

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

JANUARY 16, 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 December 19, 2024

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 1141 Roussell Street; Tai Raymond, applicant; and call a Public Hearing for Thursday, February 20, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 7401 Park Avenue; Richard Real Estate & Management, LLC, c/o Kayla Brown, Manager, applicant; and call a Public Hearing for Thursday, February 20, 2025 at 6:00 p.m. (*Council District 2 / Bayou Cane Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 December 19, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 16, 2025 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2024

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 2-A, 2-B, and 2-C, A Redivision of Property belonging to Brandon's Quality Oysters, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 2511 South Madison Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: John Dale "Zach" Lea, PH.D.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lot "A" and Lots "C-1" & "C-2," A Redivision of Lots "A" & "C" belonging to the Estate of Wallace R. Ellender, III
Approval Requested: Process D, Minor Subdivision
Location: 4455 Hwy. 24 & St. Andrew Street, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Theresa-Marie Ellender
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park, Phase 2
Approval Requested: Process B, Mobile Home Park-Final
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Update on Commissioners who have completed the required Ethics Training and Preventing Sexual Harassment Training for the calendar year 2024
2. Discussion and possible action regarding the American Planning Association's National Conference to be held March 29-April 1, 2025 in Denver, Colorado (Online, April 23-25, 2025)

I. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts 4-A & 4-B, A Redivision of Revised Tracts 4-A & 4-B, Property belonging to Daniel J. LeBlanc, et ux; Section 61, T16S-R14E and Section 72, T16S-R15E, Terrebonne Parish, LA (5913 Bayou Black Drive / Councilman John Amedée, District 4)
2. Tracts "A" & "B", A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc.; Section 96, T17S-R17E, Terrebonne Parish, LA (603 Sixth Street / Councilman Charles "Kevin" Champagne, District 5)

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 DECEMBER 19, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 19, 2024 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 him and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present was Mr. B.J. Schmill, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *Mr. Chris Pulaski was unable to attend the meeting.*
- 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. *There were no conflicts 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 November 21, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. STAFF REPORT: None.
- G. COMMISSION COMMENTS:
1. Zoning & Land Use Commissioners' Comments: None.
 2. Chairman's Comments: None.
- H. PUBLIC COMMENTS: None.
- I. Mr. Rogers moved, seconded by Mr. Smith: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:02 p.m."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. 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 DECEMBER 19, 2024.**

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

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, February 20, 2025

@ 6:00 p.m.

ZLU/F.1(a)

ZLU25/1
Dist 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: 12/9/2024

Tai Raymond
Applicant's Name

222 Authement St. Houma LA 70363
Address City State Zip

985-217-5707
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

1141 Roussell St., Lot 2 Block 10, Breaux-Morrison
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Addition

Zoning Classification Request:

From: R-1 To: R-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.

X _____ **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:

X 

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

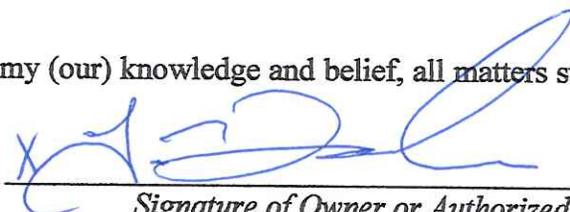
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 41 acres. A sum of \$25⁰⁰ 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

**1141 Roussell Street
Lot 2, Block 10, Breaux-Morrison Addition
Tai Raymond, Applicant**

Request to Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)

Amendment Policy

2. Reasons For This Amendment

Change in Conditions

Over the past few decades, numerous properties in the immediate area have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option.

Limitations On Proposed Amendments

The adjacent property at 1143 Roussell Street is currently zoned R-2 (Two-Family Residential) so the proposed rezone is exempt from the minimum size requirement. Should rezone to R-2 go through, applicant will need to apply to the Board of Adjustment for a Special Exception to place a mobile home in an R-2 zoning district.

Exhibits Required

3. Legal Description

Lot 2, Block 10, Breaux-Morrison Addition

4. Market Information

N/A

5. Development Schedule

Immediately after approval, if granted.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, February 20, 2025

@ 6:00 p.m.

ZLU/F.1(b)

*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 25/2
Dist. 2
Bayou
Cane

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: 12/30/24

RICHARD REAL ESTATE AND MANAGEMENT, LLC (C/O KAYLA BROWN-MANAGER)

Applicant's Name

138 SAGEWOOD DR. THIBODAUX LA 70301
Address City State Zip

(504) 388-7017
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

7401 PARK AVE HOUMA LA 70360
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: C-2

Previous Zoning History: _____ No _____ X Yes

If Yes, Date of Last Application: 1/03/12

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.

