

# 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

**JUNE 18, 2026, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

*Revised 6/9/2026*

## **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 May 21, 2026

### **E. COMMUNICATIONS**

### **F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision; Reginald Patterson & Barry Billiot, applicants (*Council District 1 / City of Houma Fire*)

### **G. STAFF REPORT**

1. Discussion and possible action regarding the definition of animal sales and services (limited) which would allow pet shops and pet grooming in C-1 (Central Business) zoning district

### **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 May 21, 2026

### **E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 18, 2026 INVOICES AND THE TREASURER'S REPORT OF MAY 2026**

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV  
Approval Requested: Process D, Minor Subdivision  
Location: 304 Mozart Drive, Terrebonne Parish, LA  
Government Districts: Council District 1 / Grand Caillou Fire District  
Developers: Downing Brown / Jessica Medina Damas  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Variance Request: Variance for minimum lot sizes to be 5,625 sq. ft. in lieu of the required 6,000 sq. ft.
- c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Tracts B and C, belonging to Acadia Agricultural Holdings, L.L.C. into Tracts B-1, B-2, C-1, & C-2  
Approval Requested: Process D, Minor Subdivision  
Location: 164 L.S.T.A. Court, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Terrebonne Parish Consolidated Government  
Surveyor: GIS Engineering, L.L.C.
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Tract 36-A & 36-B into Revised Tract 36-A & 36-B being a part of Greenwood-Oak Forest Plantation Estates  
Approval Requested: Process D, Minor Subdivision  
Location: 5008 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 7 / Gibson East Fire District  
Developer: William F. Boudreaux  
Surveyor: Delta Coast Consultants, LLC
- b) Public Hearing
- c) Variance Request: Variance from the required fire hydrant distance requirement (175' within in lieu of 250', within 10% allowance)
- d) Consider Approval of Said Application

**I. STAFF REPORT:**

1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

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

1. Survey of Lot A-1 and Lot A-2 belonging to AF Properties, L.L.C. into Lot A-1-A and Lot A-2-A; Sections 29 & 30, T19S-R18E, Terrebonne Parish, LA (6437 Highway 56, Chauvin / Councilwoman Kim Chauvin, District 8)
2. Boundary Agreement Line A-B between Terrebonne Parish Consolidated Government and Waitz & Downer Rentals, LLC, Block 8, City of Houma; Section 7, T17S-R17E, Terrebonne Parish, LA (424 Roussell Street & 537 Verret Street / Councilman Brien Pledger, District 1)
3. Tract 36-A & Tract 36-B being apart of Greenwood-Oak Forest Plantation Estates; Section 22, T17S-R15E, Terrebonne Parish, LA (5008 North Bayou Black Drive / Councilman Danny Babin, District 7)

**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 MAY 21, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 21, 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 Mr. Jan Rogers.
- 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.
1. Mr. Thibodeaux recused himself from Item F regarding the rezone application for 526 South Hollywood Road because he received an adjacent property owner notice.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mrs. Poiencot: “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 April 16, 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:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting to rezone from I-1 (Light Industrial) and 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.
- a) Mr. Lucio discussed the rezone request as well as the Staff Report and stated Staff would recommend approval of the request.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. McGuire: “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, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Soudelier moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to rezone from I-1 (Light Industrial) and 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 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, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner and Mr. Thibodeaux; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission remove the Old Business from the table for consideration.”

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.

1. Home Occupation:

The Chairman called to order the Home Occupation application by Mr. David Coffman to establish a notary business at 421 Douglas Drive that was tabled at the previous meeting.

- a) Mr. David Coffman, 421 Douglas Drive, stated he wanted to operate a notary business out of his home and pointed out another approved notary in or near the neighborhood. He stated he had approximately 2-4 people at his home for a normal transaction but never more than six.
- b) The Chairman recognized Marilyn Breaux, 422 Douglas Drive, who stated her testimony from the April meeting was in the record but that she still felt the same and was in opposition of the notary business. She submitted a letter from a neighbor, Dwayne Portier, who could not attend due to an illness [See *ATTACHMENT A*].
- c) The Chairman recognized Bruce Thorpe, 423 Douglas Drive, who stated he lived in the neighborhood for five years and have not had any issues with Mr. Coffman since he moved there [See *ATTACHMENT B*].
- d) The Chairman recognized Connie Bourg, 5953 Alma Street, who inquired about the property being rezoned. It was clarified that it was not being rezoned and only a home occupation was being considered.
- e) The Chairman recognized Russell Guillot, 420 Douglas Drive, who stated there are always residents at Mr. Coffman's house carrying on in the yard with vulgar language.
- f) Ms. Breaux was recognized again and stated the traffic had died down in the last month because Mr. Coffman knew he was coming back for his home occupation approval.
- g) Discussion was held regarding Mr. Coffman owning his home and paying cash for it after he lost his previous home in a fire.
- h) The Chairman recognized Carol Coffman, 204 Connely Street, who accusing the neighbor of stalking.
- i) Mr. Lucio read the Staff Report and stated recommended approval of the Home Occupation request conditioned upon clients parking in driveway only and if more than one (1) vehicle, work elsewhere; stagger appointment times, one (1) at a time; and that there are specific hours for the business (10am-7pm, Monday-Friday).
- j) Discussion was held regarding one letter submitted in opposition, one letter in support and a staff recommendation of conditional approval.
- k) Mr. Gold moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval per Staff and conditioned upon client's parking in the driveway only; stagger appointment times, one (1) at a time; and that hours of operation should be 10am-7pm Monday-Friday."
- l) Discussion ensued regarding not restricting the hours, amending the driveway to fit more vehicles, restricting street parking, dictating who can park in street (clients or friends and family), hours of operation, seven days a week versus Monday through Friday, regulation and enforcement of conditions, revoking the approval if receive too many complaints, and the neighbors calling the sheriff's office if loitering and vulgarity present.
- m) *Motion as amended.* Mr. Gold moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval per Staff and conditioned upon client's parking in the driveway only; stagger appointment times, one (1) at a time; and that hours of operation should be 10am-7pm, 7 days a week."
- n) The Chairman called for a vote on the amended motion offered by Mr. Gold. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: Mrs. Poiencot; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. NEW BUSINESS:

1. Preliminary Hearing:

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision for Thursday, June 18, 2026 at 6:00 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.

I. STAFF REPORT:

1. The Chairman called to order the Public Hearing for the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts.

a) Mr. Pulaski discussed the history of this matter and discussed the proposed regulations.

b) Mr. Thibodeaux questioned the public hearing; whereas Mr. Pulaski indicated he was the one who motioned to call the Public Hearing at the previous meeting.

c) The Chairman recognized Mr. Richard Marie, 6834 West Park Avenue, who discussed the nature of the business and that there may be little oil leakage but most of that occurs at the accident site. Mr. Pulaski discussed time frames that are difficult to estimate based on investigations, etc.

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

e) Mr. Rogers moved, seconded by Mr. McGuire: "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.

f) Mr. Soudelier moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the proposed regulations regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts and Staff 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.

2. The Chairman called to order the Public Hearing for the discussion and possible action regarding notaries as home occupations.

a) Mr. Pulaski read the minutes from the previous meeting that Mr. Smith wanted to hold a Public Hearing to discuss this matter about possibly having a standard set of conditions for notaries as home occupations. Mr. Smith was not present at the meeting for further input.

b) Discussion was held regarding notaries/home occupations being considered on a case by case basis since neighborhood densities vary. Mr. Pulaski stated that notaries are exempt from acquiring occupational licenses from the Sales & Use Tax Office.

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

d) Mr. Rogers moved, seconded by Mr. Rogers: "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.

e) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC, convening as the Zoning & Land Use Commission do nothing about the matter of

notaries as home occupations and continue to consider them on a case by case basis.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. 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.

J. COMMISSION COMMENTS:

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

K. PUBLIC COMMENTS: None.

L. 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 6:56 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. 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 MAY 21, 2026.**

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

Dwayne Portier  
426 Douglas Dr.  
Houma, LA 70364

May 21, 2026

Dear Members of the Planning Commission,

I am writing to respectfully inform you that I was unable to attend the meeting held on May 21, 2026, due to illness.

I had intended to be present and participate, as the matters discussed are important to me. I would like to share my concerns regarding a matter in my neighborhood.


Mr. David Coffman, who resides at 421 Douglas Dr., is currently operating a notary business from his home. This has, at times, created increased traffic and congestion on our street. Additionally, a large sign previously displayed in the front yard appeared out of character with the surrounding residential area.

As a homeowner, I am concerned about maintaining the residential nature and safety of our neighborhood. With school letting out for the summer, there will be more children playing outside, and the added traffic raises safety concerns.

I want to emphasize that this concern is not personal in nature. Mr. Coffman appears to be a good neighbor, and this is not a reflection of his character, but rather a concern about the impact of operating a business in a residential area.

Thank you for your understanding and consideration. I would appreciate any updates or information regarding this matter.

Respectfully,



Dwayne Portier

May 18<sup>th</sup> , 2026

To whom it May Concern,

My name is Bruce W. Thorpe and live at 423 Douglas Dr. Houma, LA. 70364. My Family has lived in this house for decades, as it was my Mother's house before it became mine.

I have come to know Mr. David Coffman. He moved in in December of 2025. We have become friends fast.

I am aware that my Coffman is a Notary and serves his constituency from his home office. Mr. Coffman makes every effort to ensure that he does not cause congestion with a lot of traffic. There are times when there are many cars and trucks at Mr. Coffman's house but those were all social gathers and had nothing to do with Mr. Coffman's Office as a Notary.

I would like to state that I have no problems with Mr. Coffman serving his constituency from his home. We have talked and I told him, as long as they don't block my driveway or pull up in my yard, he can do what he needs to do in order to help his constituents. I ask that this Board Approve Mr. Coffman's request for a home occupational exemption .

Respectfully Yours,



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Bruce W. Thorpe

*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*

ZLU 26/7  
Dist. 1  
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: 4/14/2026

Applicant's Name Reginald Patterson / Barry Billiot (144 Mozart Dr. Houma, LA 70363)

161 Muskrat Ct. Houma LA 70364  
Address City State Zip

985-381-5335 (Reginald)  
Telephone Number (Home) (Work)

Interest in Ownership (Owner, etc.)  
291 Pontiff Street; Lot 10, Block 4, Add. No. 1,  
295 Pontiff Street; Lot 11, Block 4, Add. No. 1,  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Pontiff Subdivision

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X No          Yes

If Yes, Date of Last Application: n/a

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

\_\_\_\_\_ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- 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. 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. 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:

- 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 district existing totally surrounded by residential districts;
- c. 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:

\_\_\_\_\_

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:

REGINALD PATTERSON, 161 MUSKRAT CT, HOUMA, LA 70364

BARRY BILLIOT, 144 MOZART DR., HOUMA, LA 70363

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

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

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

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

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:

X Reginald Patterson

X Barry Billiot

**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

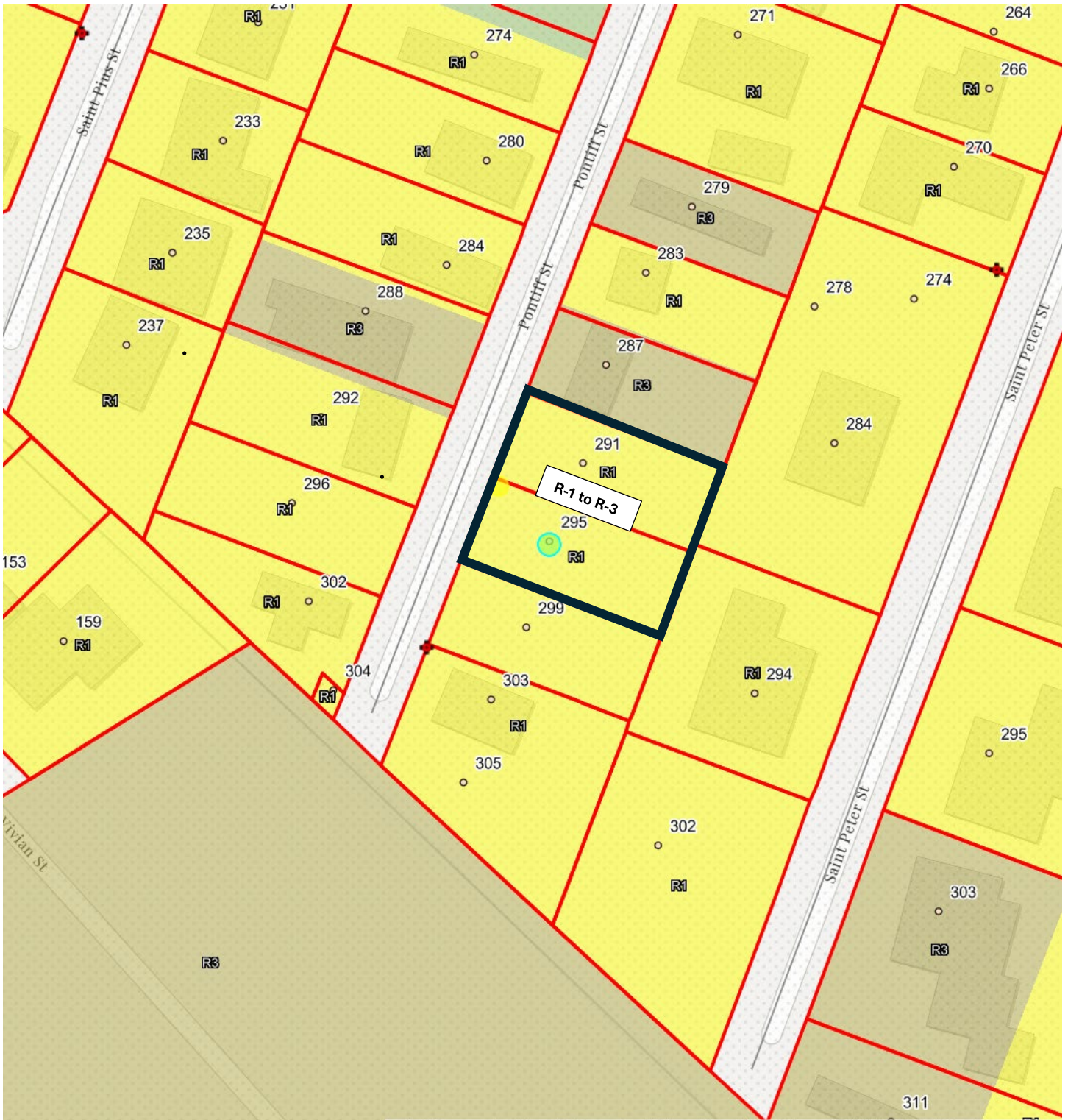
I (We) own \_\_\_\_\_ acres. A sum of \_\_\_\_\_ dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

X Reginald Patterson  
Signature of Owner or Authorized Agent

X Barry Billiot



**Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)**

**291 & 295 Pontiff Street**

**Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision**

**Barry Billiot & Reginald Patterson, applicant**

**Sec. 28-48. – Commercial districts.**

(a) *C-1 District: Central Business District.* This district is composed of land and structures used to furnish, in addition to all 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 principal 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, subject to limitations designed to prevent the further congestion of the area that would result from overly intensive development.

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

- a. *Uses by right* – The uses listed below are permitted subject to the conditions specified (see definitions in [section 28-1](#)):

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**Animal sales and services (C-1).**

\*\*\*

**Sec. 28-1. – Definitions**

For the Purpose of this chapter certain words and phrases are defined as follows:

\*\*\*

**Animal sales and services (C-1): Retail sales, grooming, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops but excluding uses for livestock and large animals.**