

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

APRIL 15, 2021, THURSDAY

6:00 P.M.

MUNICIPAL AUDITORIUM
880 Verret Street, Houma, Louisiana
(Temperature Screening and Face Masks Required)

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 18, 2021

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planning Approval:
Proposed church in an R-1 (Single-Family Residential) zoning district; 1887 Prospect Boulevard, Lot 29-A, Block 7, Addendum No. 3, Roberta Grove Subdivision; Heritage Baptist Church, c/o Pastor Richard Way, applicant
2. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants; and call for a Public Hearing on Thursday, May 20, 2021 at 6:00 p.m.

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. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 18, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 15, 2021 INVOICES AND THE TREASURER'S REPORT OF MARCH 2021

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: Redivision of Parcels B, D, F, F1, G, H, and I into Tract A and Lots 1 through 10 of Gulf South Square being a Portion of Lot 172, Honduras Plantation Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 991 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. DeFraités, Jr. & John M. DeFraités
Surveyor: Providence Engineering & Environmental Group, LLC
- b) Public Hearing
- c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Division of Property belonging to Daniel A. Brien, or assigns and Bonnie Brien Caro, or Assigns (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 2829 Bayou Blue Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Blue Fire District
Developer: Daniel A. Brien
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 2. a) Subdivision: Division of Property belonging to the Estate of W.J. Blanchard, Jr. (Lot 9 + remainder)
Approval Requested: Process D, Minor Subdivision
Location: 4166 West Main Street, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Eartha St. Amant
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the required 25' public road frontage
- d) Consider Approval of Said Application
- 3. a) Subdivision: Division of Lot 18, Block 2 of Barrow Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 353 Dixie Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Corey Williams
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 4. a) Subdivision: Benjamin Estates
Approval Requested: Process C, Major Subdivision-Conceptual
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, L.L.C.
Surveyor: Duplantis Design Group, P.C.
- b) Consider Approval of Said Application
- 5. a) Subdivision: Redivision of Two Tracts into Tracts A, B, and C on Property belonging to GLCB, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6451, 6453, 6473, 6475, 6481 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Andrée Casey
Surveyor: Providence Engineering & Environmental Group, LLC
- b) Public Hearing
- c) Variance Request: Variance from the commercial fire hydrant requirements, 190' in lieu of the required 150'
- d) Consider Approval of Said Application

6. a) Subdivision: Tract "L", Property belonging to the Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust
 Approval Requested: Process D, Minor Subdivision
 Location: 199 Klondyke Road, Terrebonne Parish, LA
 Government Districts: Council District 9 / Little Caillou Fire District
 Developer: Philip J. Duplantis & Gloria B. Duplantis Revocable Living Trust
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Trinity Commercial Park, Addendum No. 3
 Approval Requested: Process D, Minor Subdivision
 Location: Easternmost End of Trinity Lane, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, L.L.C.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
8. a) Subdivision: Progressive Square Townhomes Subdivision
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: End of Rue D'Iberville, Terrebonne Parish, LA
 Government Districts: Council District 2 / Bayou Cane Fire District
 Developer: Travis Buquet Home Builders, Inc.
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
9. a) Subdivision: Division of Batture Tracts belonging to Michael J. Samanie, Garret & Becky Hohensee, and an Existing Batture Tract belonging to Summerfield Properties, LLC to be acquired by TPCG for Hollywood Road Bridge Construction
 Approval Requested: Process A, Raw Land Division
 Location: 3400 & 3418 Southdown Mandalay Road, Terrebonne Parish, LA
 Government Districts: Council District 6 / City of Houma & Bayou Black Fire District
 Developer: Terrebonne Parish Consolidated Government
 Surveyor: GIS Engineering, LLC
 - b) Public Hearing
 - c) Variance Request: Variance from the minimize lot size requirements, property to be acquired by TPCG for Hollywood Road Bridge construction
 - d) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 4, A Redivision of Revised Lot 4, Block 4, Phase 2 of Mulberry Gardens Subdivision and Revised Lot 10, A Redivision of Reviserd Lot 10, Block 4, of South Point Estates Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA

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 (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF MARCH 18, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of March 18, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:04 p.m. at the Municipal Auditorium with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Dr. L.A. “Budd” Cloutier, Jr.; Mr. Kyle Faulk, Chairman; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard and Ms. Rachael Ellender, Secretary/Treasurer. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of February 25, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard and Ms. Ellender. **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. Liner moved, seconded by Mr. Rogers: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:06 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Liner. **THERE WAS RECORDED: YEAS:** Dr. Cloutier, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Burgard and Ms. Ellender. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

Kyle Faulk, Vice-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 MARCH 18, 2021.**

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

ZLU / D

**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

**Zoning & Land Use Commission
Application**

Name: Heritage Baptist Church / Richard Way
Address: 1887 Prospect Blvd.
Phone: 985-991-2132

Application For: Planning Approval \$10.00/application Home Occupation \$10.00/application
 Parking Plan \$50.00/plan Special Plan \$10.00/application

The premises affected are situated at 1887 Prospect Blvd in a R-1 Zoning District. The legal description of the property involved in this application is: Lot 29-A

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

Applicant's interest in the premises affected: proposed

Approximate cost of work involved: \$300,000 ±

Explanation of property use: Church

Plot Plan attached: Yes No Drainage Plan attached: Yes No

Ground Floor Plan and Elevations attached: Yes No

Address of adjacent property owners:

1. _____ 2. _____

3. _____

Heritage Baptist Church
Richard Way
Signature of Applicant or Agent

985-991-2132
Phone Number

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

Heritage Baptist Church
Richard Way
Signature of Applicant or Agent

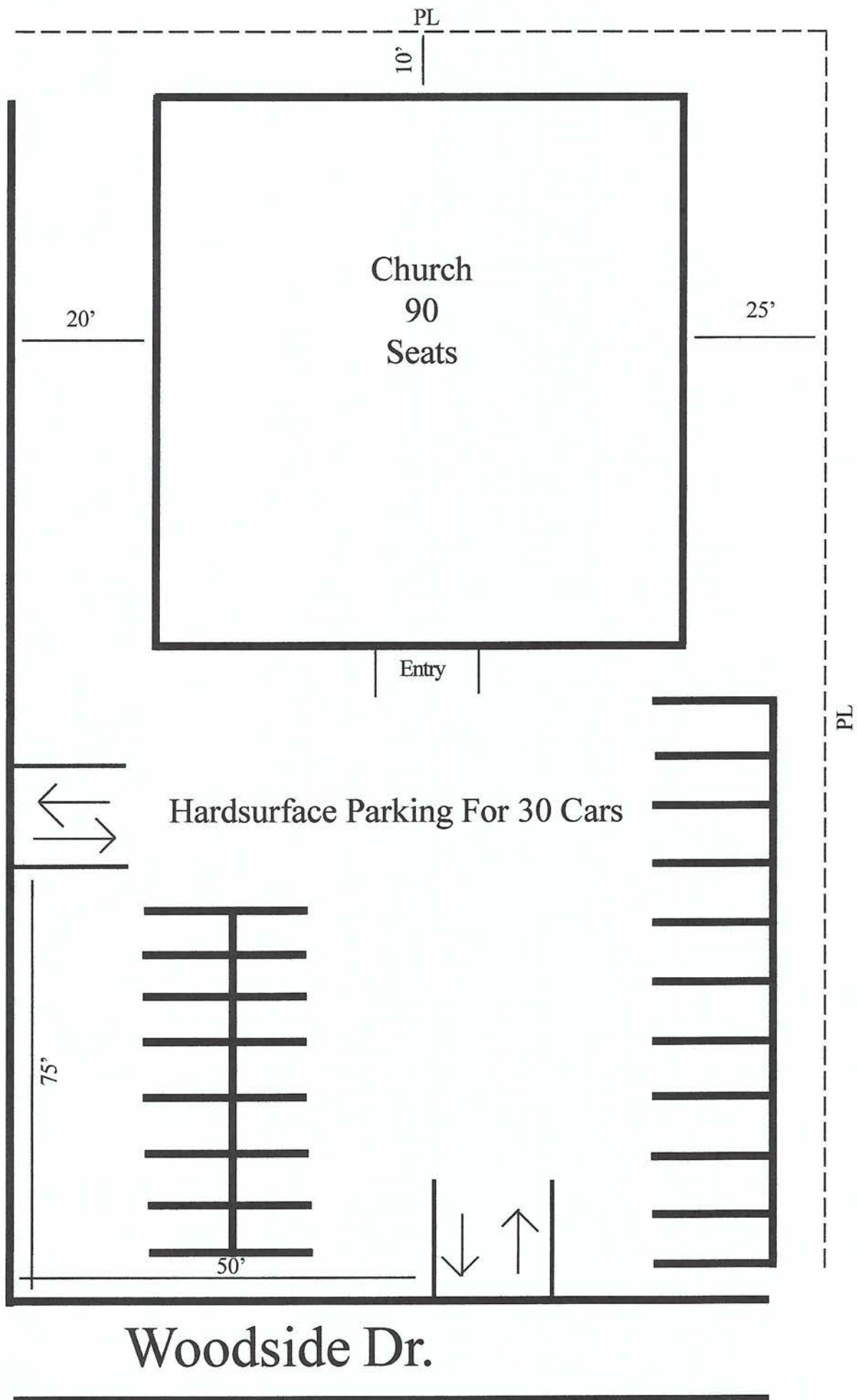
3-23-21
Date

Revised 3/30/06

ZLU / F.1

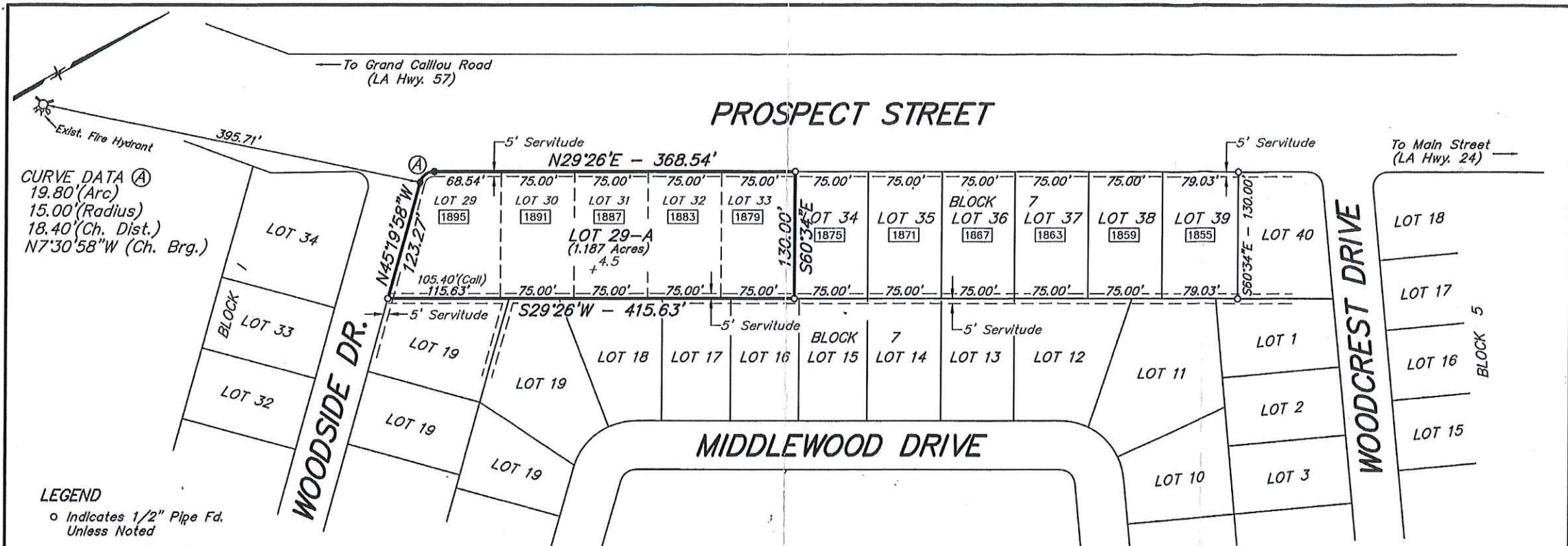
N.T.S.

Prospect Blvd.



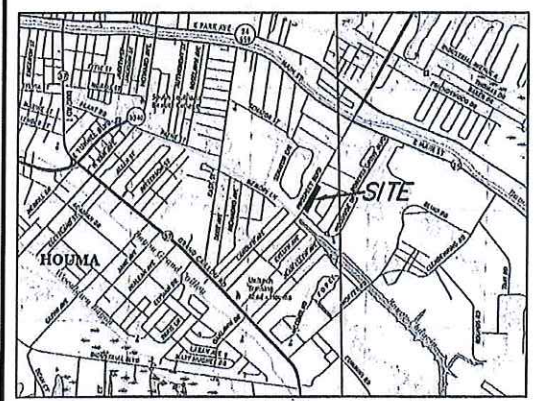
Site Plan - Heritage Baptist Church
1887 Prospect Blvd.

ZLU / F.1



LEGEND

- Indicates 1/2" Pipe Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- 0000 Indicates Address
- +0.0 Indicates Ground Elevation



VICINITY MAP

CAD # 6504

APPROVED & ACCEPTED ADMINISTRATIVELY THIS DATE: 1/8/2021
 BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

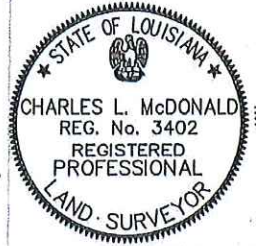
BY: Kyle D. Jank
 BY: Charles L. McDonald

NOTE: BEARINGS INDICATED HEREON ARE BASED ON SURVEY MAP ENTITLED: "ADDENDUM No. 3 TO ROBERTA GROVE SUBDIVISION" prepared by DeFraitte & Associates, Inc. dated April 5, 1968 and recorded at entry no. 339552.

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "A1", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0255 C)

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



MAP SHOWING LOT LINE SHIFT BETWEEN LOTS 29 THRU 33, BLOCK 7 OF ADDENDUM No. 3 TO ROBERTA GROVE SUBDIVISION LOCATED IN SEC.'S 2 & 21, T17S-R18E, SEC.'S 9, 10 & 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

5 OCTOBER 2020

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

COPY
ZLU / F.1

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

APPROVED: Charles L. McDonald

REG. P.L.S. No. 3402

**PRELIMINARY
HEARING
ONLY**

**Rezone from R-1 to R-2
110 Banks Avenue**

**PUBLIC HEARING
scheduled for:**

Thursday, May 20, 2021

@ 6:00 p.m.

ZLU/F.2

ZLU 21/3
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: 3/29/21

GERALDINE LYONS MILLER & BEZELDA WILLIAMS
Applicant's Name

P.O. BOX 826 HOUMA LA 70361
Address City State Zip

985-872-2169 cell 688-6332 DEREK MILLER
Telephone Number (Home) (Work)

OWNERS 50/50
Interest in Ownership (Owner, etc.)

110 BANKS AVE, HOUMA, LA, 70363
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 47 BLOCK B MECHANICVILLE SUBD.

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: _____

ZLU / F.2

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.

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):

GERALDINE LYONS MILLER (50%)
GEZELDA WILLIAMS (50%)

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:

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):

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

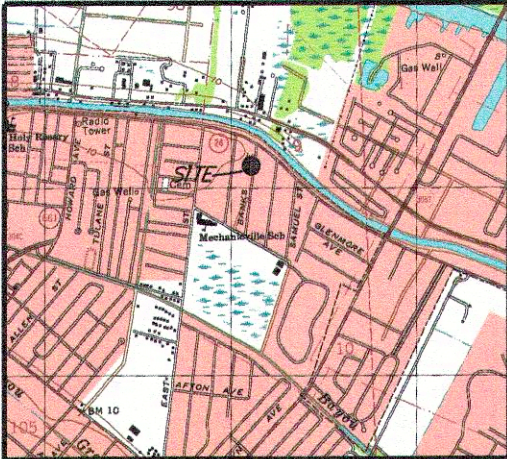
Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own 0.23 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

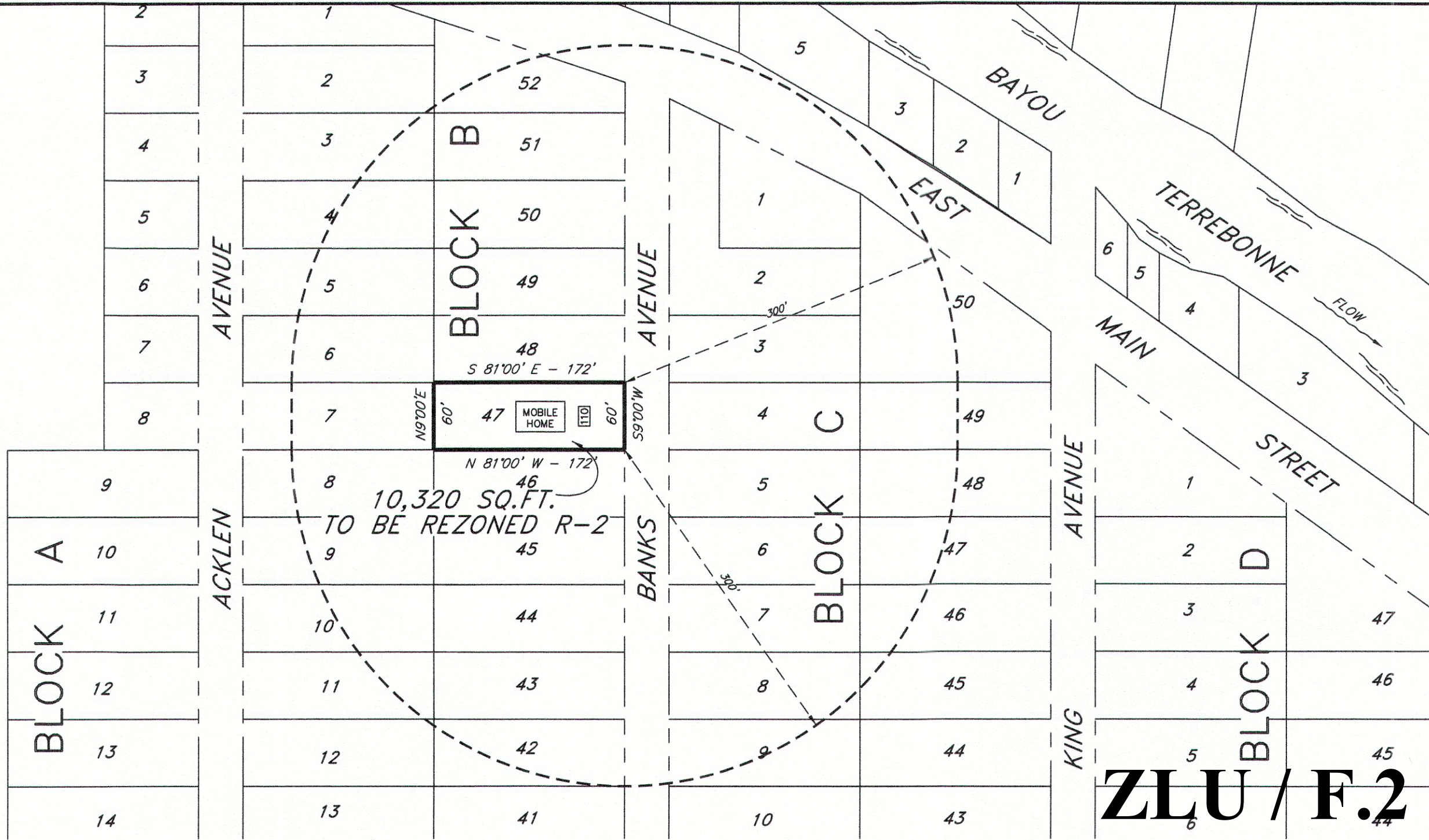
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Mrs. Gezelda Lyons Williams Gerald Lyons Miller
 Signature of Owner or Authorized Agent



VICINITY MAP

SHARON BREAU
DOWELL



ZLU / F.2

PLAN SHOWING LOT 47 OF BLOCK B
IN MECHANICSVILLE SUBDIVISION
PREPARED FOR REZONING FROM R-1 TO R-2
LOCATED IN SECTION 9, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

MARCH 25, 2021

SCALE: 1" = 100'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST., HOUMA, LA. 985-879-2782



THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 658572 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 SAID MAP.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 3/4" IRON PIPE FOUND