

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

NOVEMBER 20, 2014, 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. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of October 16, 2014

D. COMMUNICATIONS

E. OLD BUSINESS:

1. Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision; Wa Kuen & Yun Lau, applicant (*District 3*)

F. STAFF REPORT

1. Introduce revision to Overlay District location to include entire Westside Boulevard, South Hollywood Road from LA Hwy. 311 to Valhi Boulevard, and modify the current list to have Valhi Boulevard and Bayou Gardens Boulevard listed separately

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. 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 October 16, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of October 16, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 20, 2014 INVOICES, TREASURER'S REPORT OF OCTOBER 2014, and THE AMENDMENT TO THE 2014 BUDGET

E. PLANNING:

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

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Tract "A", A Redivision of Property belonging to Susan Dupont Boudreaux
Approval Requested: Process D, Minor Subdivision
Location: 1913 Bull Run Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Donner-Chacahoula Fire District
Developer: Susan Dupont Boudreaux
Surveyor: Providence/GSE Associates, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Coastal Mobile Home Park, Spaces A, B, & C
Approval Requested: Process B, Major Mobile Home Park-Conceptual & Preliminary
Location: 6064 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Coastal Estates, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1-A & 1-B, Redivision of Property belonging to Walter Land Company
Approval Requested: Process D, Minor Subdivision
Location: 237 Dickson Road, Terrebonne Parish, LA
Government Districts: Council District 7 / TWE/GCVFD/Airbase Fire District
Developer: Walter Land Co., c/o Mr. Roger A. Crabb
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Bella Oaks Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 383, 393, & 403 West Park Avenue, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Terrebonne Ridge Properties, LLC
Surveyor: Murray Architects, Inc.

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Deroche Estates, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 6695 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Deroche Development, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Major Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
7. a) Subdivision: Hillcrest Estates
Approval Requested: Process C, Major Subdivision-Final
Location: Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Survey and Division of Lot 3 and Lot 4 of the Redivision of Former Lots 2 & 3 of the Oscar Lirette Heirs into Lot 3-A and Lot 4-A belonging to Osaka Japanese Cuisine, L.L.C., Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
2. Survey of Tracts "A" & "B", A Redivision of Property belonging to Christopher J. Scott & Michelle T. Scott, Section 58, T17S-R16E, Terrebonne Parish, LA
3. Survey of Revised Tracts 1-C & 1-B, Property belonging to Dove Development & Land, L.L.C., Section 83, T17S-R17E, Terrebonne Parish, LA
4. Revised Lots 9 & 11 of Block 11, Addendum No. 3 to Aragon Estates Subdivision and Revised Tract 1-A, Property belonging to Robert J. Neil, Sections 7, 8, & 20, T18S-R19E, Terrebonne Parish, LA
5. Lot Line Shift between Lots 10, 11, & 12-B of Coteau Bleu Subdivision and Property belonging to Thomas and Lisa Mimmagh, Section 64, T16S-R17E, Terrebonne Parish, LA
6. Create 13 Lot Extensions, Southern Comfort Waterfront Community, Section 37, T20S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Tract "B" of the Redivision of Tract 4 of the Partition of Property belonging to Alcee A. Allemand and Tract "5B" belonging to Robert Olivier, Section 7, T16S-R17E, Terrebonne Parish, LA
8. Survey and Redivision of Property belonging to Terrebonne Parish School Board and Robert J. Neil, Sections 6 & 29, T17S-R18E, Terrebonne Parish, LA
9. Shift of Lot Lines between properties owned by Houmas Hospitality Corp. & Bayou Black Baptist Church, Section 104, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

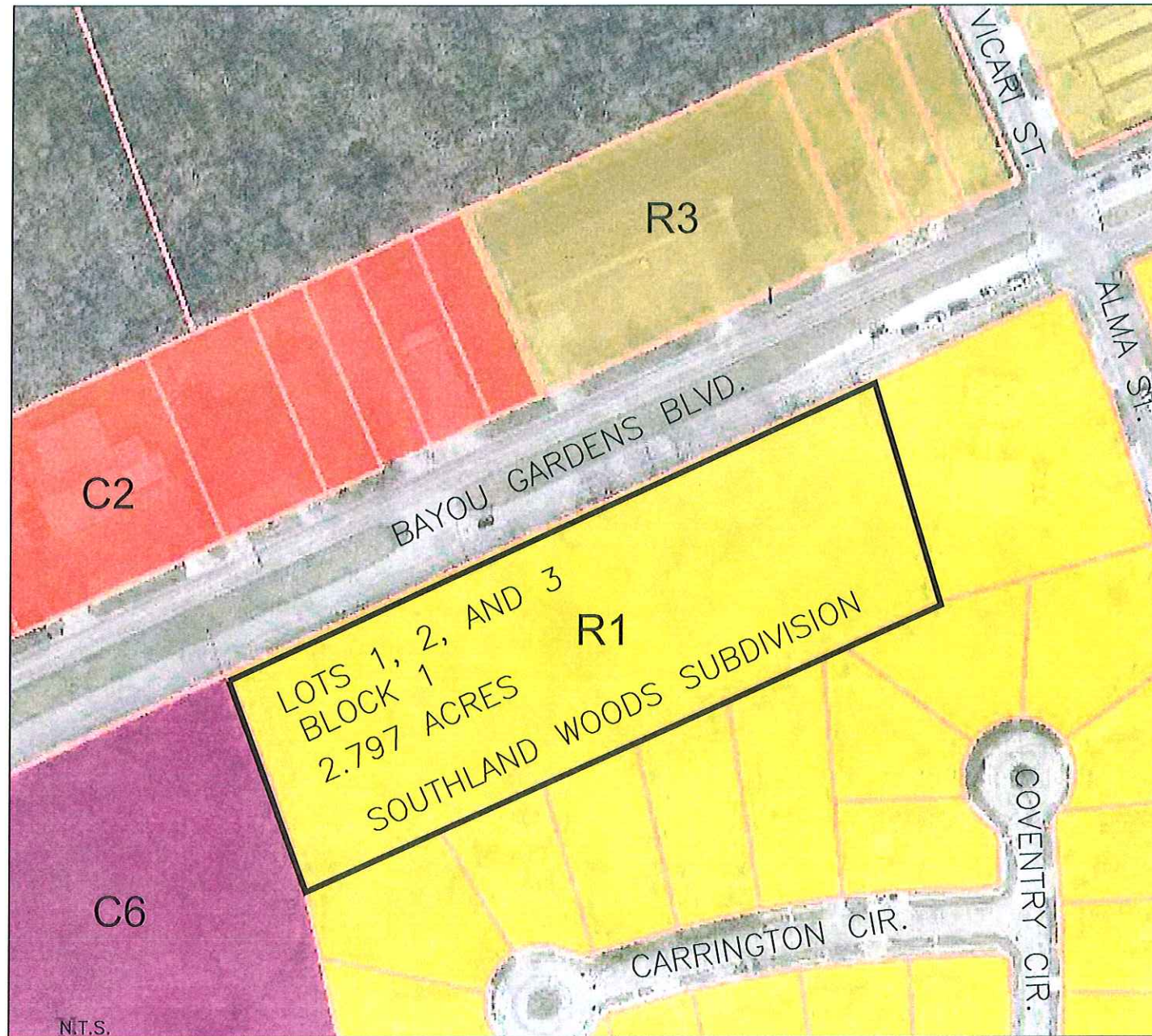
1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN



PREPARED BY:

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

NOTE:

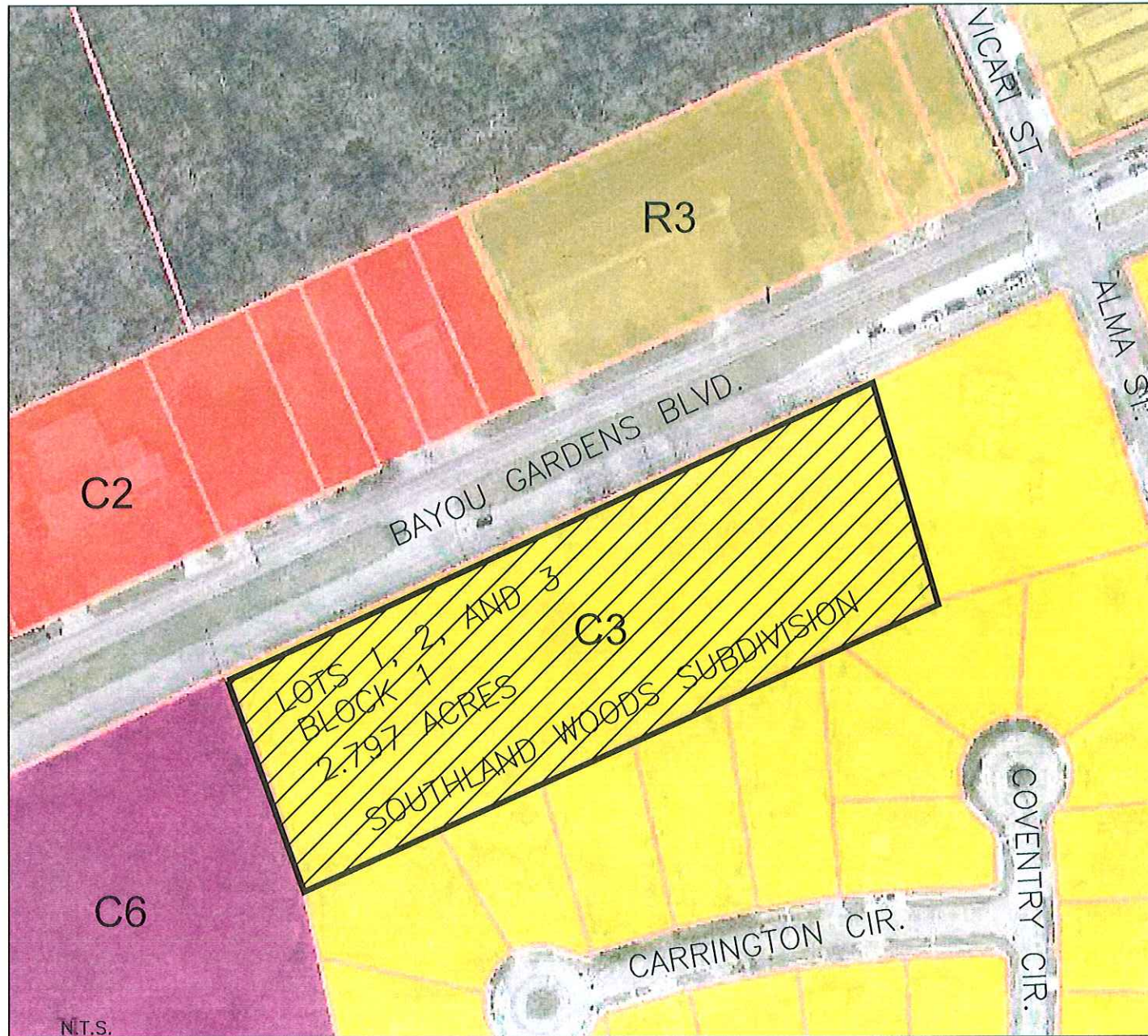
THIS IS NOT A BOUNDARY MAP, AND SHALL BE USED FOR
INFORMATIONAL PURPOSES ONLY.

DATE: AUGUST 4, 2014

FILE: F:\DWGS\2014\14-089\ZONING MAPS.DWG

*MAP SHOWING EXISTING ZONING
OF LOTS 1, 2, AND 3 OF BLOCK 1
OF SOUTHLAND WOODS SUBDIVISION
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA*

"EXHIBIT A"



LEGEND

ZONE R1 TO ZONE C3



PREPARED BY:

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

NOTE:
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DATE: AUGUST 4, 2014

FILE: F:\DWGS\2014\14-089\ZONING MAPS.DWG

MAP SHOWING PROPOSED ZONING
OF LOTS 1, 2, AND 3 OF BLOCK 1
OF SOUTHLAND WOODS SUBDIVISION
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

"EXHIBIT B"

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. **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. Location 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 applications.

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.

ATTACHMENT TO ZONING APPLICATION:

6. Effect of the Amendment:

The nature of this application is to re-zone the area along Bayou Gardens Blvd. from R1 to C-3 prior to the development of the property.