

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**APRIL 21, 2022, 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**

### **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 17, 2022

#### **E. COMMUNICATIONS**

#### **F. OLD BUSINESS:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams (*Council District 1 / City of Houma 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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 17, 2022 and the Special Meeting of March 31, 2022

#### **E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 21, 2022 INVOICES AND THE TREASURER'S REPORT OF MARCH 2022**

#### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Garden Estates Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: Intersection of Bayou Gardens Boulevard & Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: CAVLAND Investments, LLC  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts "1-A1" & "1-A2", A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 111 Highway 55, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Daniel D. & Lauren Henry  
Surveyor: T. Baker Smith, LLC  
b) Consider Approval of Said Application
3. a) Subdivision: Parc Evangeline Subdivision, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: Rue Des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Evangeline Business Park, L.L.C.  
Engineer: David A. Waitz Engineering & Surveying, Inc.  
b) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Survey and Division of Property belonging to Sebrina A. Scurlock, et al (Tracts 1-A & 1-B, 2-A thru 2-E, and 3-A thru 3-C)  
Approval Requested: Process D, Minor Subdivision  
Location: Shrimpers Row, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Sebrina A. Scurlock  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the residential fire hydrant requirements for Tract 2-A, 260' in lieu of the required 250' (within 10% allowance)  
d) Consider Approval of Said Application
2. a) Subdivision: Revised Lot A & Lot C, a Redivision of Property belonging to Carroll Pierre Naquin, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 4522 Country Drive, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Carroll P. Naquin  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Marcus J. McElroy  
Approval Requested: Process D, Minor Subdivision  
Location: Giroir Court, Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Debbie Maisog  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application

4. a) Subdivision: Lot "D-3" and Revised Lot "D-2", A Redivision of Property belonging to James G. Fister, Sr., et ux  
 Approval Requested: Process D, Minor Subdivision  
 Location: 3453 Bayou Black Drive, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Bayou Black Fire District  
 Developer: James G. Fister, Sr.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: Lots 4-A & 4-B, Block 2 of Breaux-Morrison Addition  
 Approval Requested: Process D, Minor Subdivision  
 Location: 1211 Lafayette Street & 211 Commerce Street, Terrebonne Parish, LA  
 Government Districts: Council District 2 / City of Houma Fire District  
 Developer: Beverly G. Castagnos  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Variance Request: Variance from the required 6,000 sq. ft. minimum lot size requirement
  - d) Consider Approval of Said Application
6. a) Subdivision: Vicari Ridge Subdivision  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: 5810 Vicari Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Henry J. Richard  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action regarding the ratification of the 2021 HTRPC Annual Report

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

1. Revised Lots 1 and 2, A Redivision of Lots 1, 2, and 10, Block 2 of Lewis Subdivision in Sugar Mill Point belonging to Michael D. Bergeron, et al; Section 102, T17S-R17E, Terrebonne Parish, LA (205 & 106 Regency Lane / Councilman Darrin Guidry, District 6)
2. Survey of a Portion of Property belonging to Wills M. Boquet, Jr., et ux and Revised Lot 8, A Redivision of Lot 8, Block 6 of South Terrebonne Estates Subdivision; Section 40, T17S-R18E, Terrebonne Parish, LA (164 Texas Gulf Road / Councilman Steve Trosclair, District 9)
3. Division of Property belonging to DJW Property Management, L.L.C.; Section 6, T16S-R16E, Terrebonne Parish, LA (129 Roddy Court / Councilman John Amedée, District 4)
4. Division of Property belonging to Sandra Lapeyrouse Livingston, or assigns; Section 5, T16S-R16E, Terrebonne Parish, LA (209 Frontage Road A / Councilman John Amedée, District 4)
5. Division of Property belonging to Elmer J. & Myrtis R. Duplantis Trust, et al, or assigns; Section 4 & Section 5, T16S-R16E, Terrebonne Parish, LA (1049 Frontage Road A / Councilman John Amedée, District 4)
6. Division of Property belonging to Neal J. Prejean, et ux; Section 6, T16S-R16E, Terrebonne Parish, LA (4100 West Main Street / Councilman John Amedée, District 4)
7. Revised Tract 2 and Tract 3, A Redivision of Property belonging to Blake M. Dufrene, et al; Section 37, T17S-R18E, Terrebonne Parish, LA (417 & 421 Bayou Blue Road / Councilman Steve Trosclair, District 9)
8. Revised Tract 15 of Boudreaux Canal Subdivision, Addendum No. 1, Property of Lido, LLC, et al; Section 95, T19S-R18E, Terrebonne Parish, LA (Tave Drive & Highway 56 / Councilman Dirk Guidry, District 8)
9. Revised Lots 4 and 5, Block 2 of Bergeron Subdivision belonging to Thomas A. Stevens, et ux; Section 27, T17S-R17E, Terrebonne Parish, LA (106 & 108 Nancy Street / Councilman Steve Trosclair, District 9)
10. Division of Property belonging to Ronald Cortez, or assigns; Section 6, T16S-R16E, Terrebonne Parish, LA (4272 Connie Street / Councilman John Amedée, District 4)
11. Tracts 1, 2, and 3, A Redivision of Property belonging to Nolan J. Portier, Jr., et al; Section 21, T18S-R18E & Section 1, T19S-R18E, Terrebonne Parish, LA (5270 Highway 56 / Councilman Dirk Guidry, District 8)
12. Lots "D-1" and "D-2," A Redivision of Property belonging to James G. Fister, Sr., et ux; Section 104, T7S-R17E, Terrebonne Parish, LA (3449 Bayou Black Drive / Councilman Danny Babin, District 7)
13. Lot Line Shift between Properties belonging to Christopher P. Vitrano, Jr., et ux (Tracts A & B); Section 48, T18S-R19E, Terrebonne Parish, LA (4816 & 4817 Highway 56 / Councilman Dirk Guidry, District 8)
14. Lot Line Shift between Property belonging to Chester J. LeCompte or Assigns (Tracts 1 & 2); Section 2, T16S-R16E, Terrebonne Parish, LA (2639 West Park Avenue / Councilman Carl Harding, District 2)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF MARCH 17, 2022**

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 17, 2022 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 Rev. Corion Gray and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard and Mr. Kyle Faulk. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux 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 February 17, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Mr. Faulk. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Dream Street Properties, LLC, requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (2) 4-unit apartment buildings.
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, representing Mr. Williams, discussed the request to rezone the property.
- b) The Chairman recognized Corey Williams, Dream Street Properties, LLC, 901 Beaumont Drive, Gonzales, who discussed what he wanted to do with the property.
- c) The Chairman recognized Mr. Ronald Robert, 358 Dixie Avenue, who expressed concerns of only providing ten parking spaces for eight apartments and placing 8 apartments on a lot that is supposed to house 1 dwelling and has always been that way.
- d) Mr. Thibodeaux moved, seconded by Ms. Ellender: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Mr. Faulk. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- e) Mr. Pulaski discussed the Staff Report and stated Staff would recommend the matter be tabled in order for the applicant to allow for the site development plan to be revised.
- f) Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue, for placement of (2) 4-unit apartment buildings until the next regular meeting of April 21, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Burgard and Mr. Faulk. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. NEW BUSINESS:

1. Home Occupation:

The Chairman called to order the Home Occupation application by Ms. Roxanne Brunet, to establish a beauty salon out of her home at 308 Patterson Street.

- a) Mrs. Roxanne Brunet, 308 Patterson Street, stated she was semi-retired and wanted to have a little shop at her home. She stated she had enough off-street parking and would stagger appointments.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Home Occupation application with no conditions.
- d) Mr. Rogers moved, seconded by Rev. Gray: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant to approval of the Home Occupation Application for a beauty salon at 308 Patterson Street."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Planned Unit Development:

The Chairman called to order the Planned Unit Development application by Richard Development for the placement of 52 townhomes (Proposed Cypress Gardens Townhomes) at 6190 West Main Street.

- a) Mr. Kevin Rizzo, Delta Coast Consultants, LLC, representing Mr. Richard, stated he was developing a townhouse development off of Main Street.
- b) There was no one from the public present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Planned Unit Development application with no conditions.
- d) Discussion was held with regard to recreation and that a walking track, pavilion, etc. would be provided as per the Planning Commission conceptual & preliminary application submittal.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development application for the placement of 52 townhomes, Proposed Cypress Gardens Townhomes, at 6190 West Main Street."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Vice-Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Ms. Ellender: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:19 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard and Mr. Faulk. 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 MARCH 17, 2022.**

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

*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*

ZLU22/3  
Dist.1  
COH Fire

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: JANUARY 31, 2022

DREAM STREET PROPERTIES, LLC (C/O CORY WILLIAMS)  
Applicant's Name

901 BEAUMONT DR. GONZALES, LA 70737  
Address City State Zip

(504) 858-0944 N/A  
Telephone Number (Home) (Work)

OWNER  
Interest in Ownership (Owner, etc.)

361 DIXIE AVE. HOUMA, LA  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 19, BLOCK 2 BARROW SID

**Zoning Classification Request:**

From: R-1 To: R-3

Previous Zoning History:  No  Yes

If Yes, Date of Last Application: N/A

ZLU / F.1

**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.



**Dream Street Properties, LLC (c/o Cory Williams)**  
**361 Dixie Avenue**

**2.) REASON FOR AMENDMENT:**

Change in Conditions ---

To change the Zoning District at 361 Dixie Avenue from R-1 (Single Family Residential) to R-3 (Multiple Family Residential) and to create more affordable housing in this community.

**3.) DEVELOPMENT SCHEDULE:**

The development schedule is to complete the project within 1 year from approval.

**4.) MARKET INFORMATION: N/A**

**5.) PUBLIC NEED:**

There is a need for more affordable housing in this community and throughout Terrebonne Parish especially after the devastation caused by Hurricane Ida. This development will create eight much needed rental units in this community.

**6.) EFFECT OF AMENDMENT:**

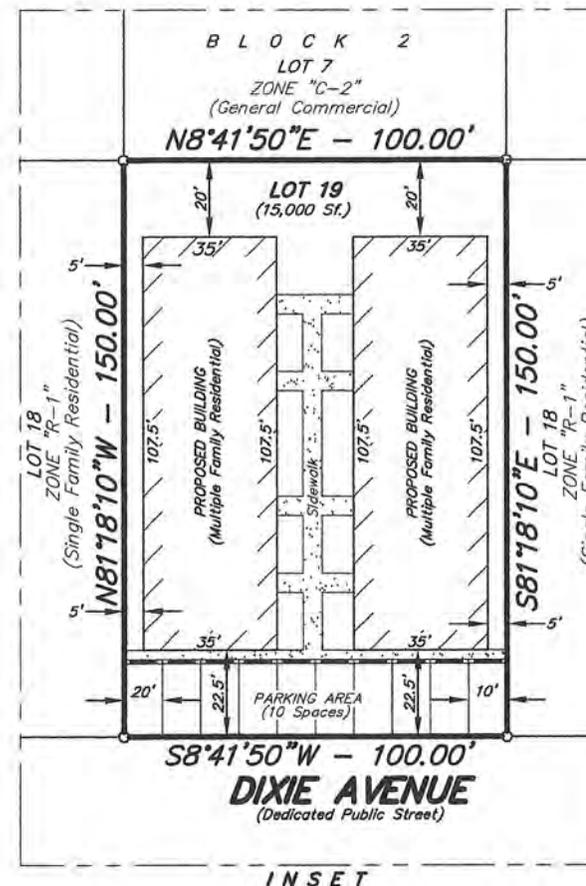
The effect of this development would provide more affordable housing and have a positive impact in this community.

**7.) ERROR: N/A**

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

Reference Map: "BARROW SUBDIVISION" prepared by The Office of T. Baker Smith, C.E. dated October 30, 1952 and recorded at entry no. 114707.

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. 220220 0005 C) Req.'d B.F.E. 7.0'



VICINITY MAP

Proposed Land Use:  
R-3 (Multi Family Residential)

Address:  
361 Dixie Avenue Houma, LA

**MAP SHOWING PROPOSED ZONING CHANGE FOR LOT 19, BLOCK 2 OF BARROW SUBDIVISION FROM ZONE "R-1(SINGLE FAMILY RESIDENTIAL) TO ZONE "R-3(MULTI FAMILY RESIDENTIAL) LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

31 JANUARY 2022

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

ZLU / F.1



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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

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

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.