

# 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

**JULY 17, 2025, 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 7/9/2025*

**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 the Minutes of the Zoning & Land Use Commission for the Regular Meeting of June 26, 2025

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

1. 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 (*Council District 1 / City of Houma Fire*)

**G. OLD BUSINESS:**

1. Reconsideration of Planned Building Group conditional approval given on May 15, 2025 for the placement of five (5) residential units at 7389, 7393, 7397, & 7401 Park Avenue (revised site plan); Richard Real Estate & Management, LLC, applicant

**H. NEW BUSINESS:**

1. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 127 Samuel Street, Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville; Iona L. Brown, applicant; and call a Public Hearing on said matter for Thursday, August 21, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
  - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant; and call a Public Hearing on said matter for Thursday, August 21, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**I. STAFF REPORT**

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. 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 June 26, 2025

**E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 17, 2025 INVOICES AND THE TREASURER'S REPORT OF JUNE 2025**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. 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
2. a) Subdivision: Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 5880 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Freddie J. Triche  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Variance Request: Variance from the fire hydrant distance requirements [Lot 2-B-1 to be 260' in lieu of the required 250' (within 10% allowance)]  
  
c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Lots 2-A & 2-B, A Redivision of Property belonging to Norman L. Billiot, Jr., et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4364 & 4365 Lori Ann Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Daisy & Norman L. Billiot, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Request: Variance from the minimum frontage width (Tract 2-B to be 20' in lieu of the required 25')  
  
d) Consider Approval of Said Application
2. a) Subdivision: Division of Property belonging to Absolute Property Investments, LLC (Tracts A, B, & C)  
Approval Requested: Process D, Minor Subdivision  
Location: 5464 & 5478 West Main Street, 106, 110, 114, & 118 Morello Court, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Jill B. Falgout & Stephen R. Falgout  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phases A-D  
Approval Requested: Process C, Major Subdivision-C&P  
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Prime Land Development  
Surveyor: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

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

1. Revised Tract 2 and Revised Tract 8, A Redivision of Property belonging to Richard Perera and Colin Baugh; Sections 72 & 83, T15S-R16E, Terrebonne Parish, LA (*124 Main Project Road & 146 Perera Court / Councilman John Amedée, District 4*)
2. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B" belonging to WS-PK Property, LLC, et al; Section 5, T17S-R17E, Terrebonne Parish, LA (*6868 West Park Ave. / Charles "Kevin" Champagne, District 5*)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing*  
Discussion and possible action regarding proposed RV Park Regulations

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

1. Presentation by Commissioner Michael Billiot regarding Houma United Nations and the proposed use of grant funds received

**N. ADJOURN**

***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. Gray LA 70359  
Address City State 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.
- 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:
- Land area to be affected;
  - Present zoning classification of area to be affected and zoning classification of abutting districts;
  - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - All existing and proposed structures with supporting open facilities;
  - 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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
  - 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.

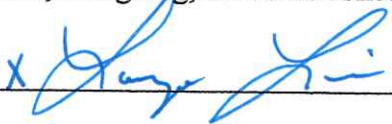
**SIGNATURES REQUIRED**

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:

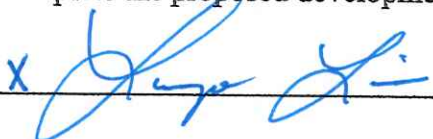
X 

---

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 21 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

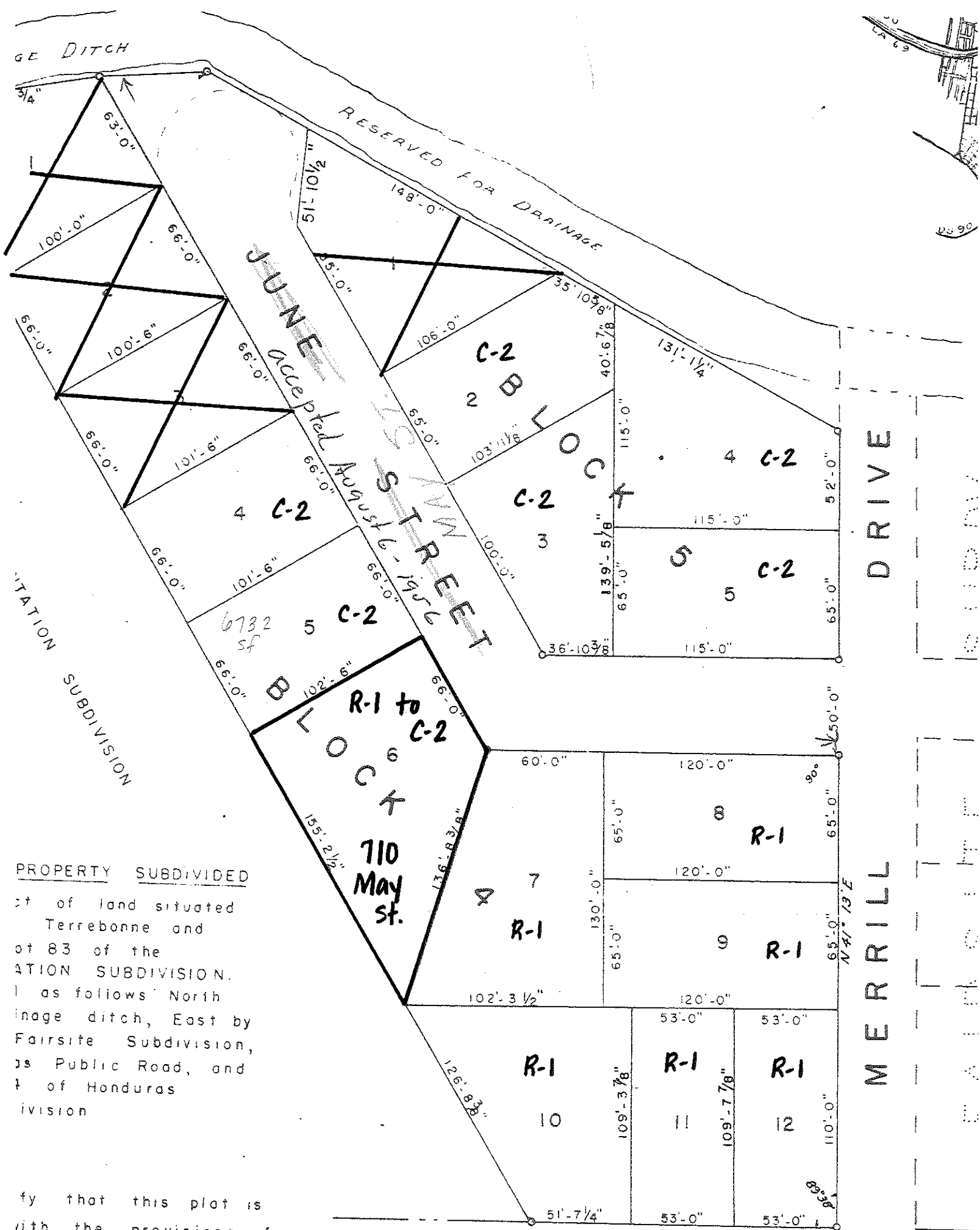
**5. Development Schedule**

Immediately after approval, if granted.

**6. Effect of Amendment**

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

---



PROPERTY SUBDIVIDED

of land situated  
Terrebonne and  
of 83 of the  
ATION SUBDIVISION.  
as follows: North  
image ditch, East by  
FairSITE Subdivision,  
as Public Road, and  
of Honduras  
ivision

fy that this plot is  
with the provisions of  
1930 session of the  
Louisiana and I hereby

*Thomas P. Lewis*  
B. Davis, C.E. No. 873

HONDURAS PUBLIC

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

of passage is hereby  
of the public over  
shown on this map.  
be limited to the  
to use and maintain  
purpose of public passage,  
o lay water and gas  
drainage structures



*Houma-Terrebonne Regional Planning Commission*  
*Zoning & Land Use Commission*  
P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

ZLU25/1  
Dist. 2  
Bayou Cane

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

RICHARD REAL ESTATE AND MANAGEMENT, LLC

Applicant's Name

138 SAGEWOOD DR

THIBODAUX

LA

70301

Address

City

State

Zip Code

4/25/2025

/ 504-388-7017

Date

Telephone Number(s)

100%

Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: TRACT A, A REDIVISION OF PROPERTY BELONGING TO RICHARD REAL ESTATE AND MANAGEMENT, LLC
2. Location: 7389, 7393, 7397 & 7401 WEST PARK AVE
3. Zoning District: C-2
4. Total Land Area: 1.079 ACRES
5. Total Number of Units: 5
6. Gross Floor Area: 6,192 SQ. FT.
7. Total Parking Spaces Provided: 24
- Total Parking Spaces Required: 24
8. Approximate Cost of Work Involved: \_\_\_\_\_
9. Has any previous application been made: NO X YES \_\_\_\_\_

If Yes, please describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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:

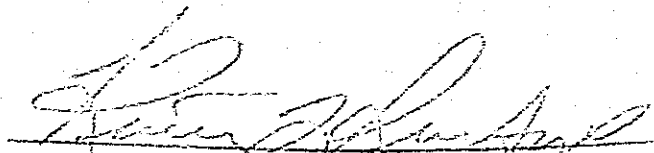
1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

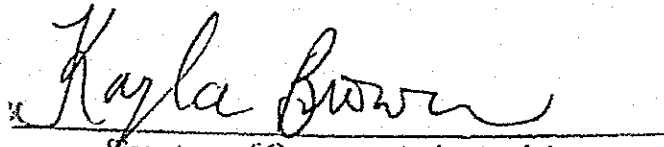
I (We) own 1.079 acres. A sum of \$27.77 dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant

4/28/25

\_\_\_\_\_  
Date

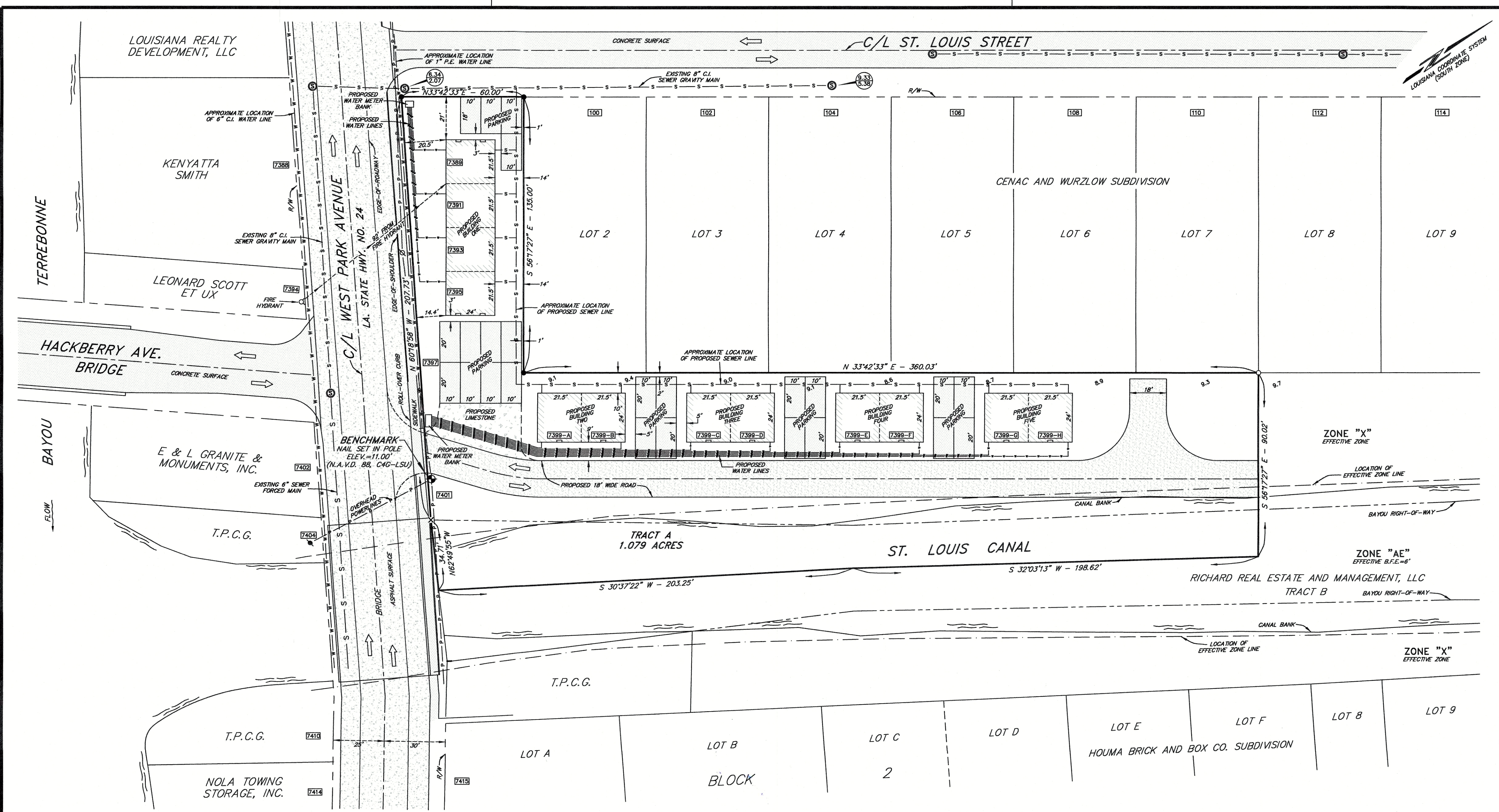
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

4/28/25

\_\_\_\_\_  
Date





**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**REFERENCE MAPS:**  
THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 62581, 484271 AND MAP NO. 71 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE, 1983 DATUM. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE FLOW
  - INDICATES SEWER MANHOLE

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

Surveyor's Signature: *[Signature]*

**PLAT SHOWING PROPOSED  
PLANNED BUILDING GROUP BELONGING TO  
RICHARD REAL ESTATE AND MANAGEMENT, LLC  
LOCATED IN SECTION 6, T17S - R17E  
TERREBONNE PARISH, LOUISIANA**

**Keneth L. Rembert, PLS**  
— LAND SURVEYORS —  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641

**GRAPHIC SCALE**  
30' 15' 0' 30' 60'

**STATE OF LOUISIANA**  
**KENETH L. REMBERT**  
REG. No. 331  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DRAWN: B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 30'  
DATE: 24 APR 25



## Becky Becnel

---

**From:** Christopher Pulaski  
**Sent:** Friday, May 9, 2025 10:24 AM  
**To:** Mike Palmer  
**Cc:** Becky Becnel  
**Subject:** Re: May 15th meeting

Thanks. Feel free to contact the architect or applicant directly. I am also cc'ing Becky so we can get this into the ZLUC files and incorporate it into our staff report.

Christopher Pulaski, PLA  
TPCG, Director of Planning and Zoning  
(985) 873-6569

---

**From:** Mike Palmer <mpalmer@bcfire.org>  
**Sent:** Friday, May 9, 2025 10:08:31 AM  
**To:** Christopher Pulaski <cpulaski@tpcg.org>  
**Subject:** May 15th meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Item for the May 15<sup>th</sup> meeting. Zoning and land use Commission.

If we are to early, please let me know.

Reference:

### G. NEW BUSINESS:

#### 1. Planned Building Group:

Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (Council District 2 / Bayou Cane Fire)

Regarding the new access road along St. Louis Canal. Proposed road is 18 feet wide.

NFPA 1:

18.2.3.5.1.1\* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

This access road will also require a new fire hydrant.

NFPA 1:

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

I can also reach out to the architect.

Thanks



Mike Palmer NREMT-Advanced  
Chief Of Fire Prevention | BAYOU CANE FIRE PROTECTION DISTRICT

(985)856-4862   [mpalmer@bcfire.org](mailto:mpalmer@bcfire.org)  
(985) 580-7230   (985) 580-7238   [www.bcfire.org](http://www.bcfire.org)  
6166 W. Main St. Houma, LA 70360



---

PRIVILEGED AND CONFIDENTIAL: This communication, including attachments, is for the exclusive use of recipient(s) and may contain proprietary, confidential, privileged and/or protected health information that is subject to use and disclosure restrictions under federal law. The recipient must take care to protect the privacy of such information. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender by replying to this message, delete this e-mail immediately, and destroy all copies.

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



# Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446  
Phone (985) 873-6793 • htrpcinfo@tpcg.org

---

May 16, 2025

Mr. Ken L. Rembert, P.L.S.  
Keneth L. Rembert Land Surveyors  
635 School Street  
Houma, LA 70360

Re: Planned Building Group, Placement of (5) residential units, 7389, 7393, 7397, & 7401 Park Ave.

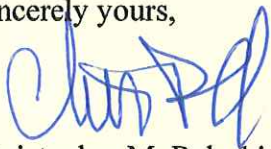
Dear Mr. Rembert:

Please be advised that the Houma-Terrebonne Regional Planning Commission, Zoning & Land Use Commission, at its meeting of May 15, 2025, voted to **approve** the Planned Building Group application for the above referenced property conditioned upon the following:

1. satisfying the Bayou Cane Fire Protection District's requirements per an email dated 5/9/2025 (attached), and
2. installing a play area as per the requirements.

If you have any questions concerning this matter, please do not hesitate in contacting our office at (985) 873-6793.

Sincerely yours,



Christopher M. Pulaski, PLA, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

CMP/bmb  
Attachment

cc: Kayla Brown, *Richard Real Estate & Management, LLC*  
Councilman Carl Harding, *District 2*  
Correspondence File

---

ROBBIE LINER, Chairman  
JAN ROGERS, Vice Chairman  
BARRY SOUDELIER, Secretary/Treasurer  
MICHAEL BILLIOT  
TERRY GOLD  
CLARENCE MCGUIRE  
ANGELE POIENCOT  
TRAVION SMITH  
WAYNE THIBODEAUX

---

CHRISTOPHER M. PULASKI, PLA  
Director  
BECKY M. BECNEL  
Minute Clerk  
DERICK BERCEGEAY  
Legal Advisor  
  
Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

## Becky Becnel

---

**From:** Christopher Pulaski  
**Sent:** Friday, May 9, 2025 10:24 AM  
**To:** Mike Palmer  
**Cc:** Becky Becnel  
**Subject:** Re: May 15th meeting

Thanks. Feel free to contact the architect or applicant directly. I am also cc'ing Becky so we can get this into the ZLUC files and incorporate it into our staff report.

Christopher Pulaski, PLA  
TPCG, Director of Planning and Zoning  
(985) 873-6569

---

**From:** Mike Palmer <mpalmer@bcfire.org>  
**Sent:** Friday, May 9, 2025 10:08:31 AM  
**To:** Christopher Pulaski <cpulaski@tpcg.org>  
**Subject:** May 15th meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Item for the May 15<sup>th</sup> meeting. Zoning and land use Commission.

If we are to early, please let me know.

Reference:

### G. NEW BUSINESS:

#### 1. Planned Building Group:

Placement of (5) residential units; 7389, 7393, 7397, & 7401 Park Avenue; Richard Real Estate & Management, LLC, applicant (Council District 2 / Bayou Cane Fire)

Regarding the new access road along St. Louis Canal. Proposed road is 18 feet wide.

NFPA 1:

18.2.3.5.1.1\* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

This access road will also require a new fire hydrant.

NFPA 1:

18.5.1.6 Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire department access road.

I can also reach out to the architect.

Thanks



Mike Palmer NREMT-Advanced  
Chief Of Fire Prevention | **BAYOU CANE** FIRE PROTECTION DISTRICT

---

📞 (985)856-4862 ✉️ [mpalmer@bcfire.org](mailto:mpalmer@bcfire.org)  
☎️ (985) 580-7230 📠 (985) 580-7238 🌐 [www.bcfire.org](http://www.bcfire.org)  
📍 6166 W. Main St. Houma, LA 70360



---

**PRIVILEGED AND CONFIDENTIAL:** This communication, including attachments, is for the exclusive use of recipient(s) and may contain proprietary, confidential, privileged and/or protected health information that is subject to use and disclosure restrictions under federal law. The recipient must take care to protect the privacy of such information. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender by replying to this message, delete this e-mail immediately, and destroy all copies.

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



## Zoning & Land Use Commission

*Heuma, 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: 06-20-2025

Iona Lyons Brown

Applicant's Name

120 Samuel St.

Houma, La.

70363

Address

City

State

Zip

Cell: 985-647-1364

Home: 985-868-5989

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

127 Samuel St. Houma, La. 70343

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

Southernmost 20' of lot 15 & Northernmost 30' of lot 16, Block E, Mechanicville

Zoning Classification Request: (Request zone changed to where I can place a mobile home on the property)

From:

R-1

To:

~~R 3~~

R-2

Previous Zoning History:

No

Yes

If Yes, Date of Last Application:

## 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:

(Name) Ms. Iona Lyons Brown (interest address): 127 Samuel St  
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:

(N/A)

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

(N/A)

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:

Iona Lyons Brown

**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.

Iona Lyons-Brown

Signature of Owner or Authorized Agent

**127 Samuel Street  
Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E,  
Mechanicville Subdivision  
Iona L. Brown, 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 Mechanicville Subdivision 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. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

**Limitations On Proposed Amendments**

Most surrounding property is zoned R-1 (Single-Family Residential) so the proposed rezone doesn't meet the minimum size requirement for a new R-2 zoning district.

**Exhibits Required**

**3. Legal Description**

Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville Subdivision

**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.

---



**Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)**  
**127 Samuel Street**  
**Southernmost 20' of Lot 15 & Northernmost 30' of Lot 16, Block E, Mechanicville**  
**Iona L. Brown**

## *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: 6/30/25

IRONMAN PROPERTIES OF AMERICA, LLC

*Applicant's Name*

PO BOX 61	BOURG	LA	70343
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

985-804-0090

---

Telephone Number (Home) (Work)

100%

---

*Interest in Ownership (Owner, etc.)*

2620 ISAAC ST LOT 14, BLOCK 2, BARROWTOWN SUBDIVISION

---

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

Zoning Classification Request:

From: R-1 To: R-2

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.

  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. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

**EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.



5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED

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:

X

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):

X

**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

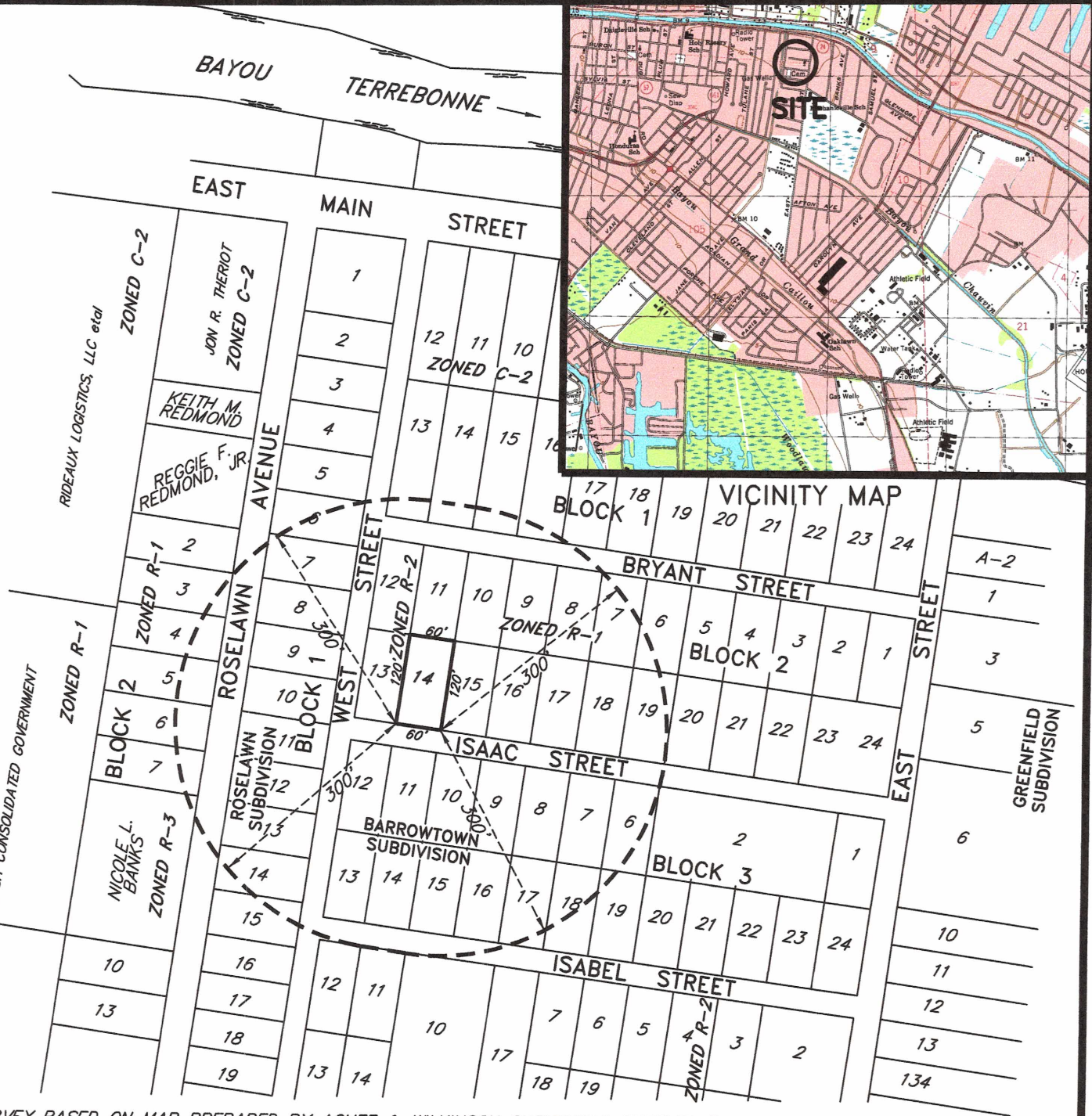
I (We) own 0.17 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

**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





THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0252, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" IS AN AREA OF MINIMAL FLOODING).

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

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

MAP SHOWING LOT 14 SQUARE 2 OF  
BARROWTOWN SUBD. TO BE REZONED  
FROM ZONE R-1 TO ZONE R-2  
LOCATED IN SECTION 8, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JUNE 26, 2025

SCALE: 1" = 200'

*[Signature of Kenneth L. Rembert]*

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782

