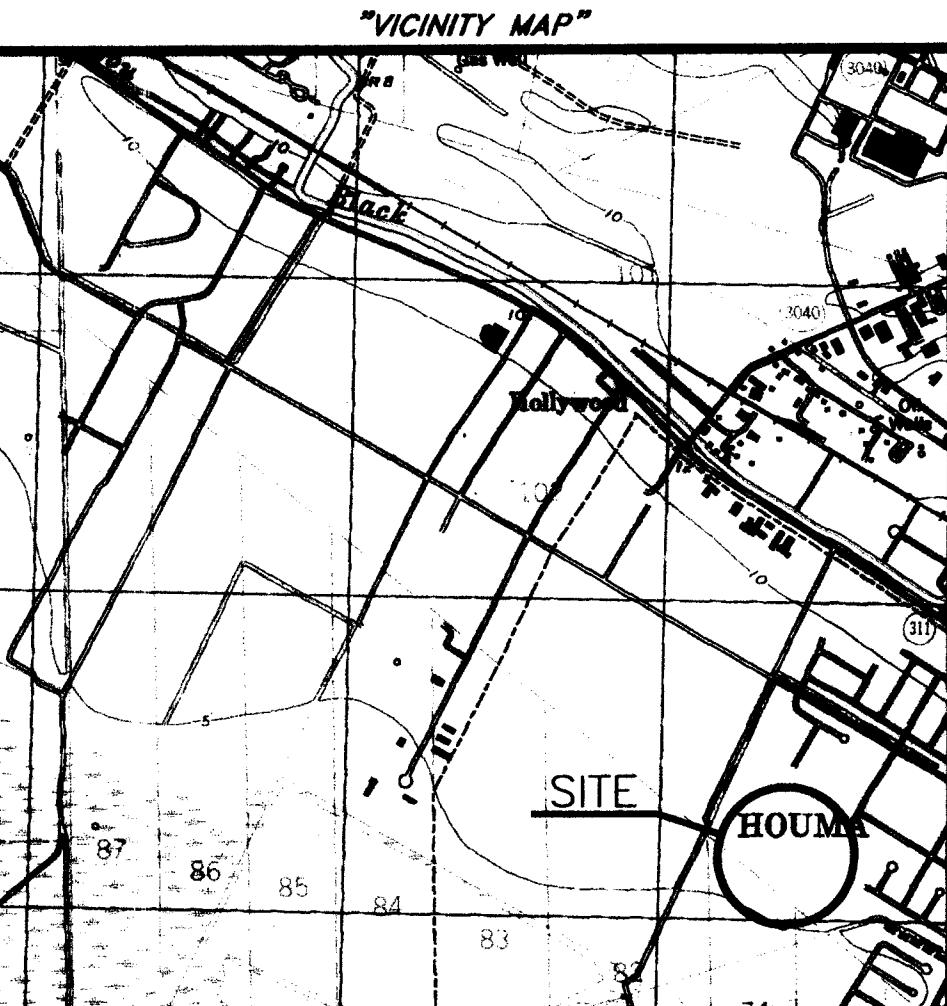
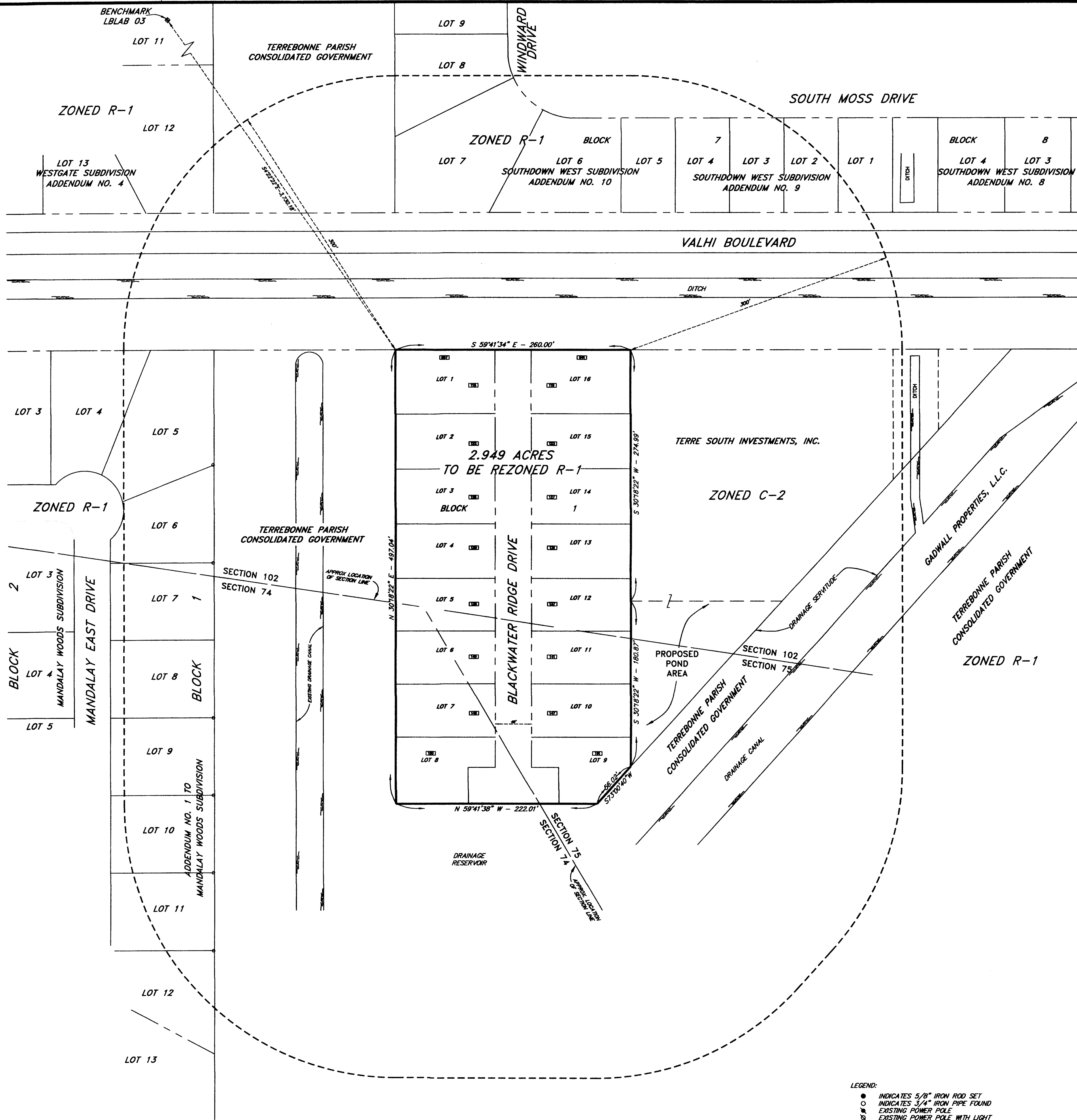
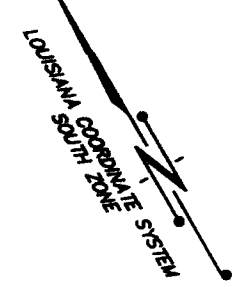
2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

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.



THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED AND INDEXED MAY 18, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 3'. THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THE TRACT SURVEYED.

REFERENCE MAP: "SURVEY OF A 5.15 ACRE TRACT OF LAND BELONGING TO TERREBONNE LAND PARTNERSHIP LOCATED IN SECTIONS 74, 75, AND 102 T17S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY DAVID A. WAITZ AND DATED SEPTEMBER 16, 2008. BEARINGS SHOWN HEREON ARE BASED ON SAID LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

**PLAT SHOWING BLACKWATER RIDGE SUBDIVISION
PREPARED FOR REZONING FROM C-2 TO R-1
BEING A PORTION OF PROPERTY
BELONGING TO TERRE SOUTH INVESTMENTS, INC.
LOCATED IN SECTIONS 74, 75 & 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

NOVEMBER 25, 2020 SCALE: 1" = 60'
REVISED DECEMBER 1, 2020

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH: (985) 879-2782

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - 18000 INDICATES MUNICIPAL ADDRESS
 - ◆ INDICATES BENCHMARK