

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 17, 2025, 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

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 March 20, 2025

E. COMMUNICATIONS

F. OLD BUSINESS:

1. Planned Building Group:
Placement of (4) multi-family residential buildings and (1) clubhouse; 5041 Imperial Drive; Coleman Partners Architects, applicant (*Council District 6 / Bayou Cane Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial); 132 Armour Drive; Terrebonne Children's Advocacy Center, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 3 / Bayou Cane Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

H. STAFF REPORT

1. Discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50

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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 20, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 17, 2025 INVOICES AND THE TREASURER'S REPORT OF MARCH 2025

1. Martin & Pellegriin, CPAs to present 2024 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al
Approval Requested: Process D, Minor Subdivision
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul B. Carter
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
Approval Requested: Process D, Minor Subdivision
Location: 10307 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Sealevel Construction
Surveyor: Duplantis Design Group, PC

b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6443 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Thomas R. Persac
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC
Approval Requested: Process D, Minor Subdivision
Location: 268 Corporate Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Wan, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land)
Approval Requested: Process D, Minor Subdivision
Location: 6380 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Zebec, LLC; Eric Boudreaux
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 6870 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association
 Approval Requested: Process D, Minor Subdivision
 Location: 5130 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
 Government Districts: Council District 2 / Gibson East Fire District
 Developer: SLECA; Matthew Peters, General Manager
 Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association
 Approval Requested: Process D, Minor Subdivision
 Location: 2513 Coteau Road, Terrebonne Parish, LA
 Government Districts: Council District 4 / Coteau Fire District
 Developer: SLECA; Matthew Peters, General Manager
 Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Tract 2, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.; Section 17, T20S-R16E, Terrebonne Parish, LA (3310 Bayou Dularge Road / Councilman Danny Babin, District 7)
2. Survey of the Western Boundary Line of Lot 6, Block 27 Creating Lot Line Shift with Lot 1, Lot 2, Block 27 and Northern Portion of Lot 3, Block 27; Section 7, T17S-R17E, Terrebonne Parish, LA (716 Wood Street / Councilman Kevin Champagne, District 5)
3. Revised Lots 5 & 9, A Redivision of Lots 5 & 9, Block 58 of Lovenstein Addition to the City of Houma belonging to Ladon A. Miller, et al; Section 7, T17S-R17E, Terrebonne Parish, LA (817 High Street / Councilman Charles "Kevin" Champagne, District 5)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

PLEASE ATTACH THE FOLLOWING INFORMATION:

- A. Site Plan Depicting the Following:
 - 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

- 1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 6.481 acres. A sum of \$44.18 dollars is enclosed and made a part of this application.



Signature of Applicant

February 26, 2025

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 or Authorized Agent

February 28, 2025

Date



SITE PLAN

SCALE: 1/32" = 1'-0"

0 32' 64'











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)

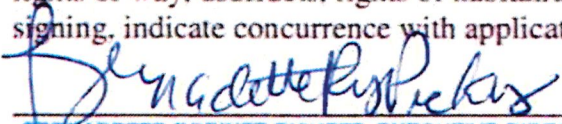
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 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):

TERREBONNE CHILDREN'S ADVOCACY CENTER, 305 VERRET STREET, HOUMA, LA, 70360 - 100% OWNERSHIP

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:



BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR
TERREBONNE CHILDREN'S ADVOCACY CENTER

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):

SEE ATTACHMENT.

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

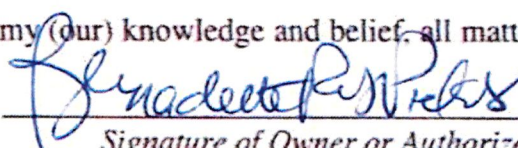
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.925 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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



Signature of Owner or Authorized Agent
BERNADETTE ROBINET PICKETT, EXECUTIVE DIRECTOR

132 ARMOUR DRIVE, HOUMA, LA 70364

REMAINING PORTION OF LOT 1, BLOCK 1 OF TERREBONNE PLAZA SUBDIVISION

OWNED BY: TERREBONNE CHILDREN'S ADVOCACY CENTER

REQUEST TO REZONE FROM R3 (MULTI-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY)) TO C2 (GENERAL COMMERCIAL DISTRICT)

**2. Reason For Amendment
Change in Conditions**

The adjacent lot at 118 Armour Drive is zoned as C2 and we are requesting that the lot at 132 Armour Drive be switched from a R3 to a C2 zoning. Changing the zoning will allow the owners more options for the use of the property.

3. Development Schedule

Development of this property is going to occur after all of the processes have been finalized with FEMA. At this time there is no anticipated development schedule for this property.

4. Market Information

N/A

5. Public Need

This proposed development will address the needs of the community.

6. Effect of the Amendment

The nature of this application is to re-zone the above referenced lot along Armour Drive from R3 (multi-family residential district) to C2 (general commercial district) as this lot along with the adjacent lot are owned by the Terrebonne Children's Advocacy Center.

The Center is in the process of demolishing the existing building located at 118 Armour Drive and plans to eventually relocate their office buildings that were damaged by Hurricane Ida to this location.

The effect of the proposed amendment is to allow the lot to be classified as C2 (general commercial district) which is the same classification as the lot next door at 118 Armour Drive and would not alter the aesthetics of the neighborhood.

7. Error

N/A



NOTE:
 THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A"

PROJECT NO: 25-027
DIRECTORY: 2025/25-027
FILE: ZONING EXHIBITS.dwg
FIELD BOOK:
MAP NO.

DATE	DESCRIPTION	BY
	REVISION	

N.T.S.

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MARCH 25, 2025		PROJECT: 25-027

OWNER	TERREBONNE CHILDREN'S ADVOCACY CENTER
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 1, T17S-R17E ALSO SECTION 9, T16S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	EXISTING ZONING

SHEET
1



NOTE:
 THIS PLAT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "B"

PROJECT NO: 25-027			N.T.S.
DIRECTORY:2025/25-027			
FILE: ZONING EXHIBITS.dwg			
FIELD BOOK:			
MAP NO.			
DATE	DESCRIPTION	BY	
	REVISION		

N.T.S.		
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DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DESIGNED:	DETAILED: JED	TRACED:
CHECKED:	CHECKED:	CHECKED:
DATE: MARCH 25, 2025		PROJECT: 25-027

OWNER:	TERREBONNE CHILDREN'S ADVOCACY CENTER
PROJECT:	ZONING CHANGE REQUEST LOCATED IN SECTION 1, T17S-R17E ALSO SECTION 9, T16S-R17E TERREBONNE PARISH, LOUISIANA
TITLE:	PROPOSED ZONING

SHEET	2
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ZLU 25/6
Dist. No. 1/COH

***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: 3/25/2025

Lonzo Lavine

Applicant's Name

109 Merlin St.

Address

Gray

City

LA

State

70359

Zip

985-991-3064

Telephone Number (Home)

(Work)

owner

Interest in Ownership (Owner, etc.)

710 May St.; Lot 6, Block 4, Add. No. 1, FairSITE

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

Subdivision

Zoning Classification Request:

From: R-1

To: C-2

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:

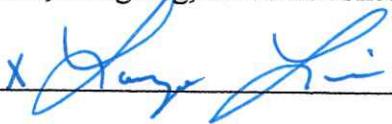
6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Lonzo Lavine

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

X 

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 

APPLICATION FEE SCHEDULE

The City of Houma has adopted the following fee schedule:

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


Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own < 1 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

X 
Signature of Owner or Authorized Agent

**710 May Street
Lot 6, Block 4, Add. No. 1, Fairsite Subdivision
Lonzo Lavine, Applicant**

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

Amendment Policy

2. Reasons For This Amendment

Change in Conditions

The availability of affordable housing has decreased in the area due to the aftermath of Hurricane Ida. The applicant intends to build a duplex on the property which is a permitted use within C-2 zoning district. This district would be more suitable than R-2 (Two-Family Residential) because mobile homes which would not be a good fit for the subdivision are not allowed in C-2.

Limitations On Proposed Amendments

The adjacent property at 708 May Street is currently zoned C-2 (General Commercial) so the proposed rezone is exempt from the minimum size requirement.

Exhibits Required

3. Legal Description

Lot 6, Block 4, Add. No. 1, Fairsite Subdivision

4. Market Information

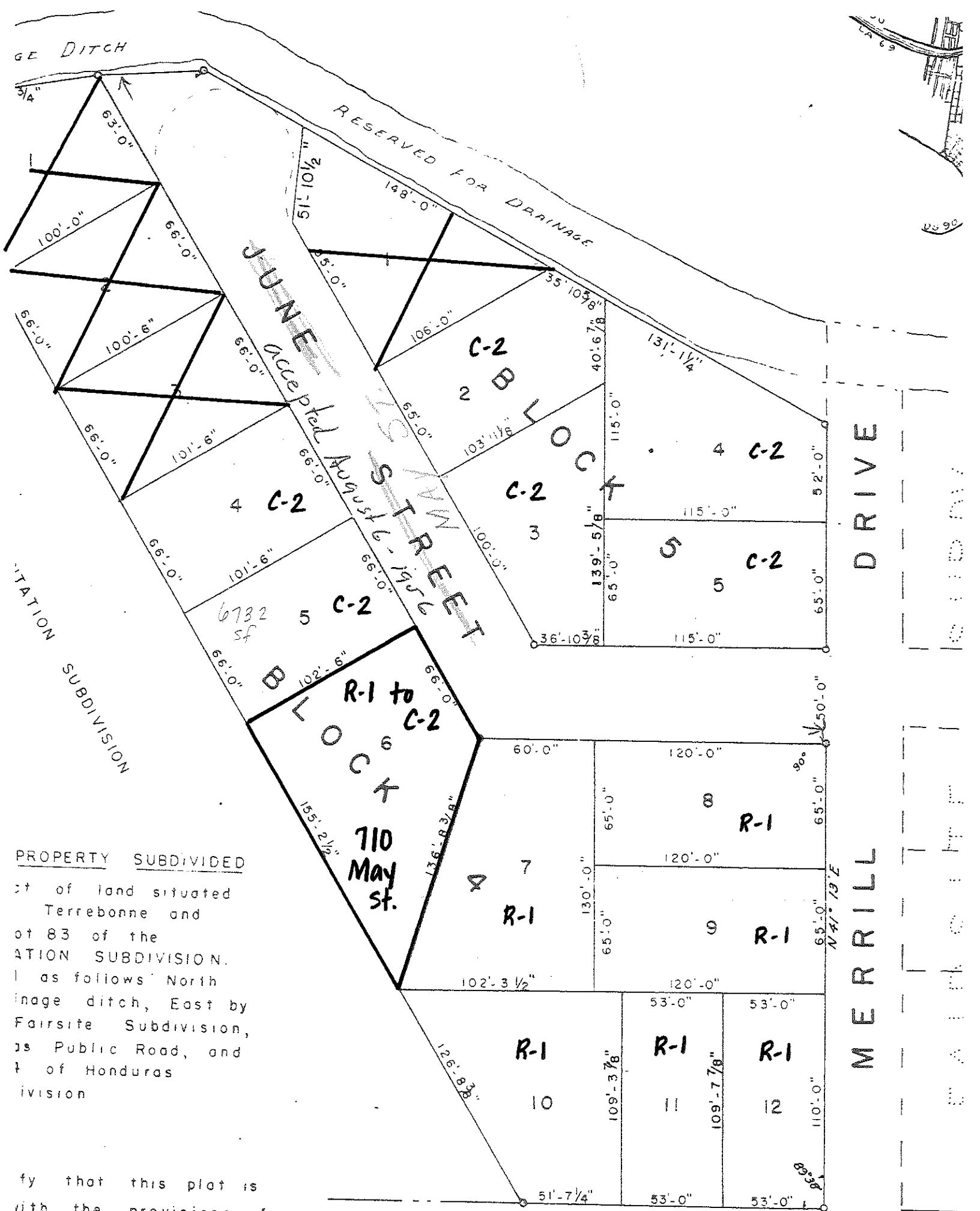
N/A

5. Development Schedule

Immediately after approval, if granted.

6. Effect of Amendment

This change would not alter the aesthetics in the surrounding area.



PROPERTY SUBDIVIDED

Part of land situated in Terrebonne and St. Landry parishes of the State of Louisiana, being a portion of 83 of the FAIRSITE SUBDIVISION, as follows: North by drainage ditch, East by Fairsite Subdivision, South by Public Road, and West by Honduras Public Road.

Witness my hand and seal this 15th day of August, 1956, at New Orleans, Louisiana, and I hereby certify that this plat is correct and conforms with the provisions of the Act of the Louisiana Legislature of the 1930 session of the Louisiana and I hereby

B. Davis
B. Davis, C.E. No. 873

Authority for the passage of this plat is hereby granted to the public over the property shown on this map. The authority shall be limited to the use and maintain the property for the purpose of public passage, to lay water and gas lines, and to construct drainage structures.

HONDURAS PUBLIC ROAD

ADDENDUM NO. 1
TO
FAIRSITE SUBDIVISION
BEING A SUBDIVISION OF
PROPERTY BELONGING TO MRS.
LABAN PORCHE, LOCATED IN
SECTION 105, T17S, R17E,
TERREBONNE PARISH, LOUISIANA