

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman
Jan Rogers.....Vice-Chairman
Barry Soudelier.....Secretary/Treasurer
Michael Billiot.....Member
Terry Gold.....Member
Clarence McGuire.....Member
Angele Poiencot.....Member
Travion Smith.....Member
Wayne Thibodeaux.....Member

APRIL 16, 2026, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 4/9/2026

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

We remind 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 MINUTES:

1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of March 19, 2026

E. COMMUNICATIONS:

F. NEW BUSINESS:

1. Home Occupation:
Establish a notary business in a R-1 (Single-Family Residential) zoning district; 421 Douglas Drive; David Coffman, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planned Unit Development:
Gold Estates, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive; Lot 4, Block 1, Woodlawn Ranch Acres, Add. No. 3; Ironman Properties of America, LLC, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearing:
Rezone from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al; Terrebonne Parish Consolidated Government, applicant; and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m. (*Council District 6 / City of Houma & Bayou Cane Fire*)

G. STAFF REPORT

1. Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts, and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m.

H. COMMISSION COMMENTS:

1. Zoning & Land Use 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. CONFLICTS DISCLOSURE

We remind 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 MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 19, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 16, 2026 INVOICES AND THE TREASURER'S REPORT OF MARCH 2026

1. Martin & Pellegrin, CPAs to present 2025 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Redivision of Lot "E" to Property belonging to Rodney G. Huffaker, et ux, to Lot "E-1" & Lot "E-2
Approval Requested: Process D, Minor Subdivision
Location: 1633 Savanne Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Alicia & William Johnston
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres
Approval Requested: Process D, Minor Subdivision
Location: 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Ironman Properties of America, LLC
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: 1) Variance for 25' frontage in lieu of 50' required frontage (50x50 box)
2) Variance for 10' between buildings in lieu of 15' required distance
d) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phase A
Approval Requested: Process C, Major Subdivision-Final
Location: LA Hwy. 24, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Prime Land Developments, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. STAFF REPORT:

1. Alex Hobdy, Center for Planning Excellence (CPEX), to present an update on the Complete Streets Policy development
2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
3. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) [May 2, 2026, 8:00 a.m. to Noon, South Central Planning & Development Commission] and the annual ethics and sexual harassment training for 2026

I. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between Revised Lots 36, 38, 40, & 42, Block 2 to Sugar Ridge West; Section 104, T17S-R17E, Terrebonne Parish, LA (*Sugar Ridge Drive / Councilman Danny Babin, District 7*)
2. Revised Tracts C & D, Lot Line Shift of Property belonging to Brandon Trahan; Section 49, T17S-R16E, Terrebonne Parish, LA (*4245 Bayou Black Drive / Councilman Danny Babin, District 7*)

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
ZONING & LAND USE COMMISSION
MEETING OF MARCH 19, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 19, 2026 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 Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Travion Smith. Also present was Mr. Christopher Pulaski, 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. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “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 February 26, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Ms. Diana Collins requesting to withdraw her rezone application for 108 Smith Lane [See *ATTACHMENT A*].
- a) Mr. Pulaski stated Ms. Collins’ application was withdrawn because the use was determined to be somewhat of a school with certified teachers tutoring children and that she received a Special Exception variance from the Board of Adjustment.
- F. **PUBLIC HEARING:**
1. Mr. Liner called to order the Public Hearing for an application by The Peninsula, LLC to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 143 Munson Drive.
- a) Mr. Kim Knight, T. Baker Smith, LLC, representing the Peninsula, LLC, stated his client wanted to rezone the property to commercial in order to establish an event venue with boat access.
- b) The Chairman recognized Councilman Danny Babin, District 7, who stated he was in full support of the rezone request. He also stated that Waterworks had property nearby and Michael Sobert was also in agreement with the proposed use.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Lucio discussed the Staff Report and stated Staff recommended approval of the rezone request from R-1 to C-2.
- e) Mr. Soudelier moved, seconded by Mr. McGuire: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the rezone request to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) 143 Munson Drive and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner;

ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

1. Mr. Pulaski discussed vehicle storage facilities for wrecked and impounded vehicles and stated all existing facilities are legal, non-conforming but only allowed in I-2 (Heavy Industrial) zoning districts. He stated they would like to add this use to C-2 (General Commercial) zoning districts. He stated he would be providing a draft at the April meeting and calling for a public hearing at the May meeting.
 - a) Discussion was held regarding the difference between short-term storage versus a junkyard, which this use was not considered a junkyard but more like a holding facility (i.e., wrecked vehicles pending insurance determinations, impounded vehicles).
 - b) Mr. Pulaski stated this would be for any new vehicle storage facilities and that all existing are legal, non-conforming unless they would expand and that they would add language to the definition of "junkyard."

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. Mr. Bercegeay stated the Public Hearing for RV Parks would be held and considered April 15, 2026 at the Terrebonne Parish Council meeting.
 - a) Changes were discussed to include the approved subdivision setback change to 1000' instead of 500' from approved subdivisions and the exemption line being moved back to South Terrebonne Development Zone instead of the Morganza levee.

- J. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:26 p.m."

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



Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Beanel, 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 MARCH 19, 2026.

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

Youth Community After-School Program
800 Williams Ave.
Houma, La 70360
dianam360@bellsouth.net

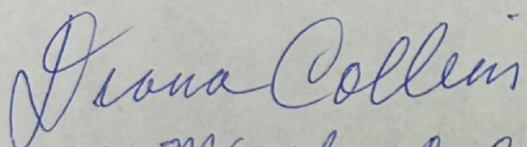
March 19, 2026

Youth Community After -School Program
Diana Collins, Director

To: TPCG Planning and Zoning

I am writing to formally request my withdrawal my application for 108 Smith Lane Houma, La 70360.

Diana Collins



Date: March 19, 2026

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

ZLU 26/4
Dist. 3
BayouCane
Fire

P.O. Box 1446

Houma, Louisiana 70361-1446

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

Zoning & Land Use Commission
Application

Name: DAVID COFFMAN

Address: 431 Douglas Dr. Houma, LA. 70364

Phone: 985-688-9990

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 431 Douglas Dr. Houma, LA 70364 in a
Residential (R1) Zoning District. The legal description of the property involved in this application
is: _____

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

Applicant's interest in the premises affected: 100% OWNER

Approximate cost of work involved: 0

Explanation of property use: Notary Public Office

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. 432 Douglas Dr
Houma, LA 70364
Marilyn S. Breaux

2. 433 Douglas Dr
Houma, LA 70364
Bruce W Thorpe

3. 419 Douglas Dr
Houma, LA 70364

* Raymond Wicklund
238 Janet Lynn Ct., Theriot, LA 70397

[Signature]
Signature of Applicant or Agent

985-688-9990
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

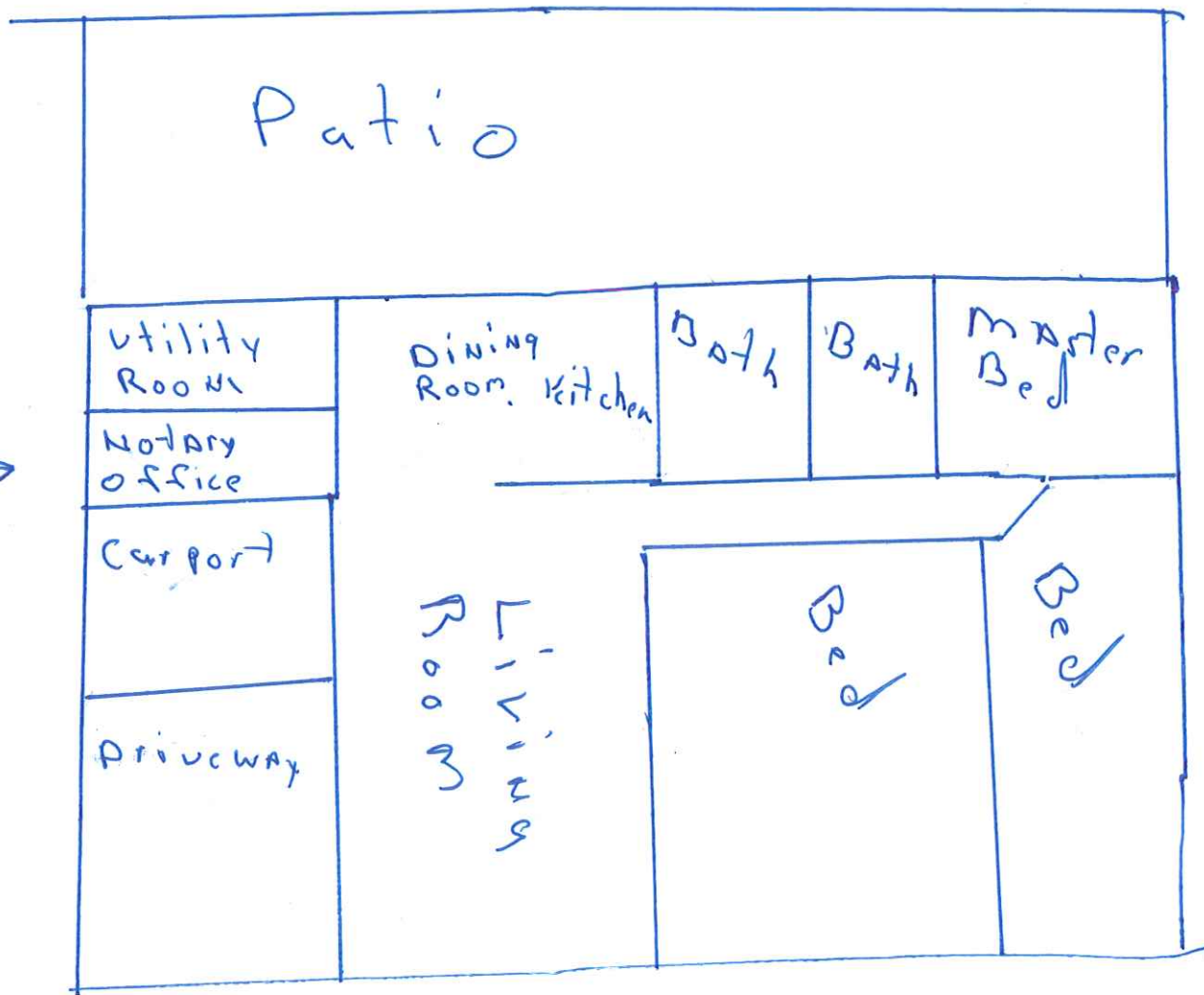
3/30/26
Date

Back Yard

Total
Square ft
1333

6 ft x 8 ft =
48 Square ft →

4%



421 Douglas Dr



- e) Date, scale, and north arrow;
- f) Boundary of entire tract to be developed;
- g) Major existing roads and streets;
- h) Proposed street names, lot and block numbers;
- i) Alignments with existing streets and rights-of-ways;
- j) Description of proposed improvements, materials, typical street cross-sections, etc.;
- k) Final alignments of streets and sewerage;
- l) Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m) Location of utilities, light standards, and fire hydrants;
- n) Method of sewage disposal;
- o) Profiles of all streets;
- p) Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q) Open areas to be set aside for special purposes, with dimensions;
- r) Off-street parking, driveways, curb cuts;
- s) Screen planting and/or proposed fencing; and
- t) Areas of special flood hazard zones as specified by FEMA.

APPLICATION FEE SCHEDULE

The fee for **Planned Unit Development** application procedure shall be **\$500.00** per the Terrebonne Parish Code of Ordinances, Chapter 28-118(a)(4).

Application Fees Attached: \$ _____

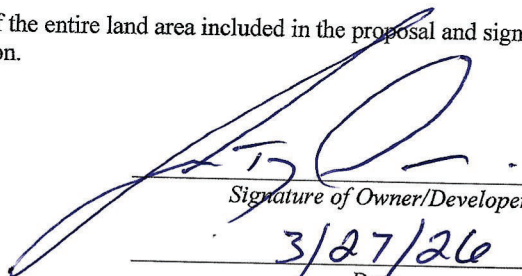
I, Alisa Champagne, certify that this application including the attached date to be true and correct.



Signature of Applicant/Agent

Date

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



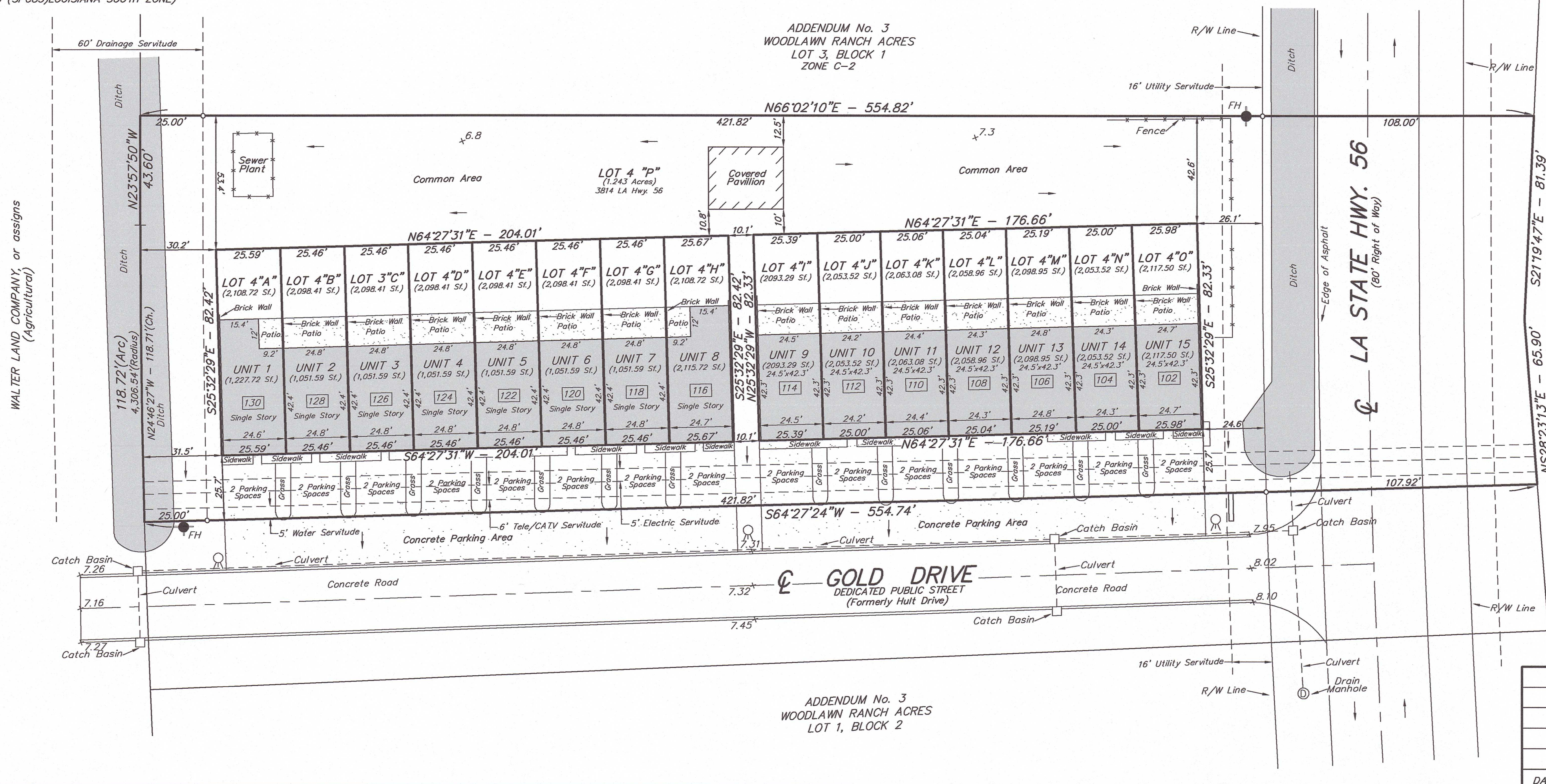
Signature of Owner/Developer

3/27/26

Date

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83) LOUISIANA SOUTH ZONE)

ADDENDUM No. 3
WOODLAWN RANCH ACRES
LOT 3, BLOCK 1
ZONE C-2



GENERAL NOTES:

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "AE" (EL 10'), as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023 (Map No. 22109C 0275 E)

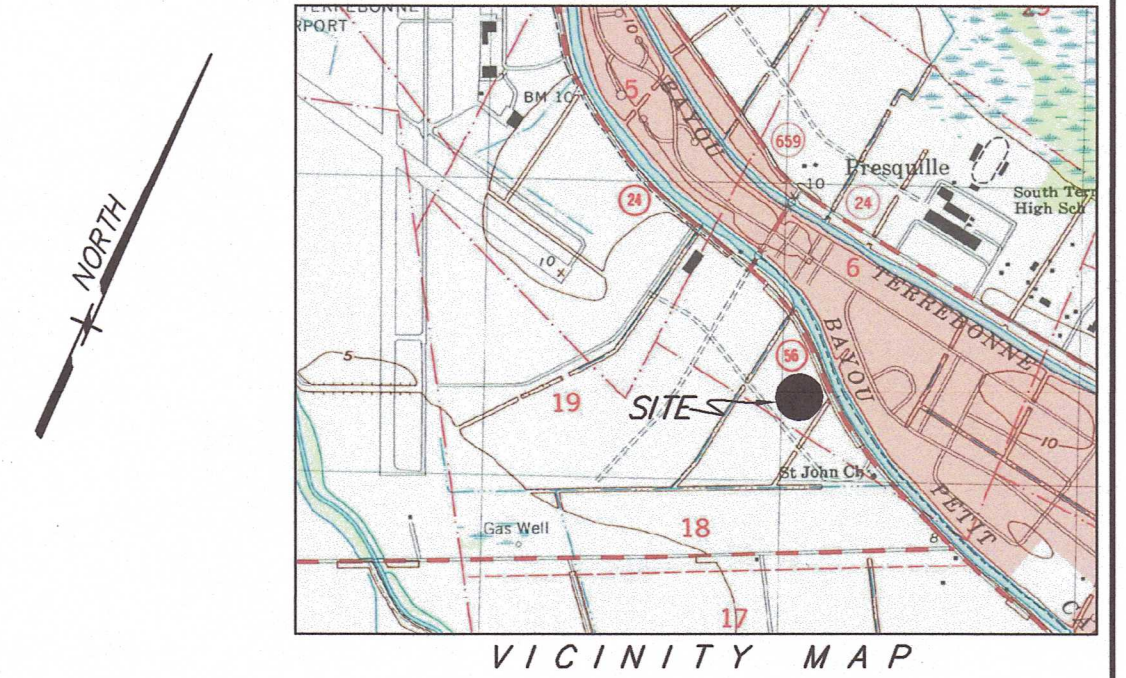
REFERENCE MAP: "WOODLAWN RANCH ACRES ADDENDUM No. 3" prepared by Milford & Associates, Inc. dated 8 September 2006 and recorded at entry no. 1280082.

Method of Sewer Disposal is Sewer Treatment Plant.

The lots shown hereon drain into the DOTD maintained ditch east side of the the property, the T.P.C.G. maintained ditch on the west side of the property and into the T.P.C.G. maintained drainage system along Gold Drive. The property owners shall perpetually maintain all necessary private drainage structures to said drainage destination.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____



**GOLD ESTATES
A REDIVISION OF LOT 4,
BLOCK 1 OF ADDENDUM No. 3 TO
WOODLAWN RANCH ACRES
LOCATED IN SECTION 6, 18 & 19 T17S-R18E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30' 25 MARCH 2026

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurveyor@aol.com



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

Building Height 25'
TOTAL AREA:
1.963 Acres

ZONE "C-2

Proposed Land Use:
Planned Unit Development &
Single Family Residential

DEVELOPER:
**IRONMAN PROPERTIES OF
AMERICA, LLC**

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390
Gray, LA 70359
Ph: (985) 876-4412
Email: clmsurveyor@aol.com

DRAWN: A.M.C.
CHECKED: C.L.M.
SCALE: 1" = 30'
DATE: 25 MAR 26

DATE	BY

JOB #	CAD #	FILE #
7420	7420	

ZLU 26/6
Dist. 6
COH/Bayou
Case

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: 4/1/2026

TPCG
Applicant's Name

8026 MAIN ST, #202 HOUMA LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

PARISH GOVT
Interest in Ownership (Owner, etc.)

526 S HOLLYWOOD RD, HOUMA, LA 70360
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) PARCEL# 56853

TRACT A ON MAP SHOWING TRACTS A & B REDIVISION OF
PROPERTY OF MARVIN MARMANDE, JR, ETAL, SECTION 102,
T17S-R17E

Zoning Classification Request:

From: OL & I-1 To: I-1

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

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.

526 S. Hollywood Road - Proposed Zoning Amendment from O-L (Open Land) and I-1 (Light Industrial) to I-1 (Light Industrial)

REASON FOR THE AMENDMENT:

It was recently brought to the attention of the Planning and Zoning Department by a real estate agent on behalf of the subject property owner that the zoning map appeared to show both O-L and I-1 on the same portion of the subject property. Upon researching, Staff referred back to the original ordinance from September 2007 (Ord. No. 7349) that shows the entire tract zoned I-1 on the digital zoning map that was Exhibit A to the ordinance. This was also verified looking at the original paper zoning maps on file in the Planning and Zoning Office (copies of both are included in this application as backup).

Staff can find no record of any zoning amendments to rezone the portion of the subject property from I-1 to O-L leading Staff to believe that the display of both zone district types was an error when the zoning layer was created on the GIS Map System. An audit of the system only goes back as far as 2016 and the error was present at that time.

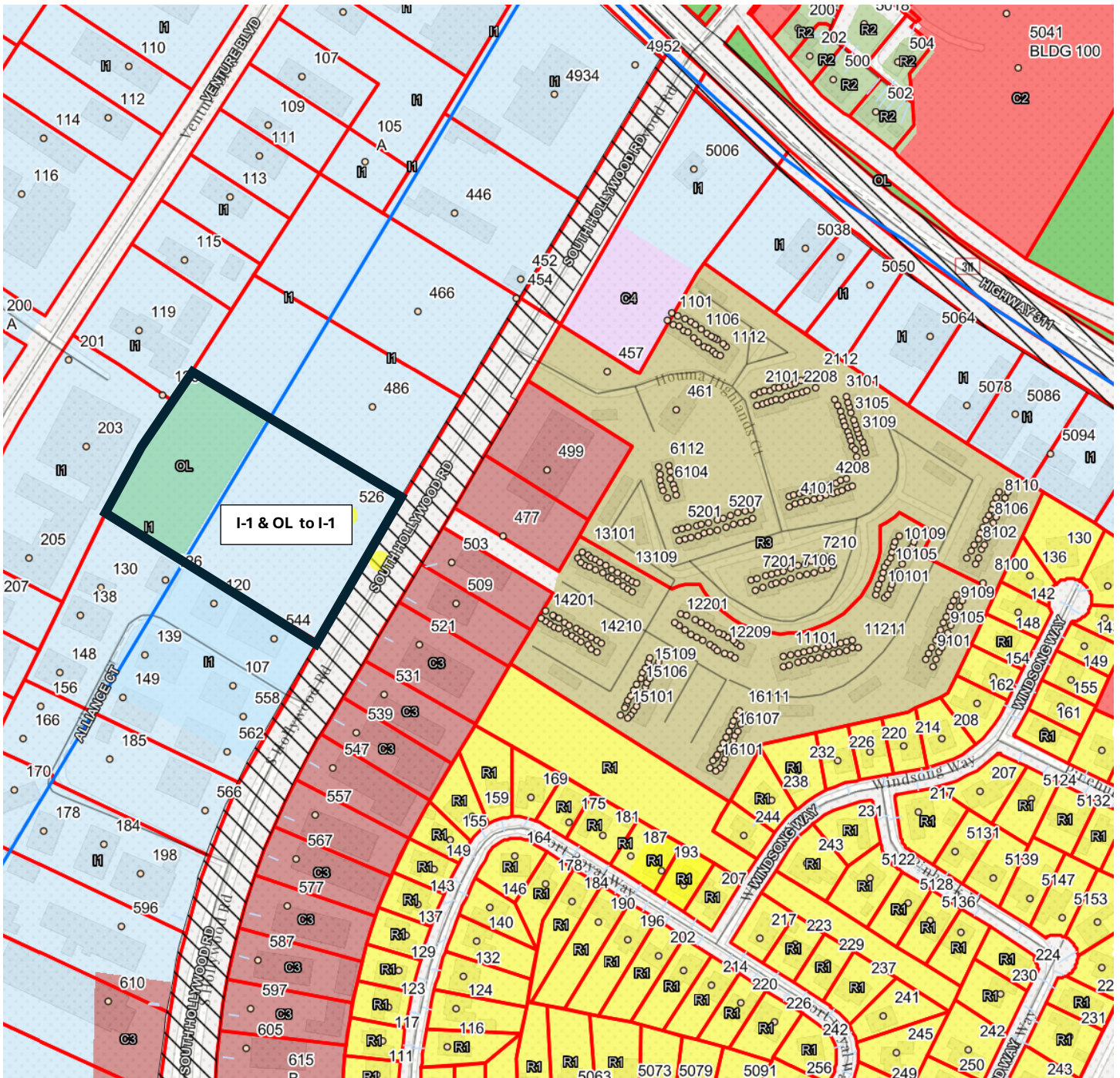
While you can have different zoning district types on the same parcel of land, you cannot have two zoning districts on the same portion. The proposed amendment will correct the error.

PUBLIC NEED:

The need to correct the error is to provide true and accurate information to the public.

EFFECT OF AMENDMENT:

The effect will be an accurate depiction of the zoning map and it will clarify the zoning which will then allow for the entire parcel to be used in accordance with I-1 zoning districts which is the same zoning as the surrounding area.



Rezoning from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial)
526 South Hollywood Road
Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al

Vehicle Storage Facility (limited) Proposed Ordinance

Sec. 28-48. – Commercial districts

(a) *C-1 District: Central Business District.* The district is composed of land and structures used to furnish, in addition to all of the retail goods and services required by transients and by residents of the metropolitan area and of the trade area, certain wholesale and limited manufacturing in support of the main uses. Located at the convergence of the principle thoroughfares and highways, the Central Business District is surrounded by nonresidential districts and multiple-family residential districts. The district regulations are designed to permit the further development of the district for its purpose,

(b) *C-2 Districts: General Commercial Districts.* These districts are composed of land and structures used to furnish, in addition to the retail goods and services found in the neighborhood districts, such less frequently needed goods as clothing and automobiles and such less frequently needed services as banking and theaters, the wider range of retail goods and services to satisfy all of the household and personal needs of the residents of a group or community of neighborhoods. Usually located on a thoroughfare or near the intersection of two (2) thoroughfares, these districts are large and are within convenient driving distance of the group of neighborhoods they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional general commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve groups of new neighborhoods. To insure that such districts are actually developed to supply the business needs of the groups of neighborhoods, the amendment creating the district may set a time limit for its development.

(1) *Permitted uses.* In the C-2 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church (temporary), as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.

Theater, outdoor (need not be enclosed within structure).

Vehicle Storage Facility (limited), (except within the historic district)

- (c) *C-3 Districts: Neighborhood Commercial Districts.* These districts are composed of land and structures occupied by or suitable for furnishing the retail goods, such as groceries and drugs, and the services, such as barbering and shoe repairing, to satisfy the daily household needs of the surrounding residential neighborhoods. Often located on one (1) or more thoroughfares, these districts are small and are within convenient walking distance of most of the areas they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain

minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional neighborhood commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve new residential areas. To insure that such new districts are actually developed to supply the business needs of the neighborhoods, the amendment creating the district may set a time limit for its development.

(1) *Permitted uses.* In C-3 Districts only the following uses are permitted:

a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

b. *Prohibited uses:*

Vehicle Storage Facility (limited)

Sec. 28-1. – Definitions

For the purpose of this chapter certain words and phrases used herein are defined as follows:

Vehicle Storage Facility (limited): A facility, licensed by the State of Louisiana, for the storage of vehicles that have been wrecked, stolen, towed, or impounded for any other reason. The facility shall be surrounded by a screen fence at least seven (7) feet high. The duration of the storage shall be of a temporary nature subject to the length of time that it takes for the vehicle to be lawfully returned to the owner, sent to a collision repair facility or a permanent junkyard or scrapyards, or similar.
