

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

JULY 18, 2024, 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 June 20, 2024

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street; Kirby Bonvillain, applicant (*Council District 1 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; Lots 1-19, Block 4; Parkwood Place Subdivision; Gem Builders, L.L.C., c/o Chris Erny, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 148 Square Wolfe Lane; Karen Harris, applicant; and call for a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m. (*Council District 2 / Bayou Cane Fire*)
 - b) Rezone from OL (Open Land) to C-2 (General Commercial); 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant; and call for a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m. (*Council District 5 / Bayou Cane Fire*)

H. STAFF REPORT

1. Discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services, and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m.

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 ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 20, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 18, 2024 INVOICES AND THE TREASURER'S REPORT OF JUNE 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. 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) Consider Approval of Said Application
2. 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

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 5-A & 5-B, A Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 130 El Paso Drive, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Tammy G. Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Parcel "E," Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6766 Alma Street, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Arlene Chandler
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 1951 Butcher Road, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Glenn & Patricia Allemand
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the fire hydrant distance requirements (Lot 1 to be 262.6' from a fire hydrant in lieu of the required 250')
c) Public Hearing
d) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," A Redivision of Property belonging to Clara Duplantis Walker, et al; Section 45, T18S-18E, Terrebonne Parish, LA (4338 & 4342 Highway 56 / Councilwoman Kim Chauvin, District 8)

2. Revised Tract 3-A & Revised Tract 2-2B1, A Redivision of Tract 3-A and Tract 2-2B1, Property belonging to David J. Marcel, et al; Section 31, T18S-R17E, Terrebonne Parish, LA (*183 Jamie Lynn Court & 216 Teal Court / Councilman Danny Babin, District 7*)
3. Tracts "B" & "C," A Redivision of Property belonging to Billy J. Kraemer, et al; Section 44, T16S-R17E, Terrebonne Parish, LA (*1855 Bayou Blue Road / Councilman Steve Trosclair, District 9*)
4. Revised Tracts "1," "2," & "3," A Redivision of Tracts, Property belonging to Orville A. Callahan, Jr., et al; Section 32, T18S-R17E, Terrebonne Parish, LA (*133 B & K Court / Councilman Brien Pledger, District 1*)
5. Lot Line Shift - Tract 4 between Vista Villa Properties, LLC and Wayne & Wanda Ingram, et alo; Section 6, T16S-R17E, Terrebonne Parish, LA (*4283 West Park Avenue / Councilman John Amedée, District 4*)

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
ZONING & LAND USE COMMISSION
MEETING OF JUNE 20, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 20, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Terry Gold, Mr. Travion Smith, and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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.
1. Mr. Liner recused himself from Item G.1 regarding a Planning Approval application.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: "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 May 16, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold, Mr. Smith, 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 Kirby Bonvillain requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street.
- a) Mr. Pulaski stated the rezone request had to be tabled due to the applicant failing to post the public hearing sign on site by the appropriate deadline.
- b) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, table the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street until the next regular meeting of July 18, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold, Mr. Smith, and Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **NEW BUSINESS:**
1. **Planning Approval:**
The Chairman called to order the Planning Approval application by Iglesia Cristiana Pentecostal Ministerio Renacimiento to establish a church in a C-2 (General Commercial) zoning district at 117 Prevost Drive.
- a) Ms. Maria Cuellar, 117 Prevost Drive, discussed the request.
- b) There was no one from the public to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planning Approval application.
- d) Mr. Rogers moved, seconded by Mr. McGuire: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application by Iglesia Cristiana Pentecostal Ministerio Renacimiento to establish a church in a C-2 (General Commercial) zoning district at 117 Prevost Drive."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr.

Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to for the request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; Lots 1-19, Block 4; Parkwood Place Subdivision; Gem Builders, L.L.C., applicant and call a Public Hearing on said matter for Thursday, July 18, 2024 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, 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. Rogers moved, seconded by Mrs. Poiencot: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:08 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and 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 JUNE 20, 2024.

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

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

ZLU 24/9
Dist. 1
COH Fire

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: 4/8/2024

Kirby Bonvillain
Applicant's Name

201 Hollygrove Ave Houma LA 70360
Address City State Zip

985 381-4899
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

2606 & 2608 Larry Street; Lots 21 & 22, Square 4
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Barrowtown Subdivision

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. *see 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:

See 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. see attached

SIGNATURES REQUIRED

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

Kirby W. & Tanga Bonvillain

201 Hollygrove Ave. Houma LA 70360

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

X Kirby Bonvillain

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 Kirby Bonvillain

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 21 acres. A sum of \$ 2500 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 Kirby Bonvillain
Signature of Owner or Authorized Agent

**2606 & 2608 Larry Street
Lots 21 & 22, Square 4, Barrowtown
Kirby Bonvillain, 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 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 2612 Larry 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

Lots 21 & 22, Square 4, Barrowtown Subdivision

4. Market Information

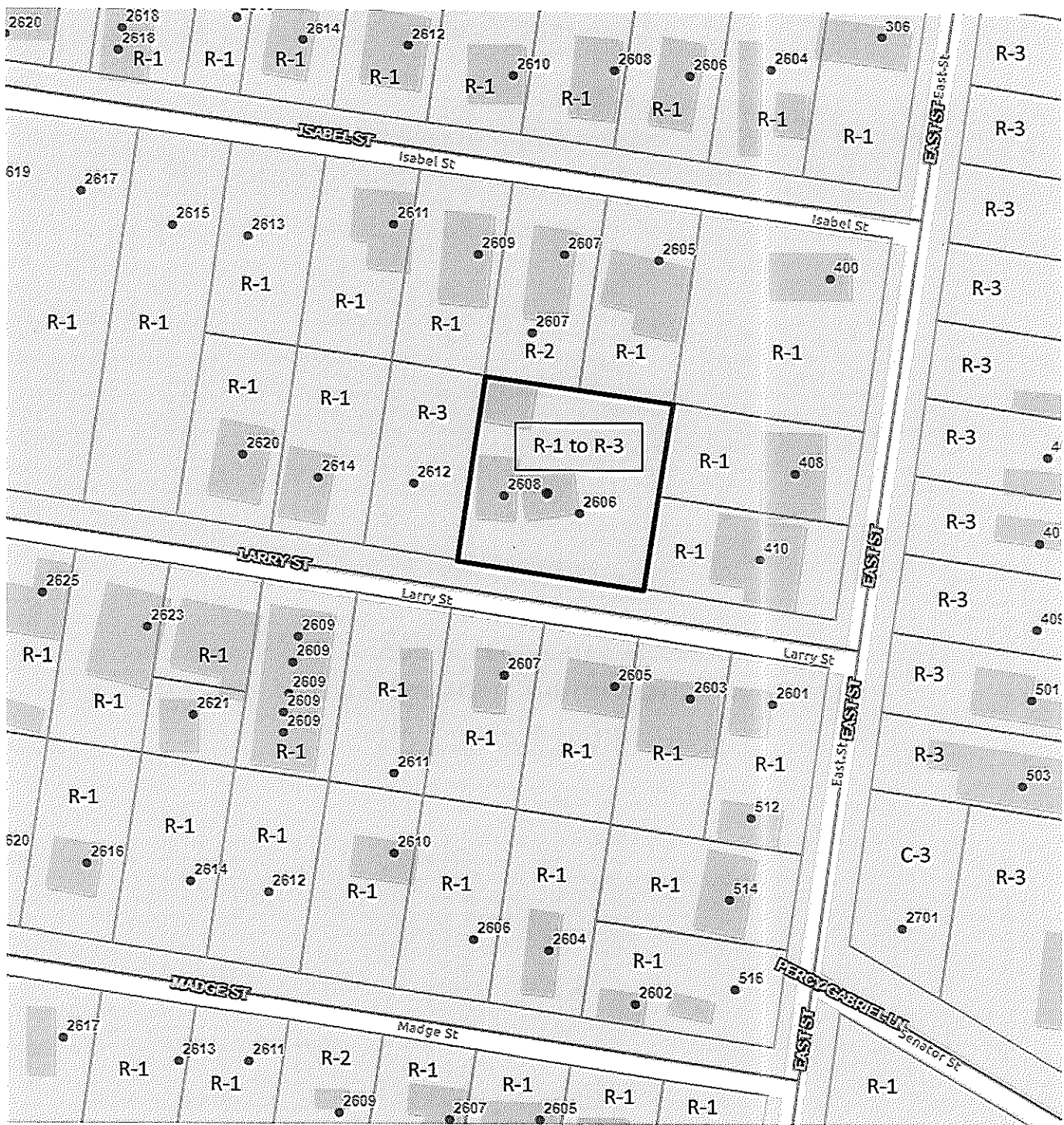
N/A

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.



2606 & 2608 Larry Street
Lots 21 & 22, Square 4, Barrowtown Subdivision
Kirby Bonvillain, Applicant

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.

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):

GEM BUILDERS, L.L.C. C/O CHRIS ERNY - 1499 ST. CHARLES ST., HOUMA, LA 70360	S & E PROPERTIES, L.L.C. 1499 ST. CHARLES ST., HOUMA, LA 70360	
OPTIONS FOR INDEPENDENCE 8326 MAIN STREET, BUILDING #3, HOUMA, LA 70363	LADONJA HESTER 103 SAINTS CIRCLE HOUMA, LA 70363	TEXAS PRM, INC.

- 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 16.606 acres. A sum of \$79.62 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
J. CHRISTOPHER ERNY, AGENT

**Saints Circle & Brees Drive
Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3;
And Lots 1-19, Block 4 of Parkwood Place Subdivision
GEM Builders, L.L.C. c/o Chris Erny**

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

1. Reasons For This Amendment

Change in Conditions

Other adjacent properties in Parkwood Place Subdivision have undergone a similar Rezoning and we are requesting that the Lots referenced in this Application be switched from an R-1 to an R-2 Zoning. Changing the zoning will allow the construction of duplexes or the placement of mobile homes with a special exception from the Houma Board of Adjustments. This will provide for more affordable housing in the community.

2. Limitations On Proposed Amendments

The adjacent properties are currently zoned R-2 (Two Family Residential) so the proposed rezone is exempt from the minimum size requirement.

3. Development Schedule

This property is already developed and just requires approval of re-zoning.

4. Market Information

N/A

5. Public Need

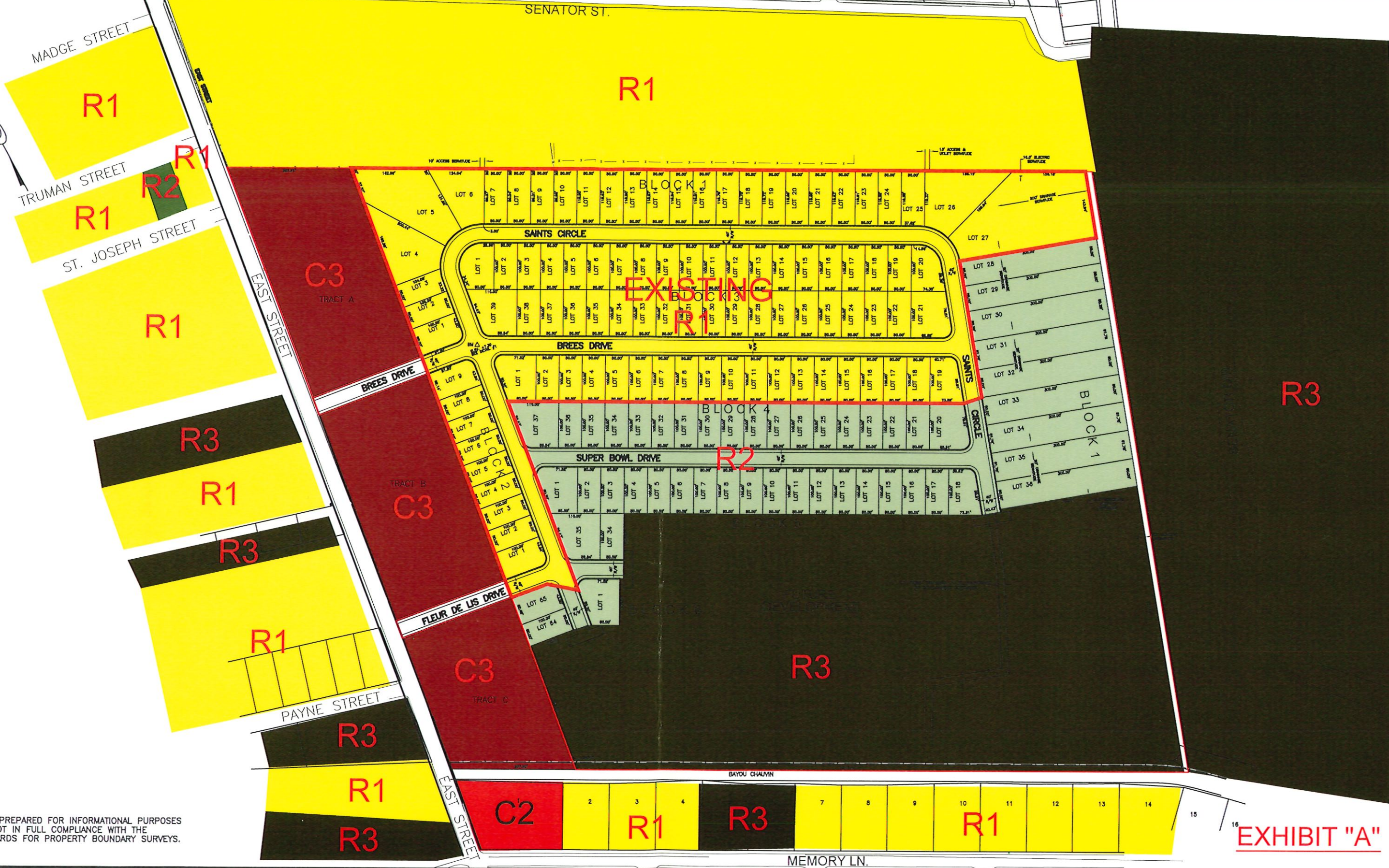
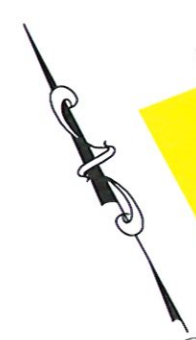
Since the destruction experienced from Hurricane Ida, there is a dire need for affordable housing to house the residents that were left homeless.

6. Effect of Amendment

The adjacent properties in this subdivision are currently zoned R-2 and this change would not alter the aesthetics of the neighborhood.

7. Error

N/A

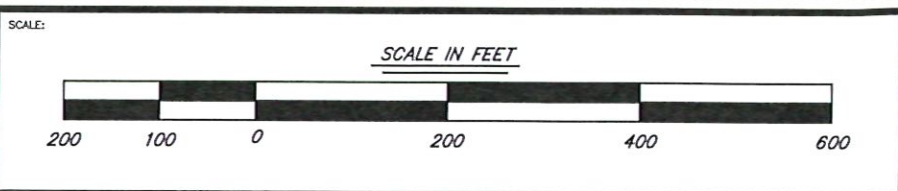


NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 10-047
DIRECTORY: 2010/10-047
FILE: ZONING PLAT 7-5-22
FIELD BOOK:
MAP NO.:

DATE	DESCRIPTION	BY

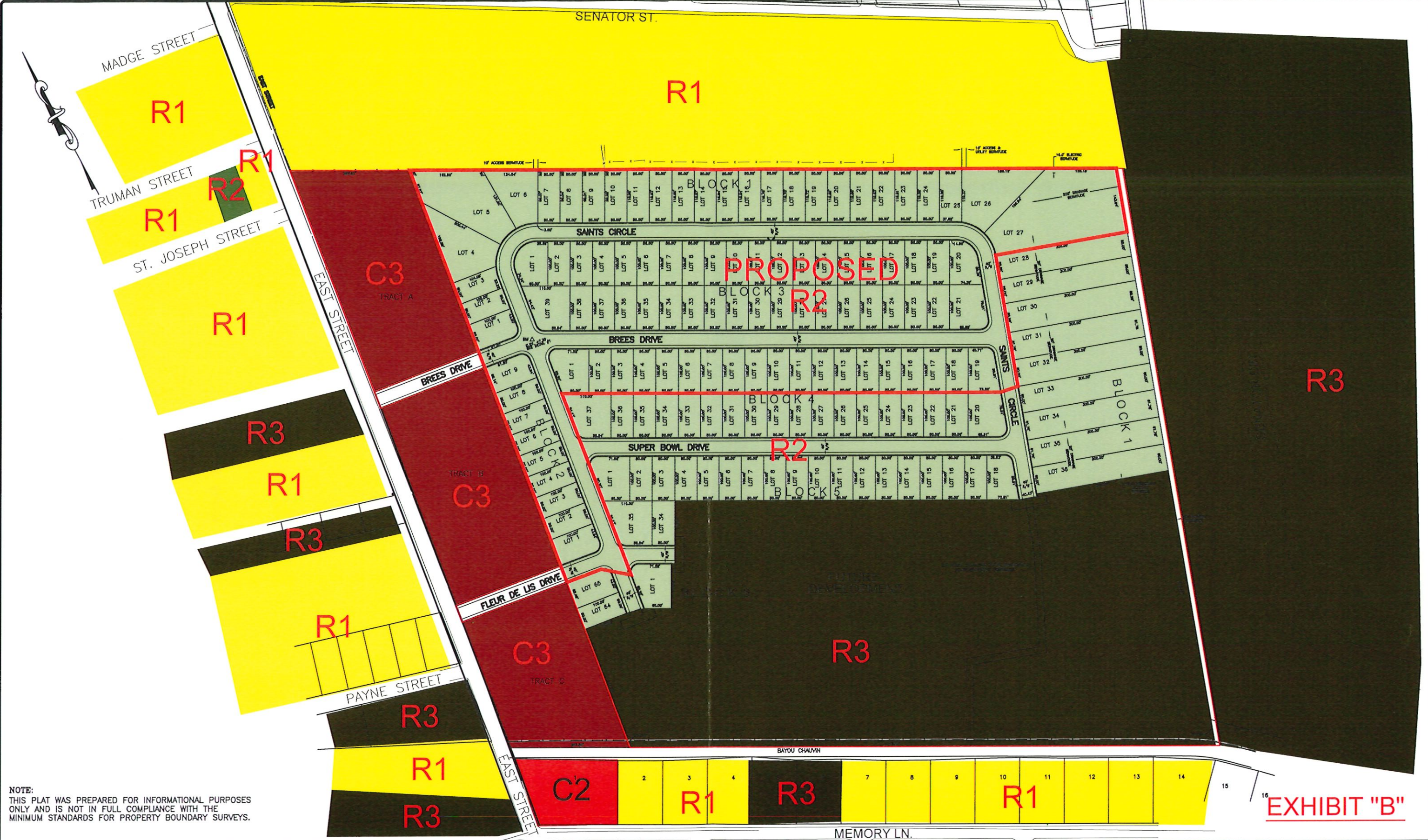


DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 07, 2024		PROJECT: 10-047

OWNER:	GEM BUILDERS, L.L.C.
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

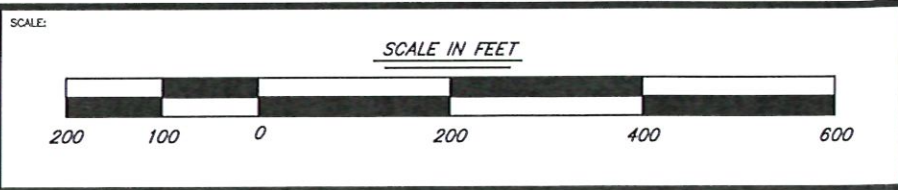
SHEET	1
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NOTE:
THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PROJECT NO: 10-047
DIRECTORY:2010/10-047
FILE: ZONING PLAT 6-7-24
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY



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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 07, 2024		PROJECT: 10-047

OWNER:	GEM BUILDERS, L.L.C.
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	PROPOSED ZONING

SHEET	2
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**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, August 15, 2024

@ 6:00 p.m.

ZLU/G.1(a)

ZLU 24/13
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

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: June 13, 2024

Karen Harris
Applicant's Name

134 Square Wolfe Lane Houma LA 70364
Address City State Zip

(985) 232-8206
Telephone Number (Home) (Work)

tenant
Interest in Ownership (Owner, etc.)

148 Square Wolfe Lane
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:

immediately after approval

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:

X Grable Gauche Jr.

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

X Grable Gauche Jr.

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

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

X Grable Gauche Jr.

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 25⁰⁰ 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 Grable Gauche Jr.
Signature of Owner or Authorized Agent

148 Square Wolfe Lane

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

2. Reasons For This Amendment

Change in Conditions

Over the past few decades, numerous properties in this area have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. This area was not included in the zoning district until 2007; therefore, have many legal, non-conforming uses. For many residents, mobile homes are the only affordable housing option since Hurricane Ida.

Limitations On Proposed Amendments

The property across from the street is currently zoned R-2 (Two-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



148 Square Wolfe Lane
Rezone from
R-1 (Single-Family Residential)
to
R-2 (Two-Family Residential)

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, August 15, 2024

@ 6:00 p.m.

ZLU/G.1(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

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: June 20, 2024

WALTON JEFFERSON & JEANETTE DAISY

Applicant's Name

<u>112 BRANDON DRIVE</u>	<u>HOUMA,</u>	<u>LA</u>	<u>70364</u>
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>985-232-8742</u>	<u></u>
<i>Telephone Number (Home)</i>	<i>(Work)</i>

WALTON JEFFERSON & JEANETTE DAISY - 100%
Interest in Ownership (Owner, etc.)

1923 SAINT LOUIS CANAL ROAD, HOUMA, LA 70364
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SEE ATTACHED LEGAL DESCRIPTION OF LOT.

Zoning Classification Request:

From: OL 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.

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)

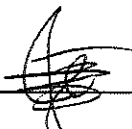
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section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

WALTON JEFFERSON & JEANETTE DAISY - 100% Ownership
 112 BRANDON DRIVE, 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:

Walton Jefferson Daisy 

Jeanette Daisy

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 Terrebonne Parish Assessor 2024 Assessment Listing.

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

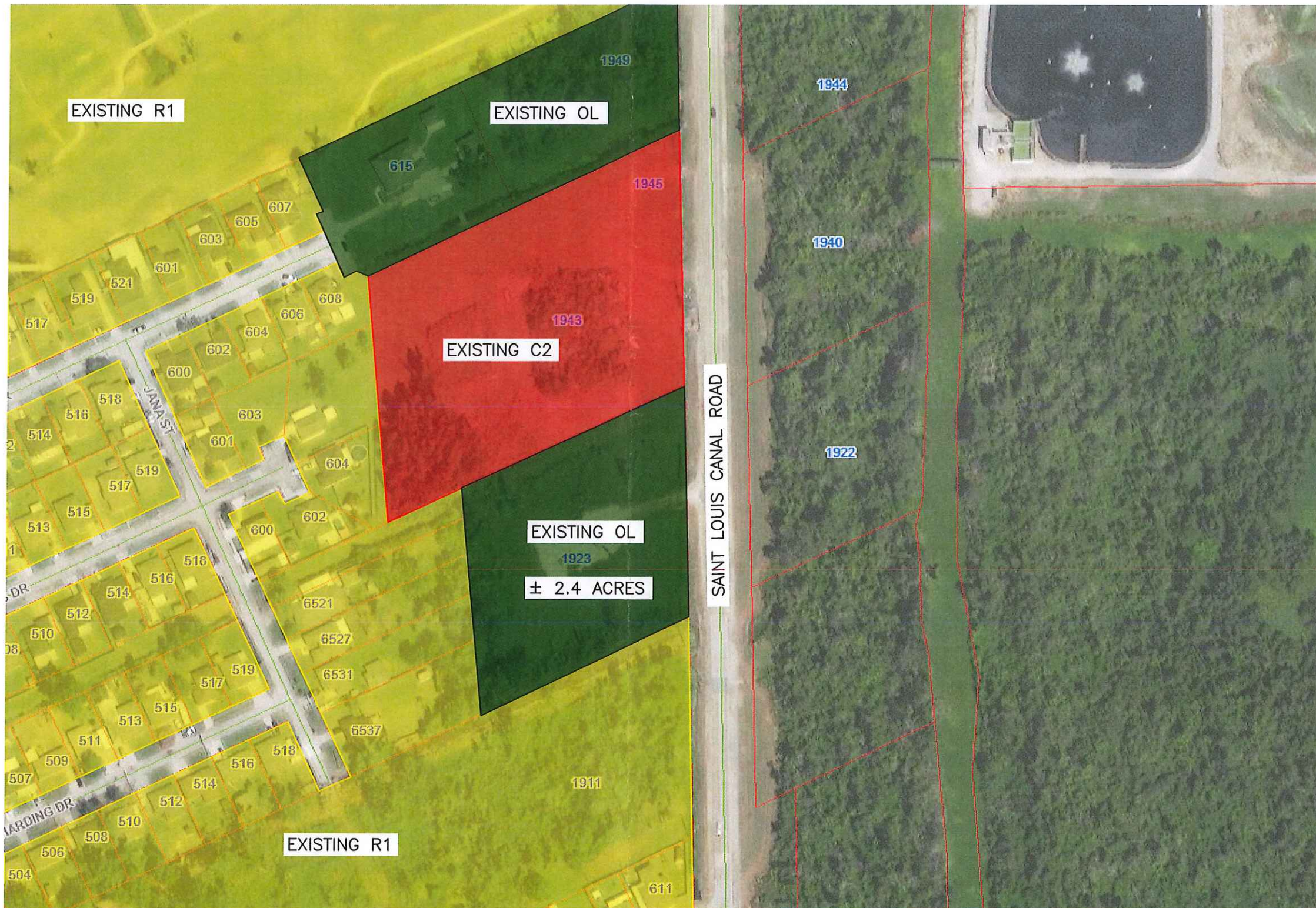
I (We) own 2.4 acres. A sum of \$26.40 dollars is enclosed and made a part of this application.

DECLARATION

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

Walton Jefferson Daisy *Jeanette Daisy*

 Signature of Owner or Authorized Agent
 WALTON JEFFERSON DAISY & JEANETTE DAISY



NOTE:
 THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 24-078			
DIRECTORY:2024/24-078			
FILE: ZONING EXHIBITS.dwg			
FIELD BOOK:	DATE	DESCRIPTION	BY
MAP NO.		REVISION	

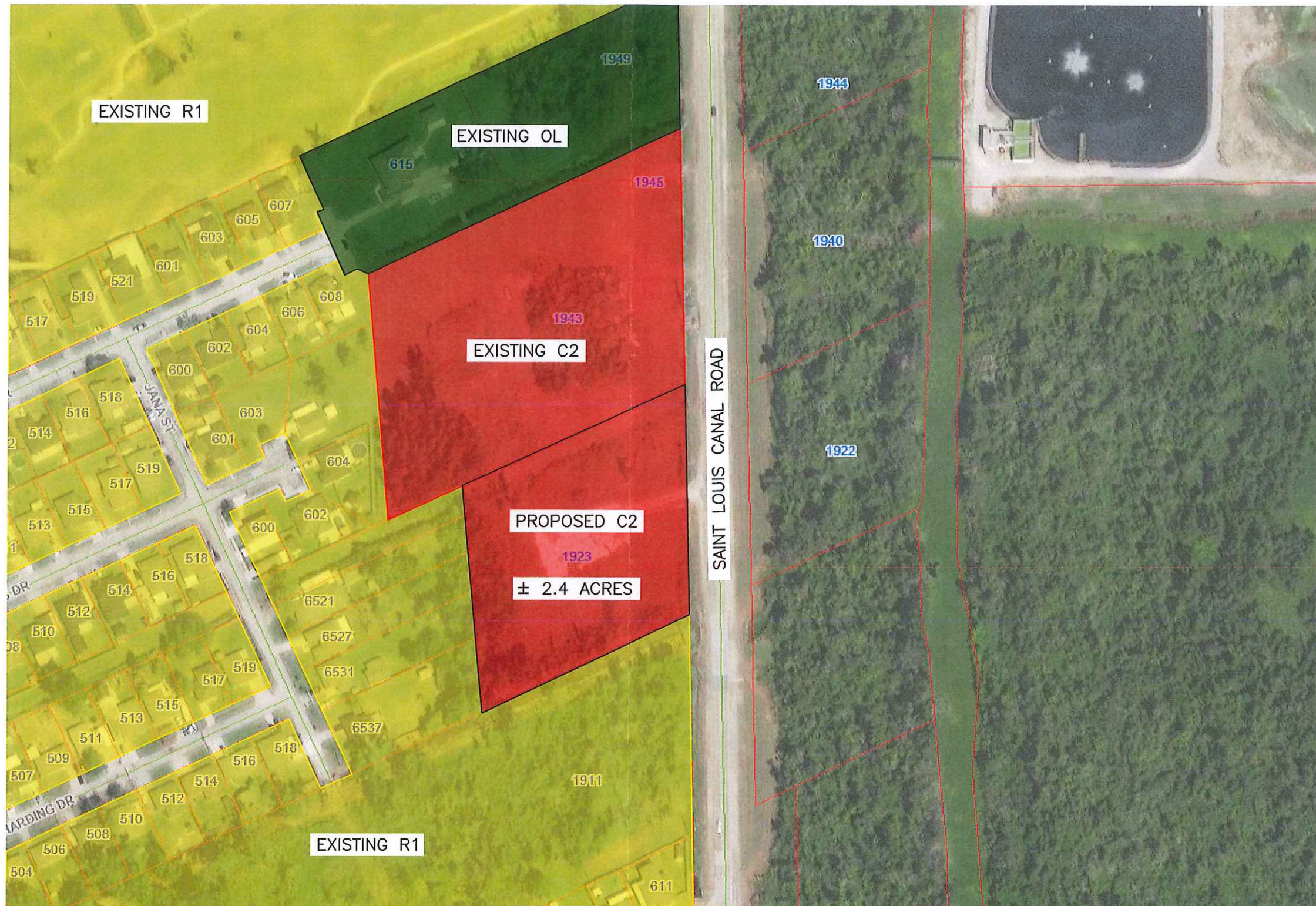
N.T.S.

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 17, 2024		PROJECT: 24-078

OWNER	WALTON & JEANETTE DAISY
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 94, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET	1
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NOTE:
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EXHIBIT "B"

PROJECT NO: 24-078	N.T.S.	
DIRECTORY: 2024/24-078		
FILE: ZONING EXHIBITS.dwg		
FIELD BOOK:		
MAP NO.		
DATE	DESCRIPTION	BY
	REVISION	

N.T.S.		

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

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: JUNE 17, 2024	PROJECT: 24-078	

OWNER:	WALTON & JEANETTE DAISY
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 94, T17S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	PROPOSED ZONING

SHEET
2