

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**SEPTEMBER 15, 2022, THURSDAY**

**6:00 P.M.**

*(Revised 9/13/2022)*

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

**A • G • E • N • D • A**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of August 18, 2022

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision; Erika P. Cruz Vindel, applicant *(Council District 1 / City of Houma Fire)*

**G. NEW BUSINESS:**

1. Planning Approval:  
Establish a church in a R-1 (Single-Family Residential) zoning district; 6741 Alma Street; 3:16 Church, c/o Stephanie B. Francis, applicant *(Council District 5 / Bayou Cane Fire)*

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

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

**J. PUBLIC COMMENTS**

**K. ADJOURN**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 18, 2022

**E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 15, 2022 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2022**

**F. COMMUNICATIONS**

## G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Joann Kaack  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55  
  
d) Consider Approval of Said Application
2. a) Subdivision: Tracts "A" thru "K", A Redivision of Tract II belonging to Warren C. Carlos  
Approval Requested: Process D, Minor Subdivision  
Location: 7731-7742 Shrimpers Row, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Warren C. Carlos  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
3. Discussion and possible action with regard to Evangeline Oaks Subdivision and the conditional approval regarding the DOTD permit previously considered at the February 17, 2022 HTRPC meeting

## H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of a 3.265 Acre Tract into Tracts A & B on Property belonging to Brandon & Jeanne Carrere and Ricardo & Melinda Carrere (Formerly Goldsby-Mathews Trust)  
Approval Requested: Process D, Minor Subdivision  
Location: 264 Bull Run Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 6 / Schriever Fire District  
Developer: Brandon & Jeanne-Claire Carrere  
Surveyor: Providence Engineering & Environmental Group, LLC  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts "C-1" & "C-2", A Redivision of Tract "C", Property belonging to A.K.C.C. Holdings, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 2764 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: A.K.C.C. Holdings, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A & B, Division of Property belonging to C & J Real Estate Holdings, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1366 Grand Caillou Road, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: C & J Real Estate Holdings, LLC  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
4. a) Subdivision: Division of Tract I, Property belonging to Wayne A. & Tracy Lynn Gary Mayon  
Approval Requested: Process D, Minor Subdivision  
Location: 6623 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 6 / Gibson Fire District  
Developer: Wayne & Tracy Mayon  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application

5. a) Subdivision: Division of Lot 14, Block 2 of Van Place Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 230 Agnes Street, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Rennis Roberts  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
6. a) Subdivision: Imperial Landing Subdivision, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: 441 Duplantis Street, Thibodaux, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Onshore Materials, L.L.C.  
Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the resolution for parish-wide community sewer expansion
2. Discussion and possible action with regard to the proposed Travel Reimbursement Policy for Planning Commissioners

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

1. Division of Property belonging to Kurt Michael Guidry, et ux, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (306 North Terrebonne Drive / Councilman John Amedée, District 4)
2. Tracts "A", "B", and "C" into Revised Tracts "A", "B", and "C"; Sections 44, T16S-R17E, Terrebonne Parish, LA (1753, 1757, 1761 Bayou Blue Road / Councilman Steve Trosclair, District 9)
3. Tract 12-A, A Redivision of Tract 12 & Property belonging to Lang Enterprises, Inc.; Sections 17 & 18, T18S-R19E, Terrebonne Parish, LA (4957-A Bayouside Drive / Councilman Dirk Guidry, District 8)
4. Revised Tracts 2 & 3, A Redivision of Property belonging to Lionel Falgout, et ux; Section 10, T17S-R18E, Terrebonne Parish, LA (127 Company Canal Road / Councilman Steve Trosclair, District 9)
5. Revised Lots "A" and "B", A Redivision of Lots "A" and "B", Block Z of Barrios Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (1405 Bayou Black Drive / Councilman Danny Babin, District 7)
6. Tract "A-1" and Lot 1-A, A Redivision of Revised Tract "A" and Revised Lot 1 belonging to Paul G. Danos, et al; Section 80, T17S-R16E, Terrebonne Parish, LA (110 & 200 Ellendale Boulevard / Councilman Darrin Guidry, District 6)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF AUGUST 18, 2022**

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 18, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Kyle Faulk.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Travion Smith; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Rev. Corion Gray; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, 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. *Ms. Ellender recused herself from Item F.2, Parkwood Place Subdivision Public Hearing.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Smith moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of July 21, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Renee Bolden requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block “A,” Georgetown Subdivision.
- a) Mr. Rembert, Keneth L. Rembert Land Surveyors, representing Ms. Bolden, stated they wished to place a double-wide mobile home on the lot along with the adjacent corner lot that was already rezoned to R-2.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezone request.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block “A,” Georgetown Subdivision and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) and R-3 (Multi-Family Residential) portions of Parkwood Place Subdivision (Saints Circle, Brees Drive, Super Bowl Drive, and Fleur De Lis Drive).

a) Mr. Pulaski discussed the rezone request on behalf of TPCG. He stated that due to very few lots sold and then the subsequent aftermath of Hurricane Ida, the storm left many residents of Bayou Towers and Senator Circle without homes. In a partnership between the TPCG Housing and Human Services Department and the current owner of Parkwood Place Subdivision, this rezone will allow for duplexes to be built to house the Bayou Towers' residents and open up the remaining land as R-3 for future single-, double-, or multi-family housing. He stated Staff would recommend approval of the rezone request.

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

c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

d) Discussion was held with regard to a master plan and spot zoning.

e) Mr. Faulk moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 304 Naquin Street, Lot 6, Block "A," Georgetown Subdivision and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, & Mr. Smith; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### G. NEW BUSINESS:

##### 1. Home Occupation:

a) The Chairman called to order the Home Occupation application by Tabitha Runge requesting to establish a holistic energy healing business at 115 Roy Street in an R-1 zoning district.

b) Ms. Runge stated she was a certified in holistic energy healing and wanted to operate her business out of her home. She stated there was enough off-street parking and had a separate room in her home to perform her service for a limited number of clients.

c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the home occupation application.

d) Mr. Rogers moved, seconded by Ms. Ellender: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval to the Home Occupation application for the applicant to establish a holistic energy healing business out of her home at 115 Roy Street in an R-1 zoning district.

e) Discussion was held with regard to holistic energy healing and its treatments.

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

##### 2. Parking Plan:

a) The Chairman called to order the Parking Plan application by J.E. Boudreaux Services, Inc. requesting to construct 107 parking spaces for a proposed medical clinic at 605 Enterprise Drive.

(1) No one was present to represent the application.

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

(3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval on the condition that the applicant is able to meet Bayou Cane's requirements with regard to the road widths at the time of the building permit approval.

- (4) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan to construct 107 parking spaces for a proposed medical clinic at 605 Enterprise Drive conditioned upon the applicant meeting Bayou Cane’s road width requirements at the time of building permit application.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- b) The Chairman called to order the Parking Plan application by River Point, LLC requesting to construct 125 parking spaces for a proposed restaurant/entertainment/social venue at 805 Dunn Street.

- (1) Mr. Gene Milford, Milford & Associates, Inc., discussed the parking plan request.
- (2) There was no one from the public to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan application.
- (4) Mr. Faulk moved, seconded by Ms. Ellender: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the parking plan to construct 125 parking spaces for a proposed restaurant/entertainment/social venue at 805 Dunn Street.”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

### 3. Planning Approval:

- a) The Chairman called to order the Planning Approval application by Heritage Baptist Church to establish a church in an R-1 (Single-Family Residential) zoning district at 324 Estate Drive.

- (1) Richard Way, 306 Melody Drive, discussed his desire to place a church at 324 Estate Drive.
- (2) There was no one from the public to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Planning Approval application.
- (4) Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for a church in an R-1 (Single-Family Residential) zoning district at 324 Estate Drive.

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

### 4. Preliminary Hearings:

- a) Ms. Ellender moved, seconded by Mr. Rogers & Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Erika P. Cruz Vindel to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 220 Agnes Street, Lot 8, Block 2, Van Place Subdivision for Thursday, September 15, 2022 at 6:00 p.m.”

The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

J. Mr. Rogers moved, seconded by Mr. Faulk: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:32 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Smith, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Rev. Gray, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF AUGUST 18, 2022.**

**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*

*2/12/12  
Dist. 8  
COH*

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: 01/08/2022  
Erika P. Cruz Vinde  
Applicant's Name  
437 Hanson Dr. Houma LA 70360  
Address City State Zip  
985-303-9835 or 956-884-8974  
Telephone Number (Home) (Work)

Owner  
Interest in Ownership (Owner, etc.)

220 Agnes St Houma LA 70363  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)  
Lot 8 of Block 2, Van Place

**Zoning Classification Request:**

From: Residential (R-1) To: General COMMERCIAL (C-2)

Previous Zoning History: X No          Yes

If Yes, Date of Last Application:                                 

**ZLU / F.1**



**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.

\_\_\_\_\_ **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):

Erika P. Cruz Vindel  
437 Hanson Dr. 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:

Erika P. Cruz Vindel  
437 Hanson Dr. Houma LA 70360

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

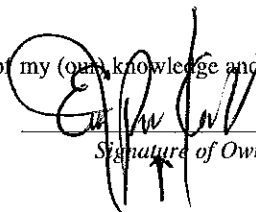
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 1 acres. A sum of \_\_\_\_\_ 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

983

OR

VAN

50'-0"

97'-13/8"

97'-13/8"

97'-13/8"

97'-13/8"

97'-13/8"

97'-13/8"

97'-13/8"

13

11' 3/4"

9

7

5

12

3

97'-13/8"

97'-13/8"

97'-13/8"

100'-10"

97'-13/8"

97'-13/8"

97'-13/8"

2

14

15'-58"

154'-18"

10

220

152'-23/4"

152'-0 3/4"

151'-8 1/2"

151'-4 1/2"

2

4

6

218

97'-1"

97'-1"

97'-1"

104'-6 3/4"

97'-1 1/8"

97'-1 1/4"

97'-1 1/8"

CAGNES

ntional line - center line of ditch -

N 43° 14' E

15' 5 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

15' 9 1/2"

Gilbert

Marcel

ZLU / F.1

#40


UNDIRAS

50

January 8, 2022

REASON FOR AMENDMENT

I, hereby request this amendment to change the zoning conditions from Residential to Commercial on the physical address 220 Agnes St Houma, LA 70363 (Lot 8 of Block 2). I purchased the property as a commercial property, and I now learn that is only considered Residential. I purchased the property to establish a business and would like to change the zoning from Residential to Commercial.



ERIKAL CRUZ VINDEL

January 8, 2022

DEVELOPMENT SCHEDULE

Once re-zoning is approved on the property, to change from Residential to Commercial, then the following construction schedule is proposed: To be completed in 6 months, starting on


06/01/2022:

PHASE I- *conception, design and planning of The project*

PHASE II- *construction permits*

PHASE III- *pre-construction phase*

PHASE IV- *Acquisitions*



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ERIKA P CRUZ VINDEL



**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**

ZLU 22/14

Dist. 5/  
Bayou Canoe

Name: 3:16 Church - Stephanie B. Francis  
Address: 6741 Alma Street, Houma, La 70364  
Phone: 985-688-8494

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

The premises affected are situated at 6741 Alma Street in a R1 Zoning District. The legal description of the property involved in this application is: 68.13' X 400' east side Alma Street; Tract A-B-C-D-A, Property of Alice H. Leonard

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

Applicant's interest in the premises affected: Own

Approximate cost of work involved: \$1,500

Explanation of property use: Church

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

Ground Floor Plan and Elevations attached: ☐ Yes ☒ No N/A

Address of adjacent property owners:

1. Ryan Melander  
1027 Old Josephine Rd.  
Farmersville TX 75442
2. Wesam Rimawi LLC  
c/o Treasure the Moment Learning Academy  
6729 Alma St. Houma LA 70364
3. Michelle Parsons Properties, LLC  
305 Lynwood Dr.  
Houma LA 70360 See attached

Stephanie B. Francis  
Signature of Applicant or Agent

985-688-8494  
Phone Number

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

Stephanie B. Francis  
Signature of Applicant or Agent

8-29-22  
Date

**ZLU / G.1**





**ZLU / G.1**

6741 Alma Street • 3:16 Church • 8/29/2022



