

Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JANUARY 16, 2020, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

(Revised 1/10/2020)

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of December 19, 2019

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street; Heath Davis, applicant (*Council District 5 / City of Houma Fire*)

G. NEW BUSINESS:

1. Home Occupation:
Pet sitting service in an R-1 (Single-Family Residential) zoning district; 805 Cottagemill Lane; Kelly Courtney, applicant (*Council District 1 / City of Houma Fire*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 19, 2019

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 16, 2020 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2019

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Tract 2-AA belonging to Rita Lapeyrouse Talbot, or assigns
Approval Requested: Process D, Minor Subdivision
Location: 151C North Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Cammie Talbot
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Consider Approval of Said Application
2. a) Subdivision: Thibodaux By-Pass Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 458 Highway 3185, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Donnes Real Estate
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 6, Mandalay Oaks Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 3495 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Michael X. St. Martin
Surveyor: Keneth L. Rembert Land Surveyors
b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Tract "TP" creating Lot 127 within Southern Comfort Waterfront Community
Approval Requested: Process D, Minor Subdivision
Location: 8294 Grouper Court, Dulac, Terrebonne Parish, LA
Government Districts: Council District 1 / Grand Caillou Fire District
Developer: Chris Stuart
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the 6,000 sq ft minimum lot size requirement
d) Consider Approval of Said Application
2. a) Subdivision: Redivision of Tract A-3 belonging to Houma Lodging, Inc.
Approval Requested: Process D, Minor Subdivision
Location: 117 Linda Ann Avenue, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Kevin Patel
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the 25' frontage requirement in lieu of the existing concrete driveway on the 35' perpetual servitude for ingress and egress
d) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Rebecca Plantation, LLC, Anne Vernon Caldwell Lagarde, and Vernon Lee Caldwell, III into Tract C & remaining property
Approval Requested: Process D, Minor Subdivision
Location: 864 LA Highway 311, Schriever, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Vernon Lee Caldwell, III
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Evangeline Estates, Phase B
Approval Requested: Process C, Major Subdivision-Engineering
Location: Rue des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application

5. a) Subdivision: The New Isle, Phase 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: 2170 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Louisiana Land Trust
Engineer: CSRS, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action with regard to the 2020 American Planning Association's National Planning Conference to be held April 25-28, 2020 in Houston, Texas (Early Bird Deadline – March 4, 2020)

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "A" & "B", Redivision of Property belonging to Myra D. Fanguy, Sections 48, 49, & 50, T18S-R18E, Terrebonne Parish, LA
2. Redivision of Property belonging to Lester J. Naquin, III & Shawn Naquin, Sections 7 & 38, T17S-R17E, Terrebonne Parish, LA
3. Parcels 1 thru 5, Property belonging to The Harry Bourg Corporation, et al, Section 37, T20S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

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 DECEMBER 19, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of December 19, 2019 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Joey Cehan.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mr. Robbie Liner; Mr. Phillip Livas; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer and Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, 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.
- D. APPROVAL OF THE MINUTES:
1. Mr. Thibodeaux moved, seconded by Mr. Livas: “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 November 21, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Kyle Faulk, Mr. Robbie Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Planning Approval:
- a) The Chairman called to order the application by The River Church requesting Planning Approval to establish a church in an R-1 (Single-Family Residential) zoning district at 222 Connely Street.
- b) Mr. Tyler Lirette, 4304 Country Drive, applicant, stated they had 72-80 attendees and would have services on Wednesdays and Sundays. He also stated they would have a food bank to serve the community.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval.
- d) Mr. Thibodeaux moved, seconded by Mr. Livas: “THAT the HTPRC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval request for the establishment of a church in an R-1 (Single-Family Residential) zoning district at 222 Connely Street.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Kyle Faulk, Mr. Robbie Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Preliminary Hearing:
- a) Mr. Livas moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 14, Block 2, Addendum No. 1, Voisin Place Subdivision and situated at 636 Marmande Street for Thursday, January 16, 2020 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Livas. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Kyle Faulk, Mr. Robbie Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:

I. PUBLIC COMMENTS: None.

J. Mr. Livas moved, seconded by Mr. Cehan: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:05 p.m.”

The Chairman called for a vote on the motion offered by Mr. Livas: THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Kyle Faulk, Mr. Robbie Liner, Mr. Livas, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Falgout & Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Dr. L.A. “Budd” Cloutier, Jr., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 19, 2019.

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

ZL19/11
Dist. 5
COH Fire

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: 11/20/2019

Heath Davis
Applicant's Name

4337 Bayou Black Dr. Houma LA 70360
Address City State Zip

(985) 688-5444
Telephone Number (Home) (Work)

Owner
Interest in Ownership (Owner, etc.)

636 Marmande St. ; Lot 14, Block 2, Add. No. 1, Voisin Pl.
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-3

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):

Heath Davis 100%

- 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 [Signature]

- 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):

n/a

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 < 1 acres. A sum of 25⁰⁰ dollars is enclosed and made a part of this application.

DECLARATION

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

[Signature]
Signature of Owner or Authorized Agent

To Whom It May Concern,

2. The reason for this request is that my property abuts the neighboring lot. The change in zoning would give another option to establish affordable housing on this property

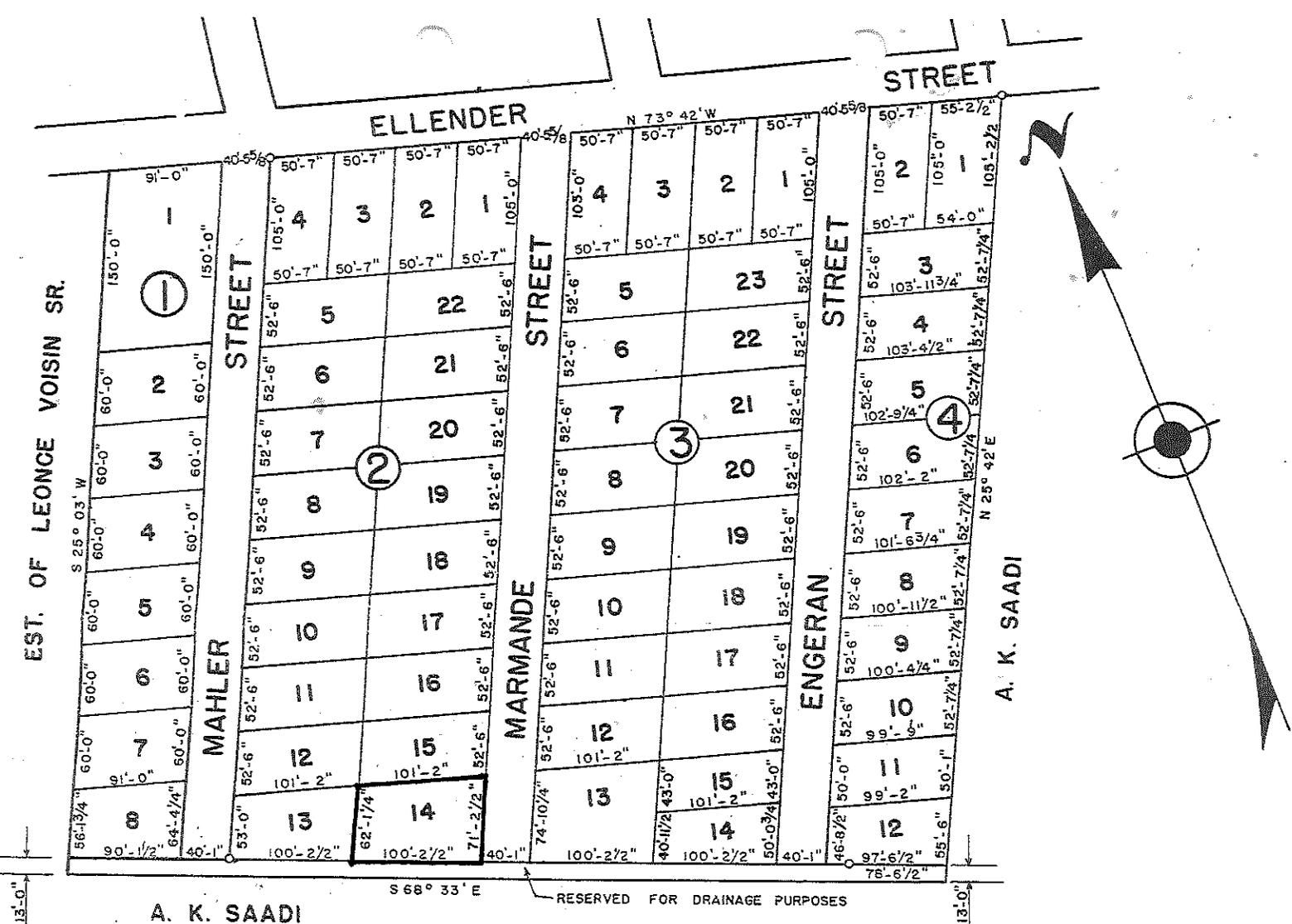
3. If approved, then planning could go forward in hope of finding a mobile home that could be relocated to the above mentioned lot. At this time, planning is contingent on the ruling of this body. However, in the next year or so it is hoped that a residence can be established again on this lot. The house before was destroyed by a storm and later torn down.

5. The neighborhood has changed in the last 20 years or so. Mobile homes have been moved in on the lots before and behind my property. Thus surrounding my property with other mobile almost calls for a similar change in zoning to allow me a cost effective option in creating a new residence.

6. The surrounding lots and land uses should not be affected. Two lots (before and behind) that abut my lot have occupied mobile homes. Across the street has an occupied mobile home. The fourth side, being as I have the last lot in the subdivision, abuts a canal and the rear of a building that is zoned commercial property. Utilities are provided by the City for this lot so no effect should be felt by surrounding landowners.

Thank before hand for your consideration of this matter.

Heath Davis



A. K. SAADI

DESCRIPTION OF PROPERTY SUBDIVIDED

A CERTAIN TRACT OF LAND LOCATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA BEING A PART OF THE HONDURAS PLANTATION AND DESCRIBED AS LOTS SIXTY-FIVE (65), SIXTY-SIX (66), SIXTY-SEVEN (67), SIXTY-EIGHT (68), AND SIXTY-NINE (69) CONTAINING TEN AND FIFTY-FOUR ONE HUNDREDTHS (10.54) ACRES MORE OR LESS AS PER PLAN OF SURVEY OF SAID SUBDIVISION MADE BY J.C. WATIES C.E., SAID PLAN BEING ON FILE WITH THE CLERK OF COURT OF THE PARISH OF TERREBONNE, LOUISIANA.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF ACT NO. 51 OF THE 1930 SESSION OF THE LEGISLATURE OF LOUISIANA AND I HEREBY APPROVE THE SAME.

R. W. Collins Jr.
R.W. COLLINS JR. C.E.

LOTS 1 TO 8 OF BLOCK NO. 1 AND LOTS 1 TO 13 INCLUSIVE OF BLOCK NO. 2 COMPRISE THE ORIGINAL SUBDIVISION KNOWN AS VOISIN PLACE, THE REMAINDER OF THE LOTS ARE TO BE KNOWN AS ADDENDUM NO. 1 TO VOISIN PLACE.

THIS IS TO CERTIFY THAT THE FOLLOWING STREETS VIZ; MAHLER, MARMANDE, ENGERAN AND ELLENDER THAT LIE WITHIN OUR PROPERTY AND AS ARE DESIGNATED ON THE ABOVE PLAN BE AND THE SAME ARE HEREBY GIVEN, GRANTED AND DEDICATED TO PUBLIC USE.

ADDENDUM NO. 1

VOISIN PLACE

BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF LEONCE VOISIN SR. LOCATED IN THE PARISH OF TERREBONNE, LA. AND IN SECTIONS 39 & 105, T17S-R17E

SCALE 1" = 100'

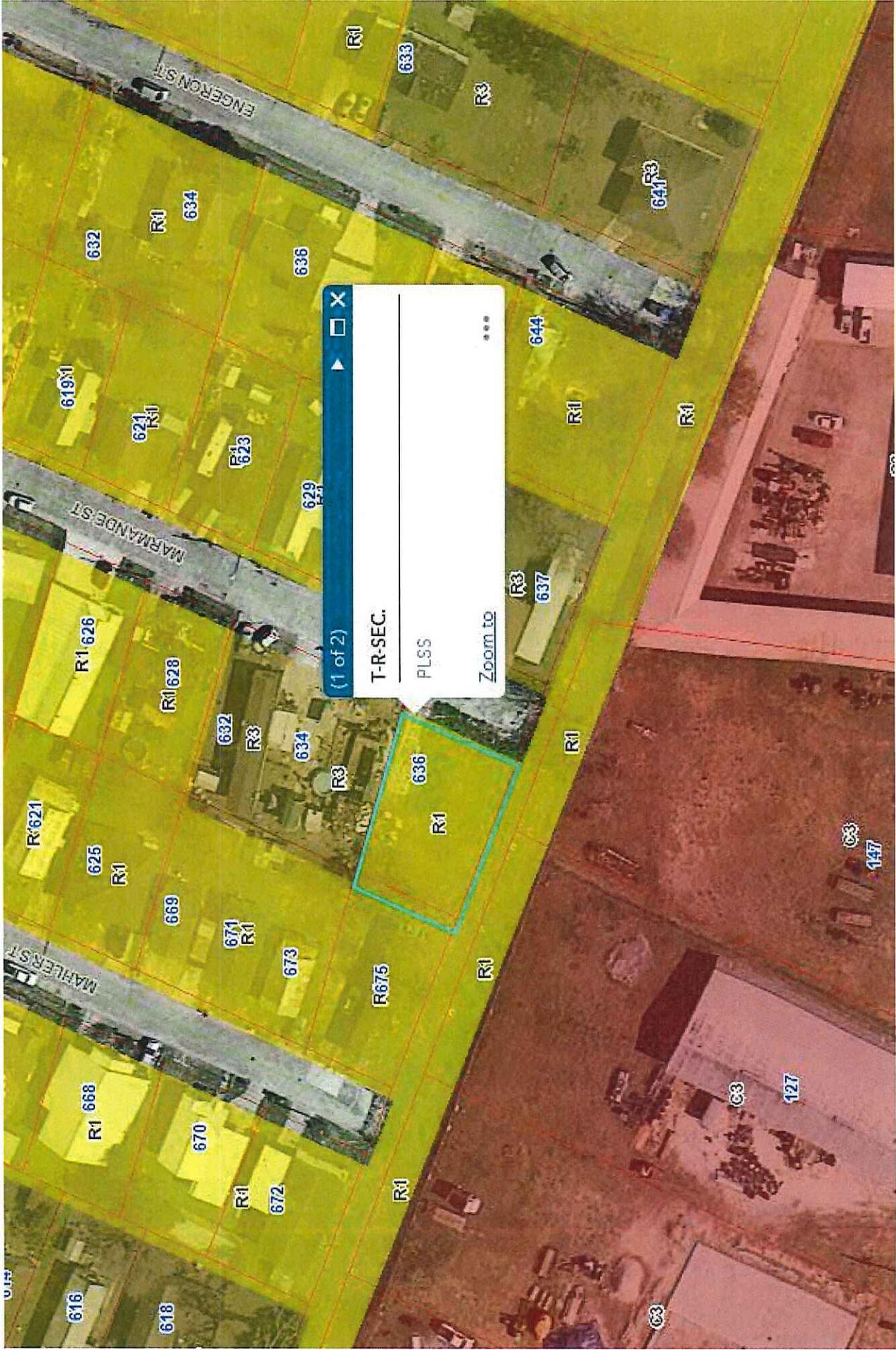
APRIL 5, 1941.

HOUMA, LA.

R. W. COLLINS C.E.

REGISTERED IN ACCORDANCE WITH LA. LAW

• DENOTES 3/4" GALV. PIPE. ALL OTHER CORNERS MARKED WITH STAKES



**Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

ZLU 20/1

Dist. 1
COH

**Zoning & Land Use Commission
Application**

Name: Kelly Courtney
Address: 805 Cottagemill Lane
Phone: 337-366-3307

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

The premises affected are situated at 805 Cottagemill Lane in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lot 17, Block 2, Acadian Courtyard

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

Applicant's interest in the premises affected: owner

Approximate cost of work involved: _____

Explanation of property use: pet sitting service

Plot Plan attached: X Yes _____ No Drainage Plan attached: - Yes - No

Ground Floor Plan and Elevations attached: X Yes _____ No

Address of adjacent property owners:

- 1. Houma-Terrebonne Detach.
P.O. Box 1893
Houma, LA 70361
- 2. Christopher P. Fanguy
804 Cottagemill Lane
Houma, LA 70363

3. Wilbert & Jeanette
Hebert
210 St. Pius St.
Houma, LA 70363

Clark J. & Sheila Boudreaux
811 Cottagemill Lane
Houma, LA 70363

Al & Tina Levron
501 Luke St.
Houma, LA 70363

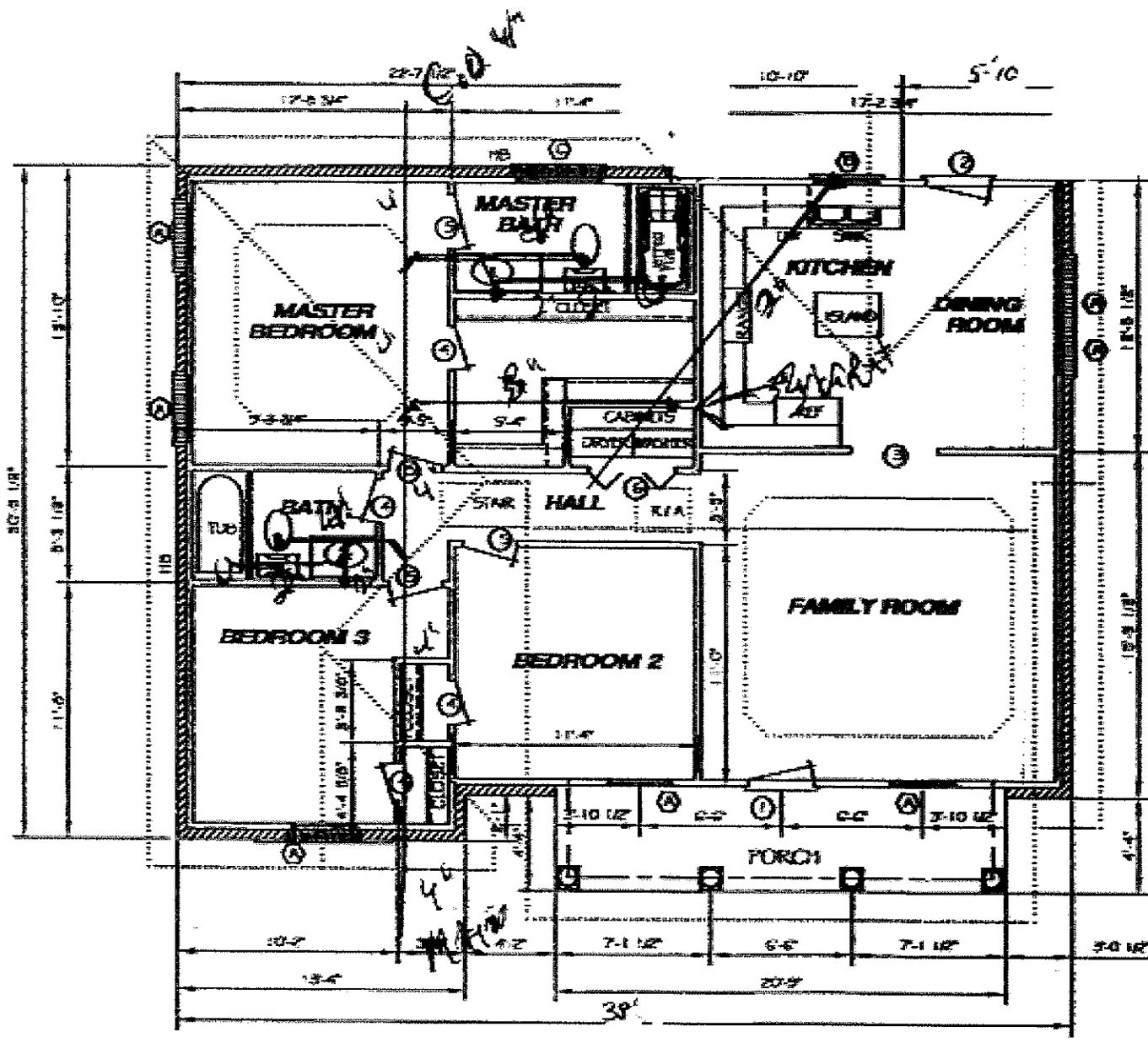
Kelly Courtney
Signature of Applicant or Agent

337-366-3307
Phone Number

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

Kelly Courtney
Signature of Applicant or Agent

12/16/2019
Date



FLOOR PLAN

SCALE: 1/4" = 1'-0"

805 Cottagemill Lane
1,090 square feet

