

# 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

**JUNE 20, 2024, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

#### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

#### **D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of May 16, 2024

#### **E. COMMUNICATIONS**

#### **F. PUBLIC HEARING:**

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*)

#### **G. NEW BUSINESS:**

1. Planning Approval:  
Establish a church in a C-2 (General Commercial) zoning district located at 117 Prevost Drive; Iglesia Cristiana Pentecostal Ministerio Renacimiento, applicant (*Council District 3 / Bayou Cane Fire*)
2. Preliminary Hearing:  
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; Lots 1-19, Block 4; Parkwood Place Subdivision; Gem Builders, L.L.C., c/o Chris Erny and call for a Public Hearing on said matter for Thursday, July 18, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

#### **H. STAFF REPORT**

#### **I. COMMISSION COMMENTS:**

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

#### **J. PUBLIC COMMENTS**

#### **K. ADJOURN**

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

#### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

#### **B. ROLL CALL**

#### **C. CONFLICTS DISCLOSURE**

#### **D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 16, 2024

#### **E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 20, 2024 INVOICES AND THE TREASURER'S REPORT OF MAY 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) Variance Request: Variance from the drainage study  
c) 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: Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 478 & 516 Bourg-Larose Highway, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Roddy Matherne  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the fire hydrant requirements due to the existing 4" waterline (same variance approved 10/19/2023)  
d) Consider Approval of Said Application
2. a) Subdivision: Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition  
Approval Requested: Process D, Minor Subdivision  
Location: 1305 Barataria Avenue & 1414 Lafayette Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Patty Lajaunie / Helen Hebert  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Variance Request: Variance from the minimum lot size requirement (Lot 21-B to be 5,563 sf in lieu of required 6,000 sf)  
d) Consider Approval of Said Application
3. a) Subdivision: Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B  
Approval Requested: Process A, Raw Land Division  
Location: 103 Valhi Blvd., Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Bayouland YMCA  
Surveyor: Red Stick Power, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action regarding the ratification of the 2023 HTRPC Annual Report

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

1. Line Adjustment between Tract A and Tract B of Village East Shopping Center; Section 2, T17S-R18E, Terrebonne Parish, LA (*Village East Shopping Center / Councilman Brien Pledger, District 1*)
2. Revised Lots 85 & 86, Addendum No. 1 to Presque Isle Subdivision; Section 5, T17S-R18E, Terrebonne Parish, LA (*166 & 168 Presque Isle Drive / Councilman Steve Trosclair, District 9*)

3. Lot Line Shift of Property belonging to Perry Marie; Section 21, T19S-R18E, Terrebonne Parish, LA (6042 Highway 56 / Councilwoman Kim Chauvin, District 8)
4. Revised Lots 4 & 5 of Block 6, Connely Subdivision being a Redivision of Property belonging to Louisiana Realty Development, LLC; Section 8, T17S-R17E, Terrebonne Parish, LA (8351 Park Avenue, 201 & 203 Ash Street / Councilman Steve Trosclair, District 9)
5. Revised Lots 4 & 5 and Revised Lease Site 5-A, Block 2 of Addendum No. 1 to Henry's Subdivision belonging to James J. Whitney, III, et al; Section s56 & 57, T16S-R17E, Terrebonne Parish, LA (132, 134, & 136 Sharlene Street / Councilman Charles "Kevin" Champagne, District 5)
6. ALTA/NSPS Land Title Survey of Property belonging to Hancock Whitney Bank; Section 7, T17S-R17E, Terrebonne Parish, LA (7910 Main Street / Councilman Charles "Kevin" Champagne, District 5)
7. Lots A & B, Property belonging to Frisco & Harley Investments, LLC; Section 9, T17S-R17E, Terrebonne Parish, LA (9059 East Main Street / Councilman Brien Pledger, District 1)
8. Lot Line Shift between Lot 15, Lot 16, and Lot 17A of the Conrad J. Lirette Division belonging to Beverly Chapman Gathen; Section 13, T17S-R16E, Terrebonne Parish, LA (2716 Savanne Road / Councilman Danny Babin, District 7)
9. Lot Line Shift between portions of Lots 41, 42, & 43, Block 1 to Houma Brick and Box Co. Subdivision; Section 6, T17S-R17E, Terrebonne Parish, LA (354½ & 356 Morrison Avenue / Councilman Carl Harding, District 2)
10. Survey of Tract "A-1" & Revised Tract 1, A Redivision of Property belonging to Samuel P. Henry, et al; Sections 4, 22, & 23, T18S-R19E, Terrebonne Parish, LA (Ray Ellender Ct / Councilman Steve Trosclair, District 9)

**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 MAY 16, 2024

A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 16, 2024 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Clarence McGuire and the Pledge of Allegiance led by Mr. Barry Soudelier.

*The Vice-Chairman acknowledged Mr. Noah Lirette, TPCG Chief Administrative Officer, in the audience.*

B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Robbie Liner, Chairman; 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 Vice-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. *There were no conflicts to report.*

#### D. APPROVAL OF THE MINUTES:

1. Mr. Soudelier moved, seconded by Mr. McGuire: "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 April 18, 2024."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** None; **ABSENT:** Mr. Liner, Mr. Smith, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

#### E. COMMUNICATIONS: None.

#### F. PUBLIC HEARING:

1. The Vice-Chairman called to order the Public Hearing for an application by Ernest Davis requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 17, Block D, Mechanicville Subdivision, 135A King Street.

a) Mr. Ernest Davis, applicant, discussed his request to rezone the property.

b) There was no one from the public to speak on the matter.

c) Mr. McGuire moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** None; **ABSENT:** Mr. Liner, Mr. Smith, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**

d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request and that the Commission recommend the same to the Parish Council.

e) Mr. Soudelier moved, seconded by Mr. McGuire: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 17, Block D, Mechanicville Subdivision, 135A King Street and forward to the TPCG Council for final consideration."

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; **NAYS:** None; **ABSTAINING:** None; **ABSENT:** Mr. Liner, Mr. Smith, and Mr. Thibodeaux. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

2. The Vice-Chairman called to order the Public Hearing for an application by Shanita Watkins requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Block 1, Richard Subdivision, 2601 Payne Street.

- a) Ms. Shanita Watkins, applicant, discussed her rezone request.
- b) There was no one from the public to speak on the matter.
- c) Mrs. Poiencot moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”  
The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request and that the Commission recommend the same to the Parish Council.
- e) Mr. McGuire moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Lot 13, Block 1, Richard Subdivision, 2601 Payne Street and forward to the TPCG Council for final consideration.”
- f) The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Liner, Mr. Smith, and Mr. Thibodeaux. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Thibodeaux arrived at the meeting at this time, 6:12 p.m.*

**G. NEW BUSINESS:**

- 1. Parking Plan:  
The Vice-Chairman called to order the Parking Plan application by Baudoin Construction, LLC for the construction of 50 parking spaces for a proposed restaurant (Daybreaks Grill) at 825 Saadi Street.
  - a) Mr. Gene Milford, Milford & Associates, Inc., representing the applicant, discussed the parking plan.
  - 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 parking plan application.
  - d) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan application by Baudoin Construction, LLC for the construction of 50 parking spaces for a proposed restaurant at 825 Saadi Street.”  
The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

Mr. Thibodeaux 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-3 (Multi-Family Residential) Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street; Kirby Bonvillain, applicant and call a Public Hearing on said matter for Thursday, June 20, 2024 at 6:00 p.m.”  
The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

**H. STAFF REPORT:**

- 1. Public Hearing  
The Vice-Chairman called to order the Public Hearing for the discussion and possible action regarding the Houma Restoration District and proposed overlay district.
  - a) The Vice-Chairman recognized Mr. Noah Lirette, TPCG Chief Administrative Officer, on behalf of the Houma Restoration District, who discussed the plan as is pertained to aesthetics, safety, downtown enhancement, and revitalization.

- b) There was no one from the public to speak on the matter.
- c) Mrs. Poiencot moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Discussion was held as to why it was brought to the Zoning & Land Use Commission and the change in the zoning ordinance as well as this overlay district being specific to the downtown area and different than the existing overlay district in the Bayou Cane/MLK/Highway 311 corridor.
- e) Discussion ensued regarding the district boundaries from Morgan Street to Grand Caillou Road along Main Street & Park Avenue and that it doesn't include the old That Stanley property.
- f) Mr. Thibodeaux moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the proposed overlay district for the Houma Restoration District and forward to the Terrebonne Parish Council for final consideration.”

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.

**I. COMMISSION COMMENTS:**

- 1. Zoning & Land Use Commissioners' Comments:

- a) Mr. Thibodeaux inquired about the progress of identifying zoning boundaries through the middle of thoroughfares. Mr. Pulaski stated his office has already adopted that policy in determining zoning district boundaries.

- 2. Vice-Chairman's Comments: None.

**J. PUBLIC COMMENTS: None.**

- K. Mr. Soudelier 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 6:34 p.m.”

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



Jan Rogers, Vice-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 MAY 16, 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.
- 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 of 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 41 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 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)**

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**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**

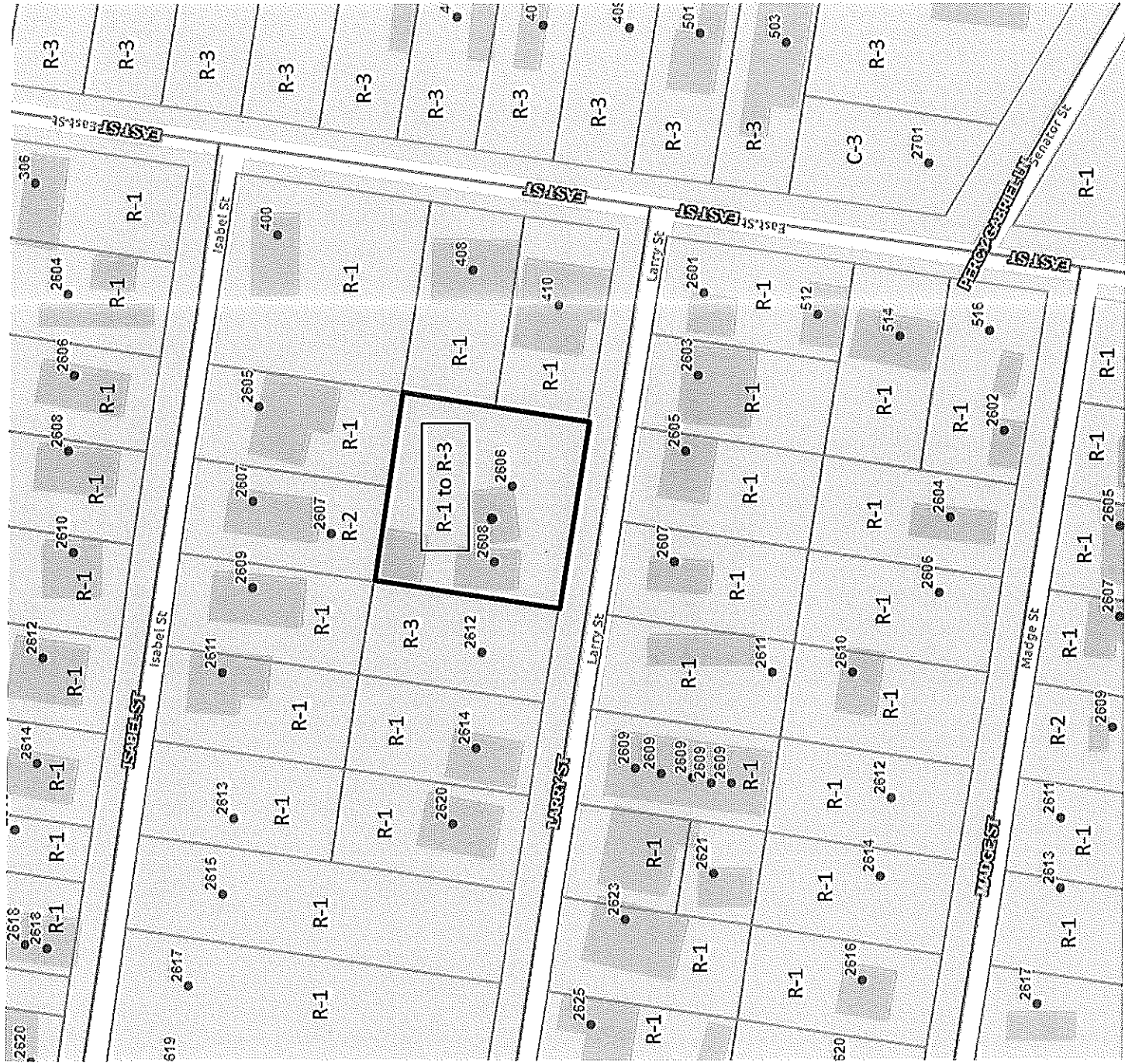
N/A

**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**

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

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

**Zoning & Land Use Commission**  
**Application**

Name: Iglesia Cristiana Pentecostal Ministerio Renacimiento  
Address: 117 Prevost Drive Houma LA 70364  
Phone: 504-610-2912

Application For:  Planning Approval \$10.00/application Home Occupation \$10.00/application  
 Parking Plan \$50.00/plan Special Plan \$10.00/application

The premises affected are situated at 117 Prevost Drive in a

C-2 Zoning District. The legal description of the property involved in this application is: eastern part of lot Z (Lot Z-2) and northernmost part of lot W, Broadmoor Heights Commercial Place

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

Applicant's interest in the premises affected: lease

Approximate cost of work involved: n/a


Explanation of property use: proposed church; 100 seats

Plot Plan attached: Yes  No  Drainage Plan attached: Yes  No

Ground Floor Plan and Elevations attached: Yes  No

Address of adjacent property owners:

- Club Daquiris, Inc. 2. Southland Dodge, Chrysler,  
P.O. Box 820480 Plymouth, Inc.  
New Orleans, LA 70182 61161 West Park Ave.  
Houma, LA 70364
3. Recreation District #23  
421 Westview Drive  
Houma, LA 70364

  
Signature of Applicant or Agent 504-610-2912  
Phone Number

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

  
Signature of Applicant or Agent 5/13/2024  
Date

ZLU 24/11  
June 20, 2024  
Dist. 3 / Bayou  
Cane  
Fire



**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**

scheduled for:

*Thursday, July 18, 2024*

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*@ 6:00 p.m.*

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*ZLU/G.2*

***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 3, 2024

GEM BUILDERS, L.L.C. c/o CHRIS ERNY

*Applicant's Name*

1499 ST. CHARLES STREET

HOUMA,

LA

70360

*Address*

*City*

*State*

*Zip*

985-209-1365

985-580-4573

*Telephone Number (Home)*

*(Work)*

*Interest in Ownership (Owner, etc.)*

LOTS 1-27 OF BLOCK 1, LOTS 1-9 OF BLOCK 2, LOTS 1-39 OF BLOCK 3 AND LOTS 1-19 OF BLOCK 4 OF PARKWOOD PLACE SUBDIVISION

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

SEE ATTACHED SHEET FOR ADDRESSES OF THE PROPERTIES.

Zoning Classification Request:

From: R1

To: R2

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):

GEM BUILDERS, L.L.C. C/O CHRIS ERNY - 1499 ST. CHARLES ST., HOUMA, LA 70360 OPTIONS FOR INDEPENDENCE, 8326 MAIN STREET, BUILDING #3, HOUMA, LA 70363	S & E PROPERTIES, L.L.C. 1499 ST. CHARLES ST., HOUMA, LA 70360 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.

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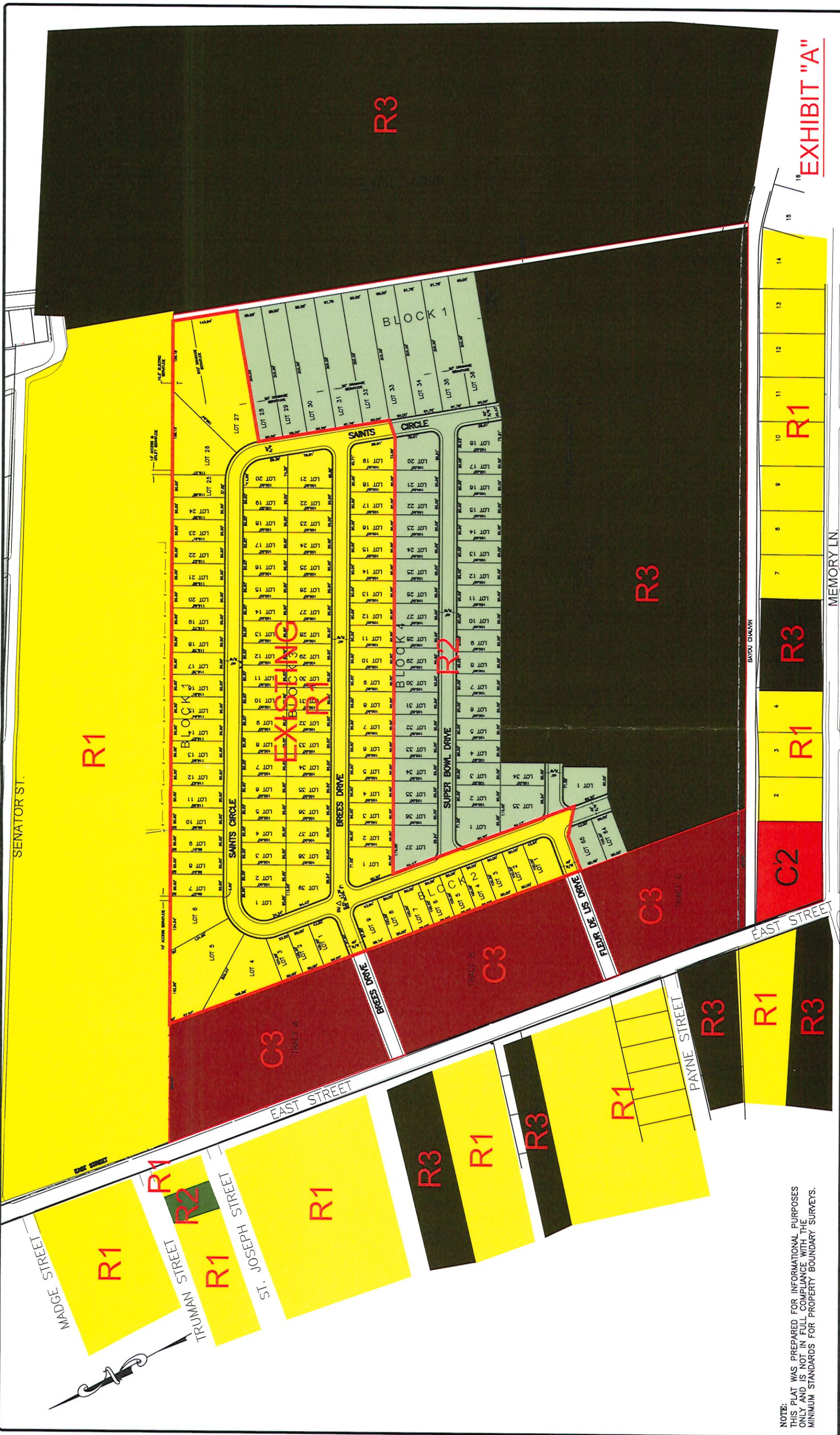
*Signature of Owner or Authorized Agent*  
 J. CHRISTOPHER ERNY, AGENT

**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)**

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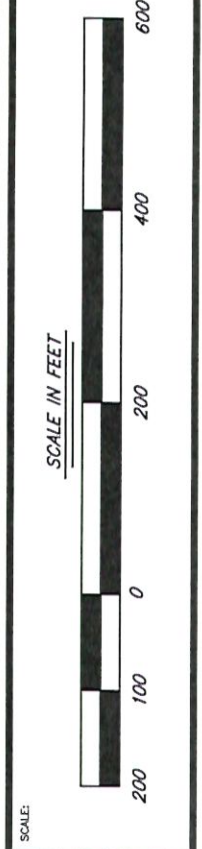
- 1. Reasons For This Amendment  
Change in Conditions**  
Other adjacent properties in Parkwood Place Subdivision have undergone a similar Rezoning and we are requesting that the Lots referenced in this Application be switched from an R-1 to an R-2 Zoning. Changing the zoning will allow the construction 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.

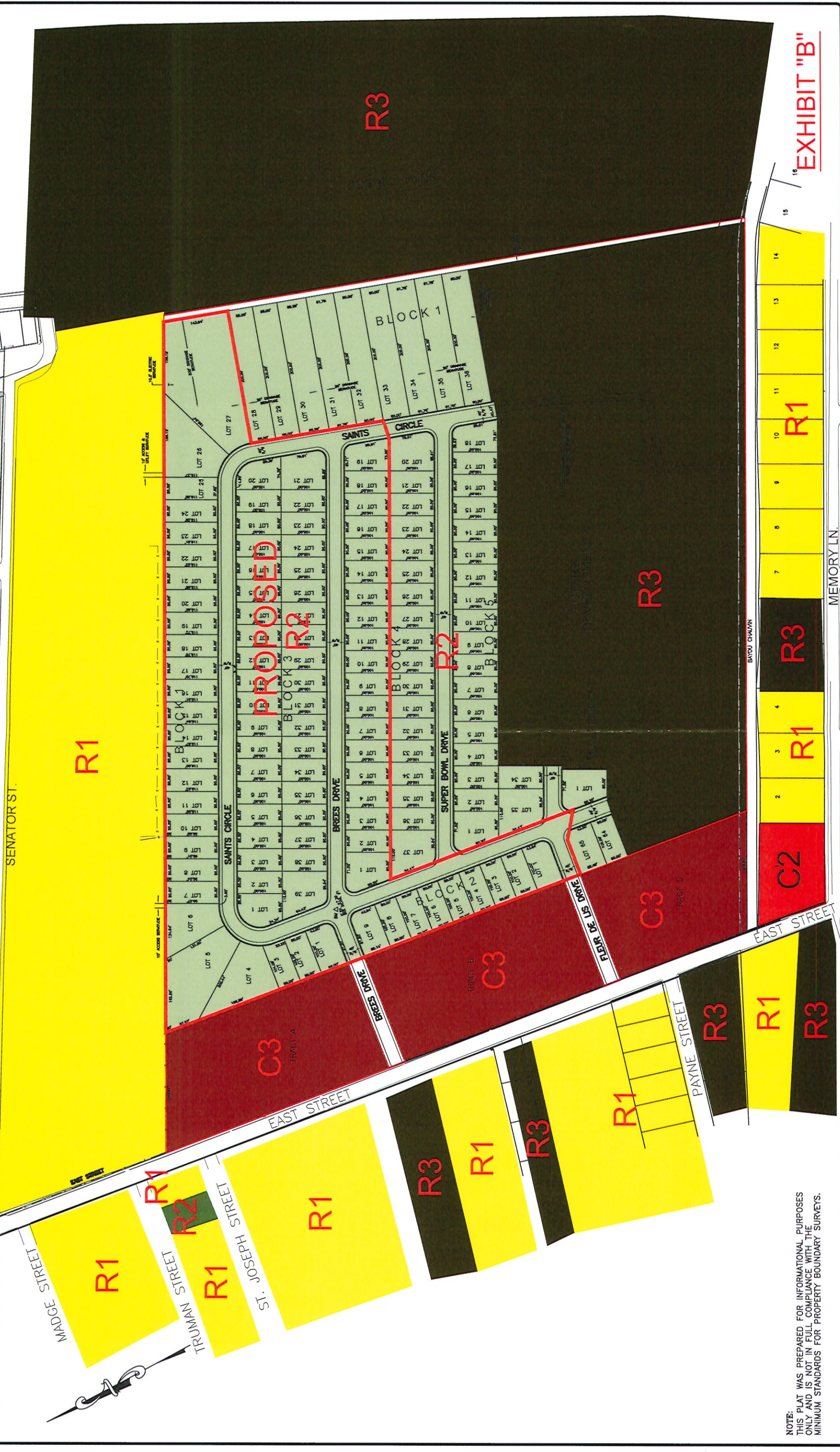
PROJECT NO: 10-047
DISSECTION: 2010/10-047
FILE: ZONING PLAT 7-5-22
FIELD BOOK:
MAP NO.:

DATE	DESCRIPTION	BY	REVISION






DESIGNED: DAVID A. WAITZ	DETAILED: RED	TRACED: [ ]
CHECKED: [ ]	CHECKED: [ ]	CHECKED: [ ]
DATE: JUNE 07, 2024	PROJECT: 10-047	PROJECT: 10-047

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



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.	SCALE: SCALE IN FEET 	OWNER: GEM BUILDERS, L.L.C. PROJECT: ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA TITLE: PROPOSED ZONING	SHEET 2
PROJECT NO: 10-047 DIRECTOR: 2010/10-047 FILE: ZONING PLAT 6-7-24 FIELD BOOK: MAP NO.	SCALE: SCALE IN FEET 	OWNER: GEM BUILDERS, L.L.C. PROJECT: ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA TITLE: PROPOSED ZONING	SHEET 2
PROJECT NO: 10-047 DIRECTOR: 2010/10-047 FILE: ZONING PLAT 6-7-24 FIELD BOOK: MAP NO.	SCALE: SCALE IN FEET 	OWNER: GEM BUILDERS, L.L.C. PROJECT: ZONING CHANGE REQUEST LOCATED IN SECTION 9, T17S-R17E TERREBONNE PARISH, LOUISIANA TITLE: PROPOSED ZONING	SHEET 2

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

DESIGNED: [ ]  
 CHECKED: [ ]  
 DATE: JUNE 07, 2024

TRACED: [ ]  
 CHECKED: [ ]  
 PROJECT: 10-047