

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

JUNE 17, 2021, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM

Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

(Visitors enter at Gabasse Street Entrance, 1st Floor, Temperature Screening and Face Masks Required)

A • G • E • N • D • A

Revised 6/10/2021

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 May 20, 2021

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; 108 & 109 Fleur De Lis Drive; Terrebonne Parish Consolidated Government, applicant

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 May 20, 2021
2. Houma-Terrebonne Regional Planning Commission Minutes for the Special Meeting of May 20, 2021

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 17, 2021 INVOICES AND THE TREASURER’S REPORT OF MAY 2021

F. COMMUNICATIONS

1. Email from Mr. Ronnie Shaw, Annie 1, LLC, dated May 27, 2021 requesting to withdraw the Process D, Minor Subdivision, for Trinity Commercial Park, Addendum No. 3

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
2. a) Subdivision: Redivision of Two Tracts into Tracts A, B, & 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
3. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of Boudreaux Canal Subd.
Approval Requested: Process D, Minor Subdivision
Location: 6333 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: DAS Technology Solutions,
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of Property belonging to Earl H. Cato, et al (Tracts B-1, B-2, 2-E)
Approval Requested: Process D, Minor Subdivision
Location: 133 & 137 Brunet Street, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Earl Cato
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: 1) Variance from the 25' frontage on a public road
2) Variance from only one lot fronting on a stub out street
d) Consider Approval of Said Application
5. 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
6. a) Subdivision: Pasture Lane Subdivision, Phase 1
Approval Requested: Process C, Major Subdivision, Phase 1, Conceptual
Location: 100 Pasture Court, Thibodaux, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Property belonging to Laddie J. Portier, et ux being a Portion of Lots 1 thru 6 of Block 13, Connely Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 421 Oak Street, Terrebonne Parish, LA
Government Districts: Council District 5/ City of Houma Fire District
Developer: Laddie J. Portier
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation
Approval Requested: Process D, Minor Subdivision
Location: 2429-2437 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7/ Bayou Dularge Fire District
Developer: The Harry Bourg Corporation
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 & 2, A Redivision of Property belonging to Reed Bonvillain, et ux
Approval Requested: Process D, Minor Subdivision
Location: 4160 Southdown Mandalay Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Lera Bonvillain
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. 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) Variance Request: Variance from the 600' block length maximum to 657'
c) Consider Approval of Said Application
5. a) Subdivision: Benjamin Estates, Phases 1 & 2
Approval Requested: Process C, Major Subdivision, Engineering
Location: 141 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Duplantis Properties, L.L.C.
Engineer: Duplantis Design Group, P.C.

b) 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
2. Approval of Resolution with regard to required training received by Commissioners on March 27, 2021

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lot 1, Block 3 and Revised Lot 1, Block 4 of Pine Ridge Subdivision, A Redivision of Property belonging to B. Lambert Leasing, L.L.C., Section 4, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 6 and 7, A Redivision of Tracts 6 & 7 belonging to Robert J. Carriles, et al, Sections 55 & 56, T19S-R17E, Terrebonne Parish, LA
3. Revised Lot 40, A Redivision of Lots 40 & 41 of Block 3 to Coco Villatge Camp Sites, Section 76, T20S-R18E, Terrebonne Parish, LA
4. Lots 1-A & 1-B, A Redivision of Lot 1, Block 1 of Crescent Subdivision, Tract B, Tract A-B-C-D-E-A and a portion of most 25' of Tract JR-1, Section 81, T17S-R16E, 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 MAY 20, 2021

- A. The Chairman, Mr. Kyle Faulk, called the meeting of May 20, 2021 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; 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: None. Also present was 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. Rogers moved, seconded by Dr. Cloutier: “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 April 15, 2021.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. PUBLIC HEARING:
1. The Chairman called to order the Public Hearing for an application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision; Geraldine L. Miller & Gezelda Williams, applicants.
 - a) Mr. Pulaski, representing Ms. Miller and Ms. Williams, discussed the rezoning request and the intention to place a mobile home on the property located at 110 Banks Avenue.
 - b) There was no one from the public to speak on the matter.
 - c) Dr. Cloutier moved, seconded by Mr. Burgard: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - d) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) zoning district, 110 Banks Avenue, Lot 47, Block B, Mechanicville Subdivision, and forward to the Terrebonne Parish Council for final consideration.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. NEW BUSINESS:
1. Parking Plan Approval:
 - a) The Chairman called to order the next item under New Business for an application by Onshore Construction Company, LLC, requesting parking plan approval for the construction of an additional 77 parking spaces for Synergy Bank, 210 Synergy Center Boulevard (Lot 1, Block 1, Synergy Center Subdivision).

- (1) The Chairman recognized Mr. Michael Rahm, 127 Lincoln Lane, Thibodaux, who stated they were actually adding 64 parking spaces in lieu of the 77. Mr. Pulaski stated 65 additional parking spaces were required in which Mr. Rahm stated he would be able to provide 65.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan.
- (3) Discussion was held regarding handicapped parking included in the required number of spaces and the State Fire Marshall's task of approving those spaces as well.
- (4) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of an additional 65 parking spaces for Synergy Bank, 210 Synergy Center Boulevard (Lot 1, Block 1, Synergy Center Subdivision)."

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

2. Preliminary Hearing:

Dr. Cloutier moved, seconded by Mr. Liner: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Terrebonne Parish Consolidated Government to rezone from OL (Open Land) to C-3 (Neighborhood Commercial) 807, 815, 831, 901, 907 East Street; 108 & 109 Brees Drive; and 108 & 109 Fleur De Lis Drive; for Thursday, June 17, 2021 at 6:00 p.m."

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

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Mr. Liner: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:13 p.m."

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

Kyle Faulk, 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 MAY 20, 2021.

**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

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: 5/3/21

TPCG
Applicant's Name

8026 MAIN ST., STE 202 HOUMA, LA 70360
Address City State Zip

(985) 873-6569
Telephone Number (Home) (Work)

0%
Interest in Ownership (Owner, etc.)

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

807, 815, 831, 901, & 907 East St; 108 & 109 Brees Drive; 108 & 109
Fleur De Lis Drive

Zoning Classification Request:

From: OL To: C-3

Previous Zoning History: _____ No ☒ Yes

If Yes, Date of Last Application: JUNE 2012 OL TO C-2 (WITHDRAWN)

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.

X _____ **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)

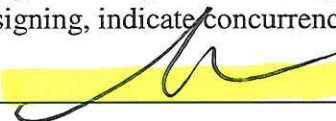
1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section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

BRIARPATCH, INC (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:

 Carmen Waitz

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

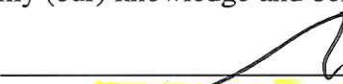
Minimum Charge - \$25.00;

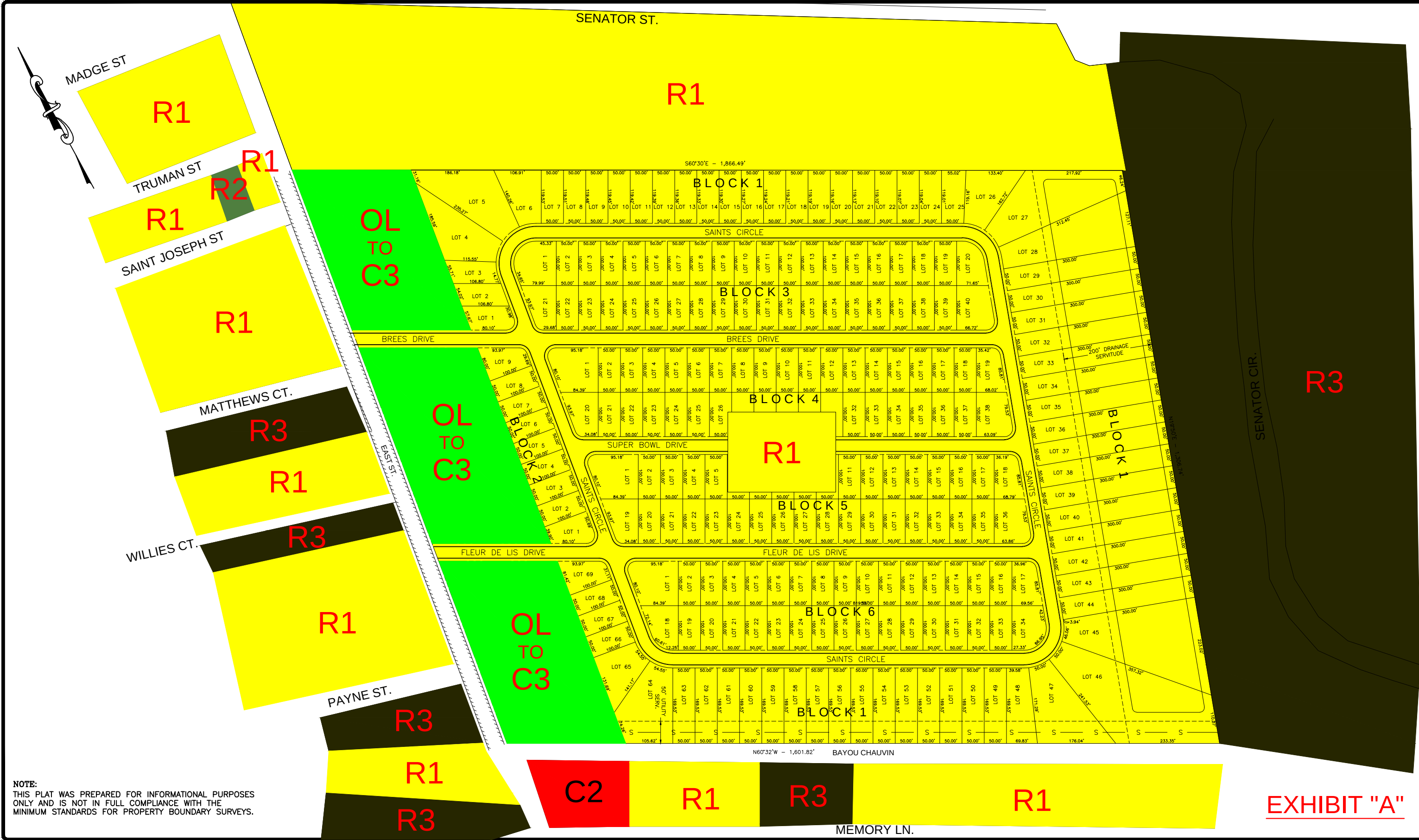
Maximum Charge - \$100.00

I (We) own 7.5 acres. A sum of \$46.00 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



PROJECT NO: 10-047			SCALE:		DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> Thibodaux, Louisiana	OWNER	BRIARPATCH, INC.		SHEET
DIRECTORY:2010/10-047						PROJECT:			
FILE: ZONING PLAT 9-6-12						TITLE:	REQUEST FOR ZONING CHANGE		
FIELD BOOK:									
MAP NO.	DATE	DESCRIPTION	BY	REVISION	DESIGNED:	DETAILED: JED	TRACED:		
					CHECKED:	CHECKED:	CHECKED:		
					DATE: APRIL 21, 2021		PROJECT: 10-047		