

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

MAY 19, 2016, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 21, 2016

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial); 104 Roy Street, Lot 27 & 37' of Lot 28, Block 1, Bernard Subdivision; Maison Rentals, LLC, applicant (*Council District 3 / Bayou Cane Fire District*)
2. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 137 King Street, Lot 18, Block D, Mechanicsville; Kentreal & Tammy Lyons, applicants (*Council District 1 / City of Houma Fire District*)
3. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 101A Merrill Drive; Part of Lot 78, Honduras Plantation Subdivision; T.P.C.G., applicant (*Council District 1 / City of Houma Fire District*)

G. NEW BUSINESS:

1. Home Occupations:
 - a) Establish a barbershop; 153 Garnet Street; James Lamark & Britni Najair, applicants (*Council District 5 / City of Houma Fire District*)
 - b) Establish a massage therapy & lifestyle consulting business; 601 Eighth Street; Synde Devillier, ME Bodyworks & YOUinc, LLC; applicant (*Council District 5 / City of Houma Fire District*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's 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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 21, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 19, 2016 INVOICES AND TREASURER’S REPORT OF APRIL 2016

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2015 Audit

F. PLANNING:

1. Planning Commissioners’ Comments
2. Administration’s Comments
3. Chairman’s Comments

G. COMMUNICATIONS

H. APPLICATIONS:

1. a) Subdivision: Lots 3A & 3B, A Redivision of Lot 3, Block 8, Phase II, Ashland North Subdivision
Approval Requested: Process A, Re-Subdivision
Location: 120 Mission Blvd., Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Morning Star Baptist Church
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Cameron Isles Business Park Unit 1
Approval Requested: Process C, Major Subdivision-Conceptual
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 & 6 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Parcel A-3, P.M.J. Houma Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2197 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Royal Seal Development, Inc.
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Tracts A3 and A4 belonging to RJLS, LLC
Approval Requested: Process D, Minor Subdivision
Location: 124 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: RJLS, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Emerson Subdivision, Phases A & B
Approval Requested: Process D, Minor Subdivision
Location: Emerson Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Matherne Realty Partnership, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Rue Colton John
Approval Requested: Process C, Major Subdivision-Final
Location: 2766 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Mali Investments, L.L.C.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

7. a) Subdivision: South Manchester Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision-Final
Location: Manchester Drive, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: West Terrebonne Properties, Inc.
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2016

J. ADMINISTRATIVE APPROVALS:

1. Tracts A, B, & C, Redivision of a portion of Property belonging to Mazel Agnes B. Breaux, et al, Sections 9 & 39, T17S-R18E, Terrebonne Parish, LA
2. Revised Lots 3 & 4, Block 3 of Luke Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
3. Revised Tract "A", Property belonging to The Eula Realty Co., Inc., et al, Section 105, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF APRIL 21, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 21, 2016 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: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley and Mr. Gerald Schouest. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Cehan: “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 March 17, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Preliminary Hearings:**
- a) Mr. Erny moved seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Maison Rentals, LLC to rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial); 104 Roy Street, Lot 27 & 37' of Lot 28, Block 1, Bernard Subdivision for Thursday, May 19, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Mr. Thibodeaux moved, seconded by Mr. Kurtz: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by Kentreal & Tammy Lyons to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 137 King Street, Lot 18, Block D, Mechanicsville for Thursday, May 19, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- c) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for an application by T.P.C.G. to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 101A Merrill Drive, Part of Lot 78, Honduras Plantation Subdivision for Thursday, May 19, 2016 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:** None.

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer spoke of a reservoir area between Roy Street and Enterprise Drive behind Rainbow Court that he would like to discuss at the next Subdivision Regulations Review Committee meeting.

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:06 p.m."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley & Mr. Schouest. 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 APRIL 21, 2016.

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

***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

ZLU16/2
Dist. 3
Bayou Cane Fire

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: 4/4/16

Maison Rentals, LLC

Applicant's Name

6712 West Main Street Houma, LA 70360

Address City State Zip

868-5230

Telephone Number (Home) (Work)

100%

Interest in Ownership (Owner, etc.)

104 Roy Street, Houma, LA 70360 Lot 27 & 37' Lot 28, Blk.1

Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) Bernard S/D

Zoning Classification Request:

From: R-1 To: C-2 C-3

Previous Zoning History: No 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.

_____ **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. **SEE ATTACHMENT**

_____ **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):

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):

~~Maison Rentals, LLC is 100% owner~~

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

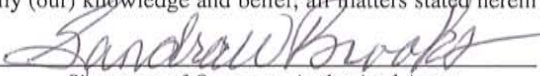
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.24 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.


Signature of Owner or Authorized Agent

for: **Maison Rentals, LLC**

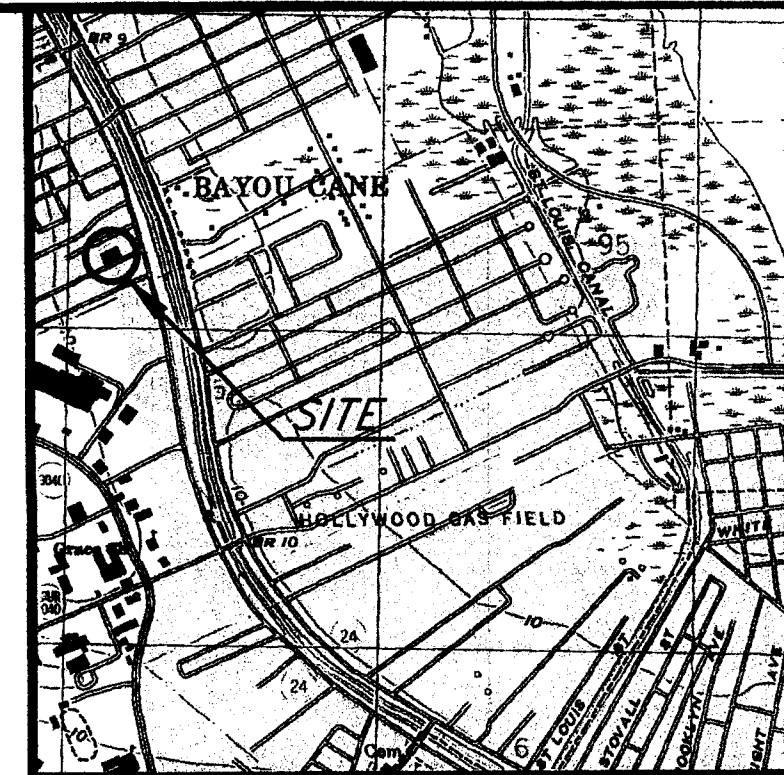
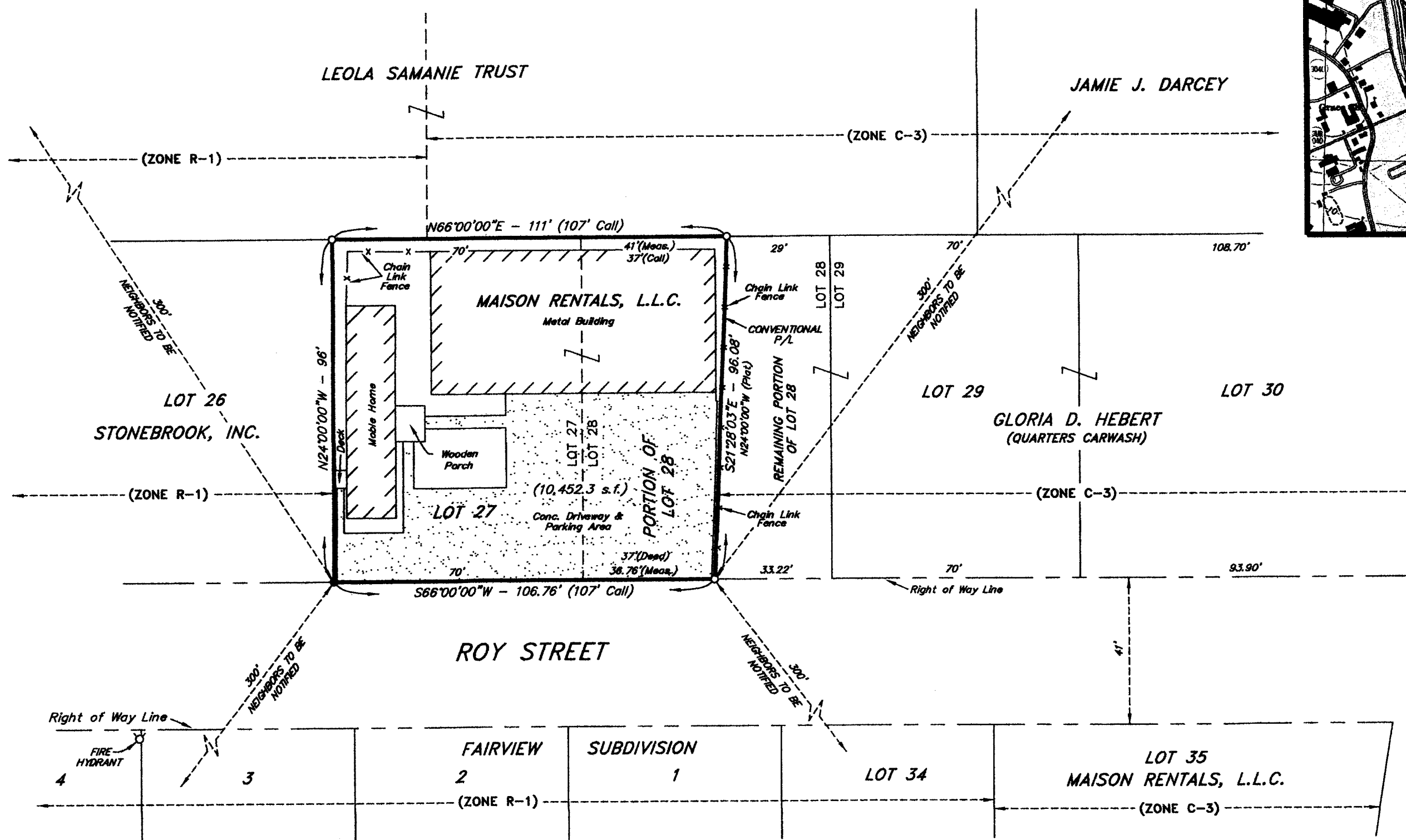
104 ROY STREET

Reason for Amendment: Owners wish to convert from single family (R-1) status to ^{neighborhood} light commercial (^{C-3}~~C-2~~), in order to make use of their current structure as a real estate rental office. This property consists of a large warehouse currently used for storage (which owner intends to continue using as such), and an older model mobile home, currently used as a rental property, which owners would now like to use as the above-mentioned rental office. The hours of operation would be approximately 8:30 A.M. – 5:30 P.M. The cemented area will continue to be used as parking for this building and staff parking for the real estate office building located at 6712 W. Main (corner of Roy St.) currently operating as Latter & Blum Realtors. Seller intends to make repairs to the structure and take over the maintenance of the yard at 104 Roy St. as well as 108 Roy St.

Development Schedule: Owners are hoping to make the current mobile home work for their purpose, but if renovation cost is not feasible, may consider replacing it with a newer mobile office unit. Owners would like to complete this transition no later than August 15, 2016, and sooner, if possible.

Market Information: N/A

Explanation of Public Need & Effect of Amendment: Property has been used as commercial in the beginning, and I believe the purpose for use that we propose will be more beneficial to the neighborhood than the current use. Plans are to have it more secure and well-lit, and being under the control of owners, it will be better-kept.



"VICINITY MAP"

LA STATE HWY 24
(West Main Street)

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 331613 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ EXISTING FIRE HYDRANT



MAP SHOWING LOT 27 & A PORTION OF LOT 28 OF BERNARD SUBDIVISION TO BE REZONED FROM R-1 TO C-3 LOCATED IN SECTION 4, T17S-R17E TERREBONNE PARISH, LOUISIANA

MARCH 16, 2016

SCALE: 1" = 30'

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

ZLU 16/3
Dist. 1
COH Fire

Houma, Louisiana 70361-1446

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 COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Kentreal & Tammy Lyons
Applicant's Name

9245 Golden Gate Ct. Houna LA. 70363

Ken (856-6803) Tammy (226-1086)
Telephone Number (Home) (Work)

Owner	Interest in Ownership (Owner, etc.)

Lot-18 - Block - D - Subdivision - Mechanicsville
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

137 King Street

From: R-1 To: R-3

Previous Zoning History: x No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

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 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. **SEE ATTACHMENT**

_____ **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):

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):

Kentreal & Tammy Lyons own 100% of the subject property.

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

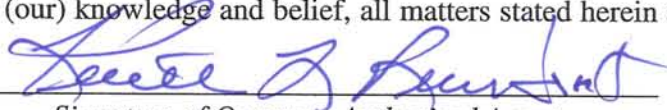
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.24 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.



 Signature of Owner or Authorized Agent

April 4, 2016

**Terrebonne Parish Consolidated Government
Mr. Christopher M. Pulaski
Director of Planning & Zoning**

Dear Mr. Pulaski:

Enclosed please find information on this request for rezoning.

REASON FOR AMENDMENT

This property has other property across the street and in the neighborhood that is zoned either R-2 or R-3. This seems to be a trend for this subdivision.

DEVELOPMENT SCHEDULE

If approved improvements would begin right away.

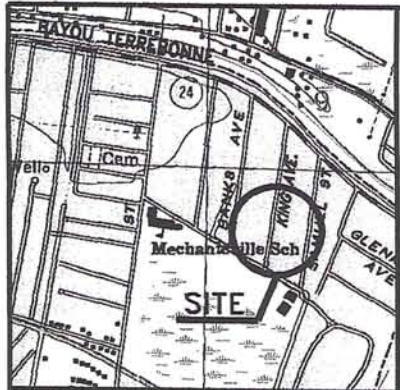
PUBLIC NEED

There is a need for economic housing in the area.

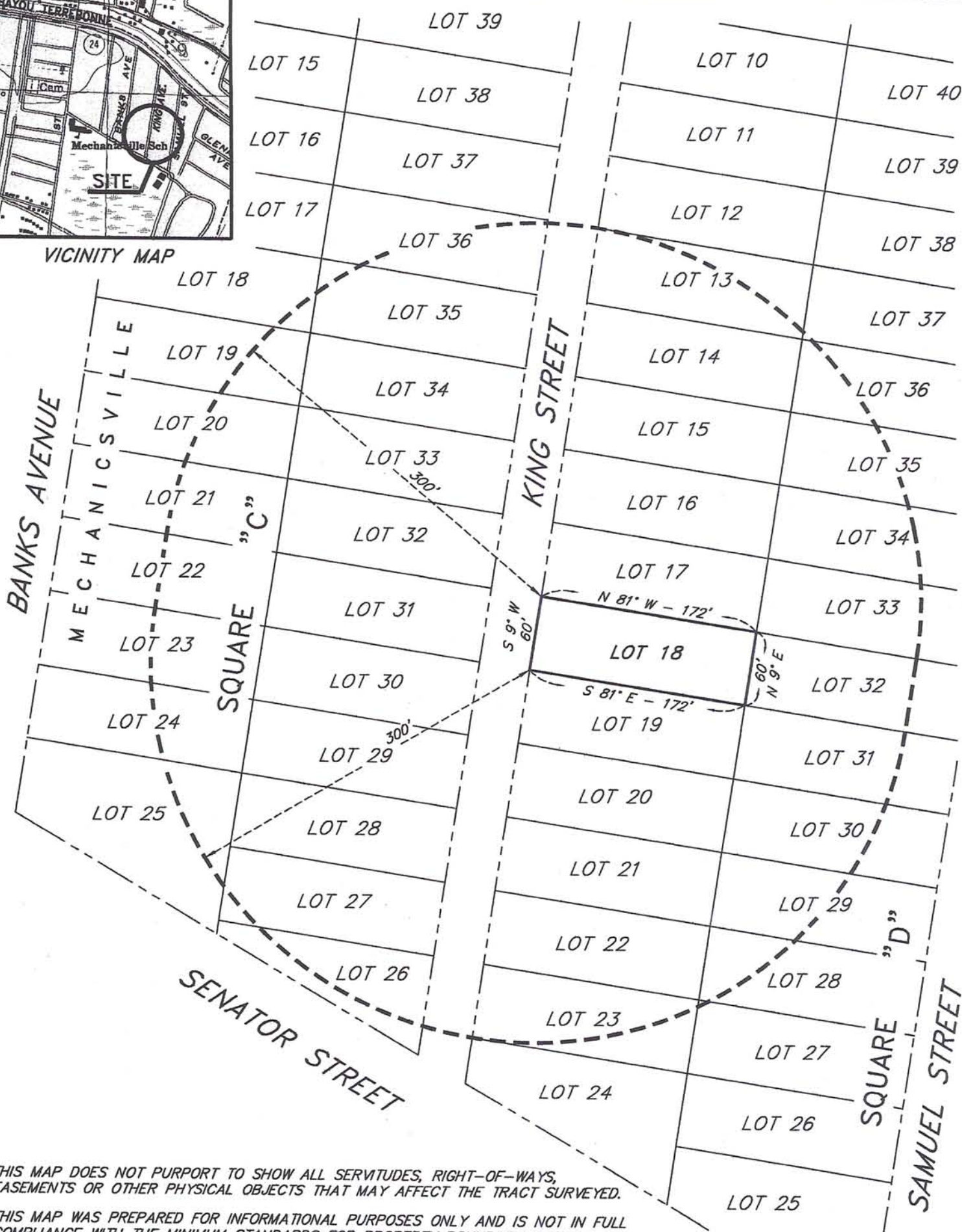
EFFECT OF THE AMENDMENT

The change in zoning would not alter much of the effects on the adjacent properties since there are many of the lots in this subdivision have mobile homes on them and many of them are already zoned either R-2 or R-3.

Kentreal & Tammy Lyons, owners



VICINITY MAP



THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

PLAN SHOWING PROPERTY TO BE REZONED TO R-3
BEING LOT 18, SQUARE D,
MECHANICSVILLE SUBDIVISION
LOCATED IN SECTION 9, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MARCH 16, 2016

SCALE: 1" = 100'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



***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

ZLU16/4

Dist. 1

COHFire

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: March 30, 2016

Terrebonne Parish Consolidated Government

Applicant's Name

P.O. Box 2768

Houma

LA

70361

Address

City

State

Zip

985-873-6793

Telephone Number (Home)

(Work)

None

Interest in Ownership (Owner, etc.)

101A Merrill Drive; Part of Lot 78 Honduras Plantation Subdivision, 95.4' x 172' on east side

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

of Merrill Drive

Zoning Classification Request:

From:

R-1

To:

C-2

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:

- X 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) 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:

n/a

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:

Bowl South of Louisiana, Inc., Marie Lirette, 624 Grand Caillou Road, Houma, LA

70363 100%

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

Bowl South of Louisiana, Inc.

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

Marie Lirette

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:

Marie Lirette

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

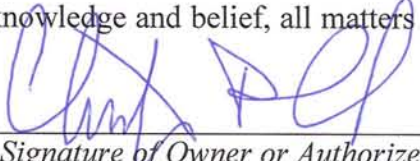
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own <1 acres. A sum of 0.00 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.



Signature of Owner or Authorized Agent
Christopher M. Pulaski, PLA
(on behalf of the Planning &
Zoning Department)

Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial District)

Applicant: TPCG

Owner: Bowl South of Louisiana, Inc.

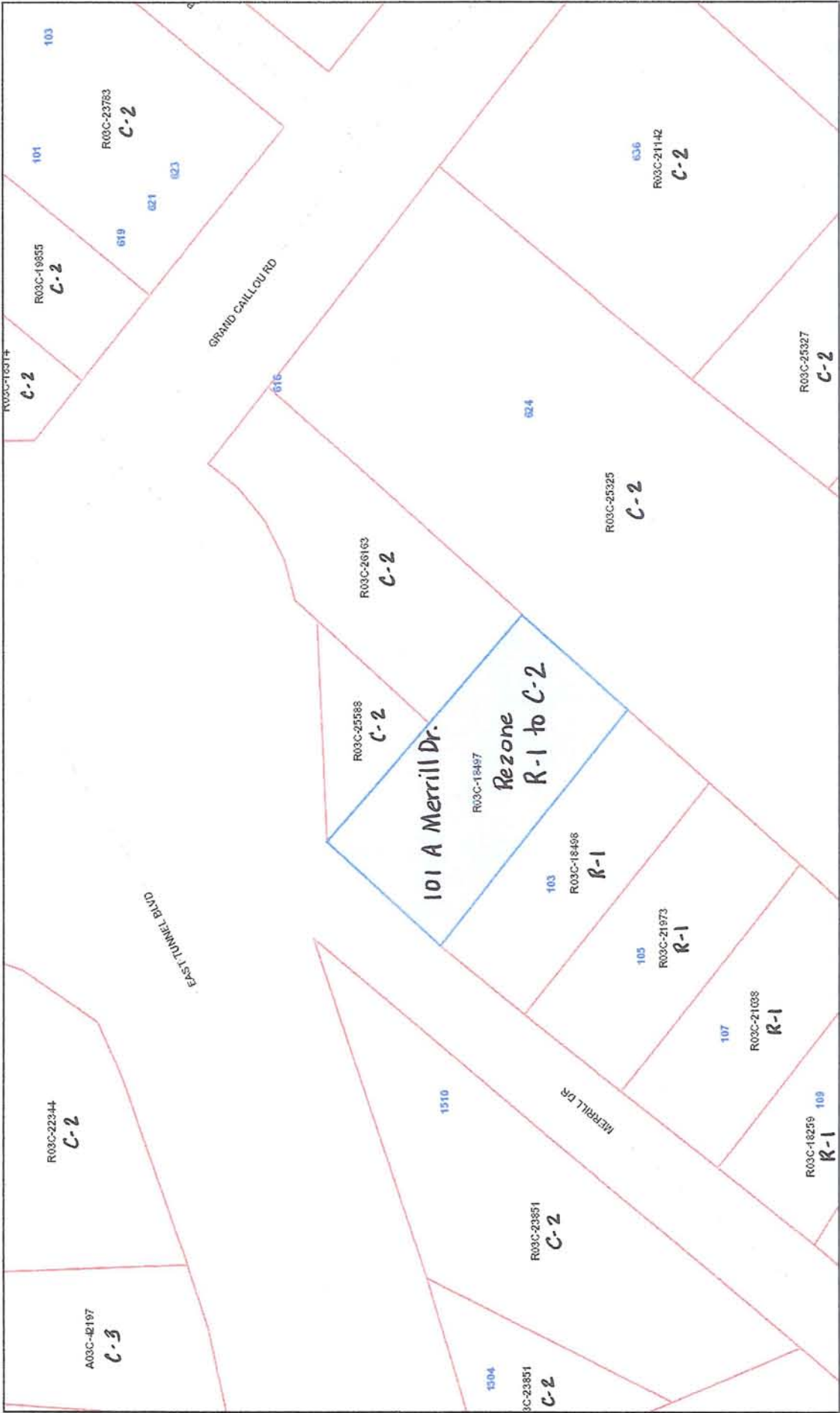
101A Merrill Drive

Part of Lot 78, Honduras Plantation Subdivision (95.4' x 172' on east side of Merrill Drive)

Amendment Policy

ERROR. There is a manifest error in the ordinance.

This property is currently zoned R-1 (Single-Family Residential) as per the GIS mapping system that is provided online. However, the official "The City of Houma, Louisiana Zoning District" map of April 1978 indicates this property was originally zoned as C-2 (General Commercial) and has never been rezoned. The current use of the property as a parking lot is clearly commercial and the Assessor's Office has it listed as commercial for tax purposes. This lot is not part of the neighboring Fairsite Subdivision. We believe an error was made in the original line work from the conception of the GIS mapping system and this property should be designated as C-2 (General Commercial).



101A Merrill Drive
Part of Lot 78, Honduras Plantation Subdivision
(95.4'x 172' on east side of Merrill Drive)
Rezoned from R-1 (Single-Family Residential) to C-2 (General Commercial)

ZLU16/6
Dist. 5
COH Fire

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

P.O. Box 1446

Kouma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission Application

Name: James Lamark & Britni Nalair

Address: 153 Garnet St. Houma, LA 70364

Phone: 985-688-2265

Application For: _____ Planning Approval X Home Occupation
\$10.00/application \$10.00/application

_____ Parking Plan	_____ Special Plan
\$50.00/ <i>plan</i>	\$10.00/ <i>application</i>

The premises affected are situated at 153 Garnet Street in a R-3 Zoning District. The legal description of the property involved in this application is: Lot 19, Hellier Addition

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: \$0

Explanation of property use: Barbershop

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

Ground Floor Plan and Elevations attached: Yes ☒ No

Address of adjacent property owners:

1. Elterry, J & Paula Pitre
163 Garnet St.
Houma, LA 70364
2. Yvonne D. Dolese
8161 Park Ave.
Houma, LA 70364

3. _____

Borini Meja
Signature of Applicant or Agent

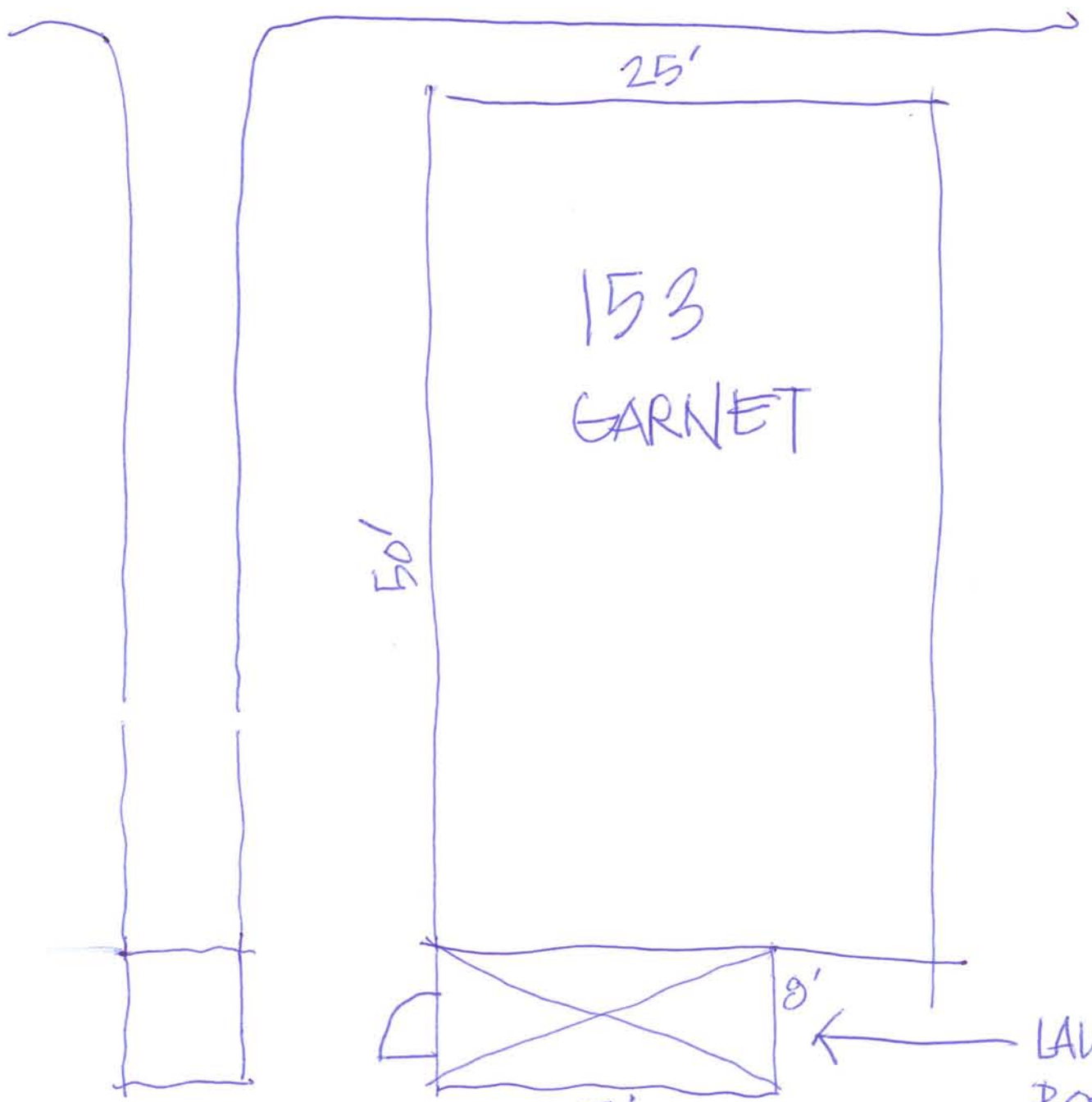
985-688-2265
Phone Number

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

DocuSigned by:
Nancy Baquet Thibodeaux
8DB731BC-2014BC
Signature of Applicant or Agent

4/27/2016 | 5:46 PM CT

Date _____



153

GARNET

50'

25'

8'

15'

LAUNDRY
ROOM/
BARBER
SHOP

10% OF TOTAL SQ FT.

Becky Becnel

From: Christopher Pulaski
Sent: Wednesday, April 27, 2016 6:17 PM
To: Becky Becnel
Subject: Fwd: additional photo of laundry room

Begin forwarded message:

From: Nancy Fournier <nancyfoo2@yahoo.com>
Date: April 27, 2016 at 5:54:50 PM CDT
To: "cpulaski@tpcg.org" <cpulaski@tpcg.org>
Subject: additional photo of laundry room
Reply-To: Nancy Fournier <nancyfoo2@yahoo.com>

this is where he cuts.
n

Utility Room



**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**

ZL116/5

Dist. 5

COH Fire

Name: M.E. Bodyworks & You Inc, LLC

Address: 601 Eighth St. Houma, LA 70364

Phone: 985-852-2199 or 985-209 1302 (Mike)

Application For:	<input type="checkbox"/> Planning Approval \$10.00/application	<input checked="" type="checkbox"/> Home Occupation \$10.00/application
	<input type="checkbox"/> Parking Plan \$50.00/plan	<input type="checkbox"/> Special Plan \$10.00/application

The premises affected are situated at 601 Eighth St. in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lots 9 & 10, Block 21, Daigle Place Subd., Add. No. 4

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

Applicant's interest in the premises affected: _____

Approximate cost of work involved: \$0

Explanation of property use: massage therapy & life style consultant

Plot Plan attached: ☒ Yes ☐ No Drainage Plan attached: ☐ Yes ☒ No

Ground Floor Plan and Elevations attached: ☐ Yes ☒ No

Address of adjacent property owners:


1. <u>Edmund V. II & Sara Kelpsch</u>	2. <u>Andrew W. Ford</u>
<u>1114 Franklin Ave.</u>	<u>1109 Wright Ave.</u>
<u>Houma, LA 70364</u>	<u>Houma, LA 70364</u>

3. _____

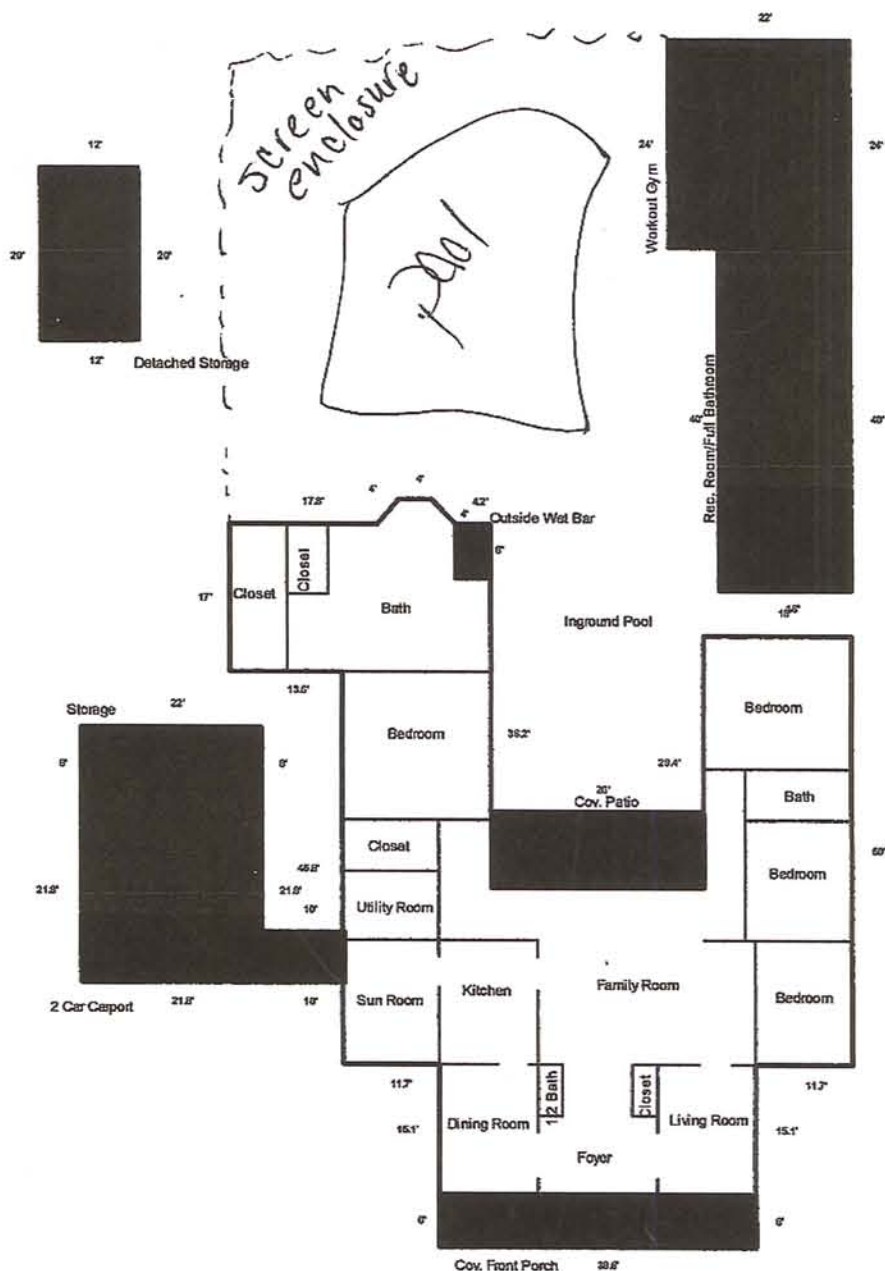

Signature of Applicant or Agent

852-2199
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

4/26/2016
Date



Summary	Square Ft. Area	Perimeter	Area Calculation Details			
Living Area			First Floor			
First Floor	3,373.9	368.2	0.5 x 2.8 x 2.8 =	3.9	Storage	Total = 475.2
Porches & Patios			4.0 x 2.8 =	11.2	22.0 x 7.9 =	176.0
Cov. Patio	234.0	70.0	0.5 x 2.8 x 2.8 =	3.9	Total =	176.0
Cov. Front Porch	231.6	89.2	27.4 x 6.0 =	164.4	Storage	
Rec. Room	640.0	112.0	31.6 x 6.8 =	214.8	12.0 x 20.0 =	240.0
Workout Gym	528.0	92.0	31.6 x 4.1 =	132.7	Total =	240.0
Cov. Brzway	60.0	32.0	18.0 x 4.1 =	75.6		
Building Area			18.0 x 25.2 =	453.6		
Outside Wet Bar	25.2	20.4	0.5 x 26.0 x 25.2 =	2,164.5		
Garage & Carport			18.0 x 25.2 =	453.6		
Carport	475.2	87.2	62.0 x 20.6 =	1,277.2		
Storage			38.6 x 15.1 =	582.8		
Storage	176.0	60.0	Total =	3,373.9		
Storage	240.0	64.0	Cov. Patio			
Total	416.0	124.0	26.0 x 9.0 =	234.0		
			Total =	234.0		
			Cov. Front Porch			
			38.6 x 6.0 =	231.6		
			Total =	231.6		
			Rec. Room			
			16.0 x 40.0 =	640.0		
			Total =	640.0		
			Workout Gym			
			27.0 x 24.0 =	648.0		

