

# Houma-Terrebonne Regional Planning Commission

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

**MARCH 20, 2014, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 20, 2014

**D. COMMUNICATIONS**

**E. PUBLIC HEARINGS:**

1. Rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), & C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana; Terrebonne Land Partnership, applicant
2. Rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); Proposed 4-unit townhouse; 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision

**F. NEW BUSINESS:**

1. Home Occupation:
  - a) Establish an electric starter repair business; 756 East Woodlawn Ranch Road; Katina Duplantis, applicant
  - b) Establish a spray tan salon business; 217 Shay Drive, Lot 3, Block 5, Summerfield Place Subdivision, Addendum No. 17, Phase A; Fatma Zohra Attba-Porche, applicant
  - c) Establish a massage business, Massage Haven; 1107 Point Street; Mary S. Ellender, L.M.T., applicant

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

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

**I. PUBLIC COMMENTS**

**J. ADJOURN**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 20, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 20, 2014

**D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 20, 2014 INVOICES and TREASURER'S REPORT OF FEBRUARY 2014**

**E. COMMUNICATIONS**

**F. OLD BUSINESS:**

1. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon  
Approval Requested: Process D, Minor Subdivision  
Location: 222 Old Spanish Trail, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: Wayne Mayon  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Consider Approval of Said Application

**G. APPLICATIONS:**

1. a) Subdivision: Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 2227 Brady Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Ber Boys, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Trinity Lane, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Request: Variance for the length of Block 1  
d) Consider Approval of Said Application
3. a) Subdivision: Williamsburg Subdivision, Phase B  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Bayou Gardens Boulevard & Vicari Street, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Citiplace, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Hillcrest Estates  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Waterplant Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: S & A Capital Investments, LLC  
Surveyor: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application
5. a) Subdivision: Valhi Commercial Park  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Valhi Boulevard Extension, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Terrebonne Land Partnership  
Surveyor: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

6. a) Subdivision: Trinity Commercial Park, Addendum No. 1  
Approval Requested: Process C, Major Subdivision-Final  
Location: Trinity Lane, Gray, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Milford & Associates, Inc.
  - b) Consider Approval of Said Application
7. a) Subdivision: Sugar Pointe Commercial Park  
Approval Requested: Process C, Major Subdivision-Final  
Location: 1520 Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: North Hollywood Plantation, LLC  
Surveyor: Providence/GSE Associates, LLC
  - b) Consider Approval of Said Application

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

1. Discussion and possible action with regard to the ratification of the 2013 HTRPC Annual Report

#### **I. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 5 & 6, Addendum No. 1 to Myrtle Grove Heights Subdivision, Section 2, T17S-R18E, Terrebonne Parish, LA
2. Tracts A & B, Property of Daniel John Lapeyrouse, et al, Sections 3 & 13, T18S-R18E, Terrebonne Parish, LA
3. Rebecca Industrial Complex, Redivision of Tract P to include additional 6.7 acres within Rebecca Plantation, Section 9, T16S-R16E, Terrebonne Parish, LA
4. Revised Tracts 1-C & 1-D, Property belonging to Dove Development & Land, LLC, Sections 82 & 83, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 10, 11, 12 & 14 of A Redivision of Lots 10, 11, 12, & 14 of Block 1 of Matherne Subdivision, Sections 5, 101, & 102, T17S-R17E, Terrebonne Parish, LA
6. Parcels A, C, D, and Clay Dupont Homesite of Property belonging to Arthur A. DeFraités, Jr. and John M. DeFraités being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

#### **J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

#### **K. COMMISSION COMMENTS:**

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

#### **L. PUBLIC COMMENTS**

#### **M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF FEBRUARY 20, 2014**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of February 20, 2014 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Ostheimer moved, seconded by Mr. Erny: “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 January 16, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. The Chairman stated the next item on the agenda under new business was a home occupation application by Heidi Steverson requesting to establish a home bakery for off-site sales and delivery at 191 Smith Lane.
- a) Mrs. Heidi Steverson discussed her request and stated she would purchase her supplies from Sam’s and there would be no supply delivery to her home.
- b) No one from the public was present to speak.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the home occupation.
- d) Discussion was held with regard to the cottage law.
- e) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the home occupation application to establish a home bakery for off-site sales and delivery at 191 Smith Lane.”
- The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: N one; ABSTAINING: Dr. Cloutier; ABSENT: N one. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman stated the next item on the agenda under new business was a parking plan application by Renaissance Neighborhood Development Corporation to create 123 parking spaces for an 82-unit apartment building at 6052 West Main Street.
- a) Ms. Shiloh Moates, MSH Architects, Covington, representing the applicant, discussed the parking plan request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan request conditioned the development is not a gated community.
- c) The Chairman recognized a speaker card from Dr. Tom Richard, 169 Tom & Jere Court who stated some of his concerns were already addressed with the applicant but requested they consider a 6 privacy fence separating the residential and vet clinic from the apartments.
- d) Mr. Pulaski discussed the regulations where a buffer is required when abutting residential but not necessarily for commercial. He further clarified Dr. Richard’s property to be both residential and commercial.

- e) Discussion was held with regard to the fence not being an unreasonable request due to the substantial development that will overpower the neighbors.
- f) Discussion ensued with regard to the concrete and limestone parking, the variance granted from the Board of Adjustments on parking due to the number of 1-bedroom apartments versus 2-bedroom apartments, no plans to make it a gated community in order to encourage connection with the neighbors, and the turn-around with lights shining toward the neighbors.
- g) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the parking plan to create 123 parking spaces for an 82-unit apartment building at 6052 West Main Street conditioned the development is not a gated community and they install a 6’ privacy fence along the length of the property.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman stated the next item on the agenda under new business was a planned building group application by Renaissance Neighborhood Development Corporation to place 5 buildings for an 82-unit apartment building at 6052 West Main Street.

- a) Ms. Shiloh Moates, MSH Architects, Covington, representing the applicant, discussed the planned building group request.
- b) Discussion was held with regard to high concentration and high density and fear of turning into the New Orleans area.
- c) The Chairman recognized Mr. Victor Smelts, Renaissance Neighborhood Development Corporation, who discussed their organization and stated they were part of the Volunteers of America which Terrebonne was a part of. He stated they will have program offices in the area and hope to open more opportunities to Terrebonne Parish. He stated they wanted to be good neighbors to Terrebonne Parish and Houma.
- d) Discussion was held with regard to this development providing affordable opportunities to the people of the parish. Discussion ensued with regard to the variances granted by the Board of Adjustments.
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the planned building group request conditioned the development is not a gated community.
- f) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning and Land Use Commission, grant approval of the planned building group to place 5 buildings for an 82-unit apartment building at 6052 West Main Street conditioned the development is not a gated community.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. Preliminary Hearings:

- a) Mr. Ostheimer moved, seconded by Mr. Schouest & Mr. Elfert: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), and C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana; Terrebonne Land Partnership, applicant for Thursday, March 20, 2014 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning and Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Residential District); Proposed 4-unit townhouse; 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision; for Thursday, March 20, 2014 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Thibodeaux moved, seconded by Mr. Schouest: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:37 p.m.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, O.D., 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 FEBRUARY 20, 2014.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

ZLU14/4  
Dist. 6

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:

1-31-2014

Terrebonne Land Partnership

Applicant's Name

518 School Street

Houma

LA

70360

Address

City

State

Zip

Telephone Number (Home)

985-851-1516

(Work)

100%

Interest in Ownership (Owner, etc.)

1153 Valhi Blvd.. Tracts 3 & 4 located in Sections 82, 83, 84, & 102, T17S-R17E

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

Zoning Classification Request:

From:

R-3 & C-3 ~~C-2~~

To:

I-1

Previous Zoning History:

X

No

Yes

If Yes, Date of Last Application:

## 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.

## EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:
- Land area to be affected;
  - Present zoning classification of area to be affected and zoning classification of abutting districts;
  - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - All existing and proposed structures with supporting open facilities;
  - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
  - Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

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:

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:

Terrebonne Land Partnership, 518  
School Street, 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:

Yes

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

None

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:

Yes

**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 18.5 acres. A sum of \$100.00 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.

Dan J. K. Christen  
Signature of Owner or Authorized Agent

Agent For Terrebonne  
Land Partnership

**DESCRIPTION OF A PORTION OF TRACT 4 TO BE REZONED  
PROPERTY BELONGING TO  
TERREBONNE LAND PARTNERSHIP  
IN SECTIONS 82, 83, 84 & 102, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

Commencing at a point common to the southern right of way line of Valhi Boulevard, the eastern right of way line of South Hollywood Road Extension and the subject tract. Said point is the **POINT OF BEGINNING**.

Thence, S 89° 33' 35" E, 543.96' to a point;

Thence, on and along an arc to the right having a radius of 1,834.86', an arc length of 789.72' and a chord bearing and distance of S 77° 13' 47" E, 783.63' to a point;

Thence, S 25° 11' 16" W, 300' to a point;

Thence, on and along an arc to the left having a radius of 1,534.86', an arc length of 660.14' and a chord bearing and distance of N 77° 14' 18" W, 655.06' to a point;

Thence, N 89° 33' 35" W, 543.96' to a point;

Thence, N 0° 26' 25" E, 300' back to the **POINT OF BEGINNING**.

The above described servitude contains an area of 8.739 acres and is more clearly shown on a plat prepared by the Milford & Associates, Inc. dated January 30, 2014, entitled "ZONING PLAN SHOWING TRACTS 3 & 4 OF PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP IN SECTIONS 82, 83, 84 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA".

**DESCRIPTION OF A PORTION OF TRACT 3 TO BE REZONED  
PROPERTY BELONGING TO  
TERREBONNE LAND PARTNERSHIP  
IN SECTIONS 82, 83, 84 & 102, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA**

Commencing at a point common to the southern right of way line of Valhi Boulevard and the western right of way line of South Hollywood Road Extension. Thence, S 0° 26' 25" W, 15' to a point. Said point is the **POINT OF BEGINNING**.

Thence, S 0° 26' 25" W, 300' to a point;

Thence, N 89° 33' 35" W, 995.95' to a point;

Thence, on and along an arc to the right having a radius of 1,190', an arc length of 84.55' and a chord bearing and distance of N 87° 31' 27" W, 84.54' to a point;

Thence, N 1° 32' 13" W, 302.25' to a point;

Thence, on and along an arc to the left having a radius of 890', an arc length of 95.09' and a chord bearing and distance of S 86° 29' 56" E, 95.05' to a point;

Thence, S 89° 33' 35" E, 995.95' back to the **POINT OF BEGINNING**.

The above described servitude contains an area of 7.478 acres and is more clearly shown on a plat prepared by the Milford & Associates, Inc. dated January 30, 2014, entitled "ZONING PLAN SHOWING TRACTS 3 & 4 OF PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP IN SECTIONS 82, 83, 84 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA".



ZLV14/5  
Dist.1

***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: 1/29/2014

**Le Kimberly Hoang**

*Applicant's Name*

**428 Sugar Highland Blvd,**  
*Address*

**Houma**  
*City*

**Louisiana**  
*State*

**70360**  
*Zip*

**(985)-209-5984**

*Telephone Number (Home)*

*(Work)*

**Owner**

*Interest in Ownership (Owner, etc.)*

**151 Dixie Avenue, Houma, Louisiana, 70363, Lot 18, Block 1 – Barrow Subdivision**

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

**Zoning Classification Request:**

From: **R1** To: **R3M**

Previous Zoning History: **X** No \_\_\_\_\_ Yes \_\_\_\_\_

If Yes, Date of Last Application: **N/A**

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:
- Land area to be affected including legal description;
  - Present zoning classification of area to be affected and zoning classification of abutting districts;
  - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - Locations of all existing and proposed structures with supporting open facilities;
  - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
  - If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

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):

Le Kimberly Hoang & A/K/A Huyen Thi Hoang, 428 Sugar Highland Blvd. Houma, LA 70360

- 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:

Kim Kimberly Hoang Le Kimberly Hoang  
Huyen Thi Hoang Huyen Thi Hoang

- 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 Act of Sale

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

- 1. Map Amendment: \$25.00 / first acre \$ 3.50 / every acre thereafter, up to fifteen (15) acres  
Minimum Charge -\$25.00;Maximum Charge -\$100.00

I (We) own 0.344 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.

Kim Kimberly Hoang  
Signature of Owner or Authorized Agent

Agent: Terral J. Martin, Jr., P.L.S.  
Providence/GSE Associates, LLC  
991 Grand Caillou Road  
Houma, LA 70363 (985-876-6380



**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: Katina Duplantis  
Address: 756 East Woodlawn Ranch Rd  
Phone: 985-804-9351  
Application For: \_\_\_\_\_ Planning Approval ☒ Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 756 E. Woodlawn Ranch Rd Houma, LA in a  
R1 Zoning District. The legal description of the property involved in this application  
is: LOT 18 ADDEN #1 WOODLAWN RANCH ACRES SUBDIVISION

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

Applicant's interest in the premises affected: (as soon as possible) 3-1-2014

Approximate cost of work involved: \$5000. Egn. (No renovations)

Explanation of property use: Electric Starters repair (No automotor repair)

Plot Plan attached: ☒ Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes ☒ No

Ground Floor Plan and Elevations attached: ☒ Yes \_\_\_\_\_ No

Address of adjacent property owners:

1. Corbit's  
752 E. Woodlawn Ranch Rd  
Houma, LA 70363
2. Stevenson's  
760 E. Woodlawn Ranch Rd  
Houma, LA 70363
3. SAIA WOODLAWN RANCH, INC  
1300 MOSS ST  
NOLA 70119

Katina Duplantis  
Signature of Applicant or Agent

985-804-9351  
Phone Number

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

Katina Duplantis  
Signature of Applicant or Agent

2-17-14  
Date

February 26, 2014

Terrebonne Parish  
Consolidated Government

Southern Starters:

We are applying for a Home Occupation, for an opportunity to operate a new business for repair and exchange electrical and air pneumatic starters. Starters are responsible for turning motors – or motor controlled equipment on and off. Our services will not be to repair any automotive starters. Our target industries will be in the oil and gas, marine, and etc.

The repairs on starters will operate in our garage, which is attach and under the same roof of our home. The garage is 22x15 (330sq), our home is 52x54 (2808sq) living; garage has a garage door as well as a side door that opens out to carport, with windows on the backside of the garage. The supply are as follow, a work table, unit bin for parts and supply, a tool box, press and 3 in 1 lathe/mill. Tools and tool boxes are something we already have. We are in the process of waiting on policy purchase for General Liability with Financial Assurance bond with Catlin Insurance Company Inc. We also, rented a PO Box from Houma Postal Service for the mail for “Southern Starters” to go to that address.

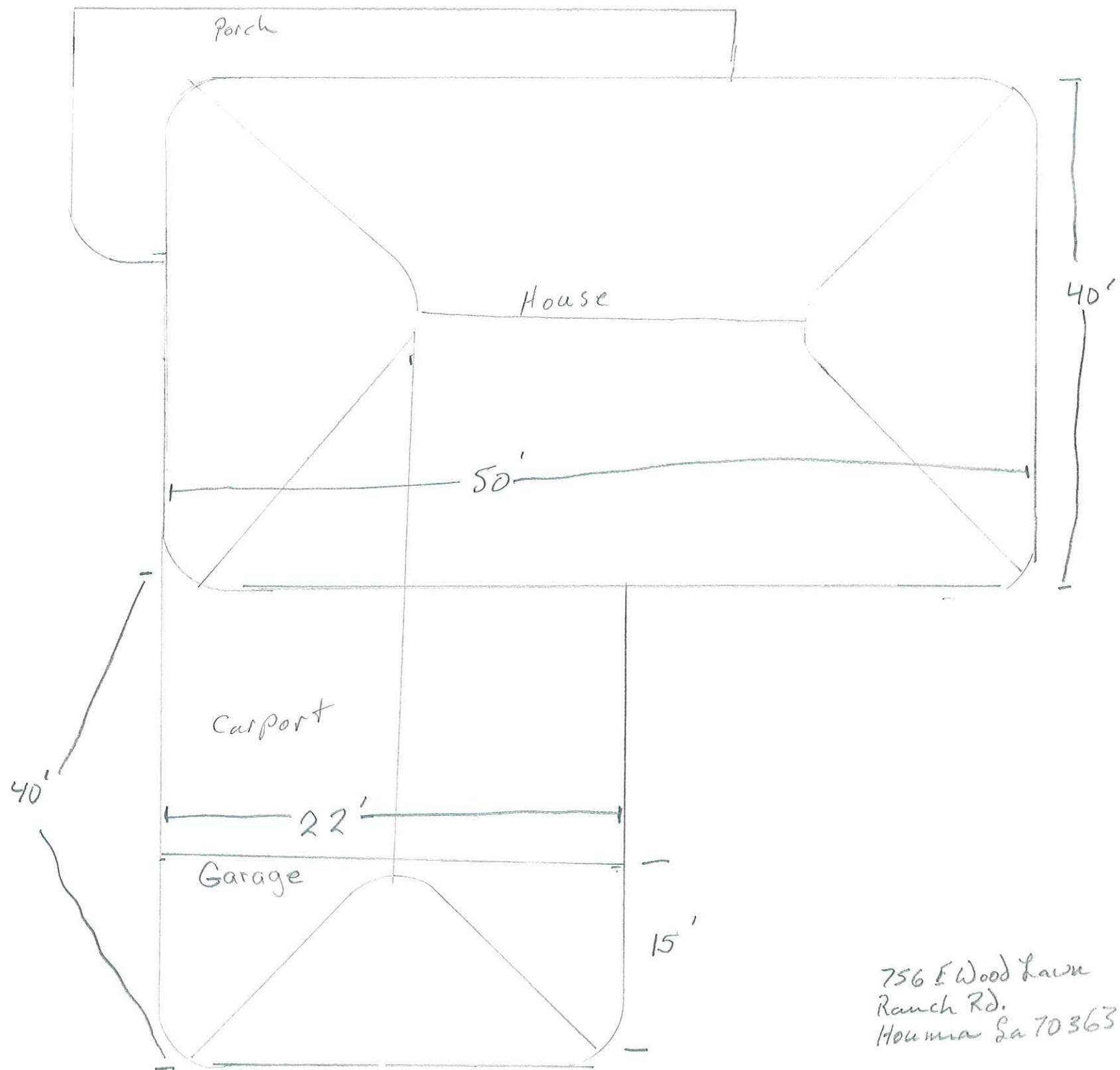
We will provide free local pick-up and delivery to eliminated coming and going to our residents; as well as provide a service to our customs. The dwelling will remain the same, no alter or changes to the exterior or appearance of the dwelling. There will be no advertising in the yard or with any signs on the dwelling. Our advertising will be done by going to the business themselves and by “word of mouth”, and other source of advertising.

This is a single family own business, father and son. Chase (son) still resides at the resident. Roddy (father) will be more available to operate and run the day to day business. With 20 years of experience in the oil and gas and marine industry; as well as attending an 8 week program for Small Business in our local area with C.E.N.T.S. Chase has 5 years of experience in rebuilding and repairing starters with the oil and gas, marine ect industry. As well as an opportunity to operate a starter department.

Our business intent is on a trial bases to operate out of our garage to keep the cost of starting a new business to a minimum. Hoping that sooner than later; for the growth of the business. Keeping that in mind; if and when the business grows, we would move our business in a new location. We are already looking and pricing for that move for the future of the business. With Terrerrbonne and surrounding parish growing with work industrial this means there are many new opportunities for businesses to succeed.

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Thank You  
Duplantis's  
Southern Starters



756 E Wood Lawn  
Ranch Rd.  
Houma La 70363

**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**

2/11/14/7

THURSDAY  
MARCH 10  
6pm  
2<sup>nd</sup> FLOOR  
HEARING RM.

Name: FATMA ZOHRRA ATTBA-PORCHE  
Address: 217 SHAY DR.  
Phone: 985 209 8759

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

The premises affected are situated at 217 SHAY DR, HOUMA, LA in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: LOT 3 BLOCK 5 ADDEN #17 PHASE A  
SUMMERFIELD PLACE SUBDIVISION

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

Applicant's interest in the premises affected: OWNER

Approximate cost of work involved: \$1,000<sup>00</sup>

Explanation of property use: SPRAY TAN SALON IN SPARE ROOM (MAJORITY OF

Plot Plan attached: X Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes X No

Ground Floor Plan and Elevations attached: X Yes \_\_\_\_\_ No

Address of adjacent property owners:

1. RUSS & STACEY BERGERON 2. ISAAC JOO  
211 SHAY DR 223 SHAY DR  
HOUMA, LA 70360 HOUMA, LA 70360
3. WADE KNIGHT PITRE, JR.  
216 CAMILLE ST  
HOUMA, LA 70360

[Signature]  
Signature of Applicant or Agent

985 209 8759  
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]  
Signature of Applicant or Agent

2/10/14  
Date

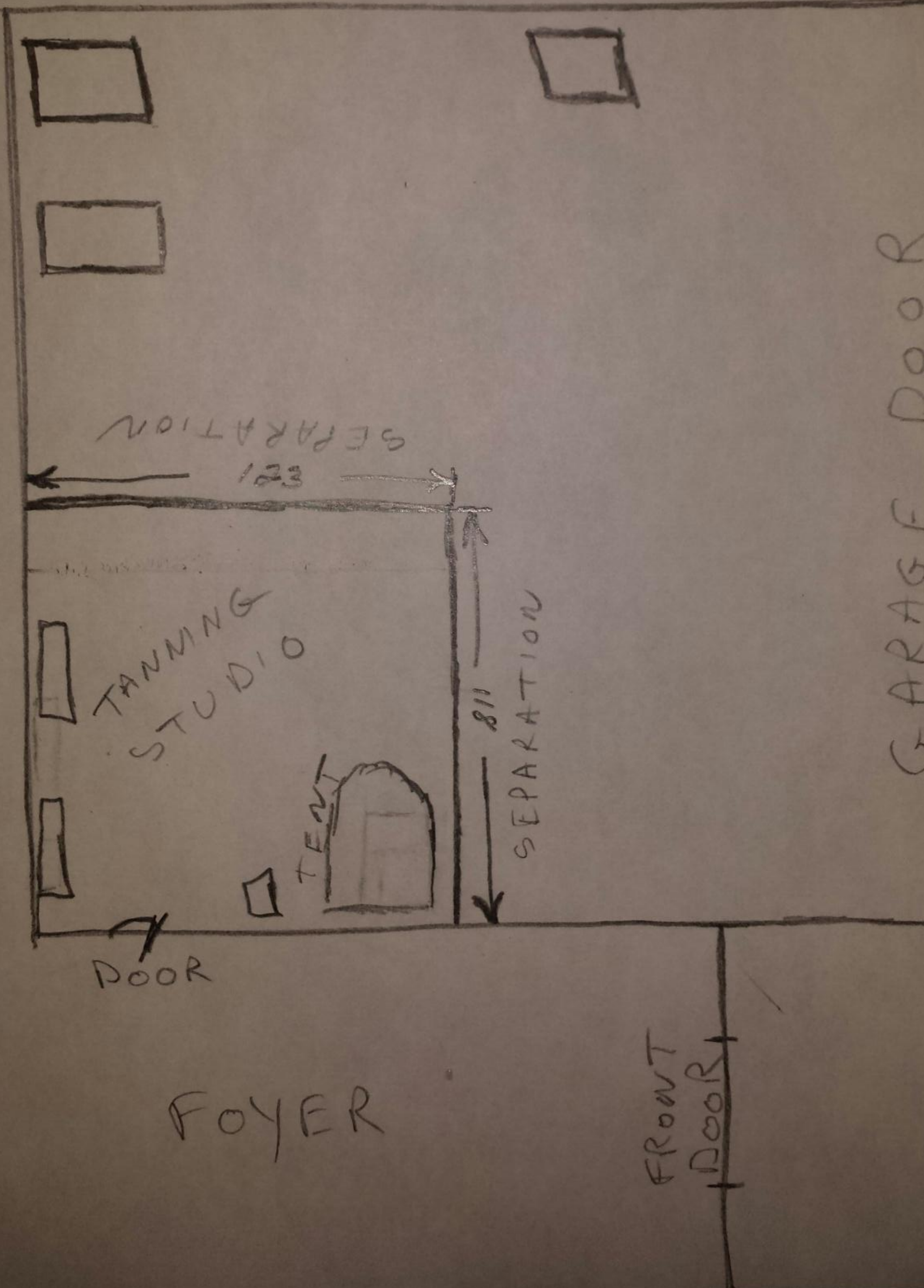
CLIENTS  
ARE FROM  
MOBILE  
UNIT OFF-  
SITE)

## Christopher Pulaski

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**From:** Mimi Porche [mimijoy03@yahoo.fr]  
**Sent:** Thursday, February 13, 2014 8:51 AM  
**To:** Christopher Pulaski  
**Subject:** Natural Glow pics  
**Attachments:** photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt; photo 3.JPG; ATT00003.txt; photo 4.JPG; ATT00004.txt

Hi Christopher,  
Thanks for your assistance the I came in your office.  
Here are some pics as you've required ! I do not have a scanner right now to send you by email a little plan of the house but i can give you a little description for now! When we enter by my front door I have a square foyer. On the right there is a door to the garage where I set up a little studio. On the left I have a guest bathroom and 2 bedrooms! Straight ahead is the rest of my house. I can fax you a plan if its ok with you.  
I am a stay home mom of 2 (7 and 2). My husband works overseas and I have this very small business just to give me something to do. I have a gun and a mobile folding tent. get called to go to places to spray on appointments or I have a very small list of selected clients who come to my house who are mostly my friends. I do not want my place to be public because its my house and I also do not have a lot of time in my hands being a single mom every other month! I only work during a season in the year! I did not work since September! And when I have a client at home its strictly by appointment! I may have 3 per week or 5 per month coming to my house!  
I thank you very much for your cooperation and if you need any further information from me please do let me know.  
Fatma z Porche





February 28, 2014

TBOG

Mary S. Ellender LMT  
DBA/Massage Haven  
1107 Point St.  
Houma, LA 70360

Dear Sirs,

My name is , Mary Ellender, I am a licensed massage therapist by the state of Louisiana, and nationally. I have been in the field for 8 years. Due to unforeseen circumstances I had to move my practice to the the address above, the home I am now living in.

My work area is located at the back of the home accessed by the back door which is under the car port. It saves clients during nasty weather. The room is 15' x 10', the seating area in the same room divided by a curtain is 8' x 10'. The seating area is for clients to fill out an intake form, discuss problems, and the treatment. The rest of the room is treatment area. The rest room which cannot be but 20' feet from the work area is directly off the work room as you can see in the drawing. I have three exit doors that come off of this room. A small area in the side bedroom is where my desk, computer etc. is located.

My driveway is large enough for one vehicle, or more, but I can only work on one client at a time. There will only be one car at a time. The type of body work being done is in a safe, relaxing, environment. It's quite, doesn't disturb neighbors.

My hours of operation are from 9:00 to 5:00, occasionally I may take a client at 5:30 or 6:00. That may happen maybe once a week. I normally work on 2 - 4 clients a day. This includes Saturdays. It fluctuates just like any other business. I only work by appointment only, there are no surprises. Appointment only!! Once the session has started it is an hour to an hour and a half before it's completion. The time working on a client fluctuates depending on the severity of the issue.

I would appreciate the boards ok on my operating out of this location. Truly I can't afford a separate location for working, and a home. This move was not my choice. This home provided me with the room and tools I needed to make a living.

The issue which annoys me most is I am working, and supporting myself which is very important to me!! I am not sucking off the government.

Thank you for your time!!



Mary S. Ellender LMT  
Lic. # LA 4148  
National Lic. # 538305



## Christopher Pulaski

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**From:** Mary Ellender LMT [msellender@msn.com]  
**Sent:** Monday, March 10, 2014 9:30 AM  
**To:** Christopher Pulaski  
**Subject:** Work Area for Mary Ellender

Chris,

The office is 21.66% of the house. If you need any more information you can contact me again.

Thank you,  
Mary