

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

MARCH 21, 2024, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd 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 February 22, 2024

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street; Daniel Turner, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); Lots 6 through 9, Block 4, Crescent Park Addition, 509 Sunset Avenue; Southland Dodge, Chrysler, Jeep, LLC, applicant; and call for a Public Hearing on said matter for Thursday, April 18, 2024 at 6:00 p.m. (*Council District 7 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 35, Block 2 and Lot 36, Block 3, Henderson Park Subdivision, 237 Henderson Street & 7326 Trudy Street; Edgewood Holdings, LLC, c/o Juan Clara Gomez, applicant; and call for a Public Hearing on said matter for Thursday, April 18, 2024 at 6:00 p.m. (*Council District 2 / Bayou Cane Fire*)

H. STAFF REPORT

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman 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. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 22, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 21, 2024 INVOICES AND THE TREASURER’S REPORT OF FEBRUARY 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Lot 3-A & Lot 3-C, A Redivision of Lot 3-A belonging to Ennis Paul Luke, Sr., et al
Approval Requested: Process D, Minor Subdivision
Location: 7984 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Ennis P. Luke, Sr.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the required minimum lot size requirement (Lot 3-C to be 3,186 sq. ft. in lieu of the required 12,000 sq. ft)
- d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma
Approval Requested: Process D, Minor Subdivision
Location: 1603 Dunn Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Snail, LLC
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: Estate of D.C. McIntire, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Patrick J. Luke, Samantha Luke, and Melissa Luke into Lot 13B, Lot 13C, and Lot 13D
Approval Requested: Process D, Minor Subdivision
Location: 7021 & 7023 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Patrick J. & Samantha Luke / Melissa Luke
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Adley Oaks Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Final
Location: 2508 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Dantin Bruce Development, L.L.C.
Engineer: Quality Engineering & Surveying, L.L.C.
- b) Consider Approval of Said Application

I. STAFF REPORT

1. Reminder that Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually

J. ADMINISTRATIVE APPROVAL(S):

1. Property Line Shift between Lot 4A and Remaining Batture Lot 1-2A on Property belonging to Marty & Debra Thibodeaux; Section 54, T19S-R18E, Terrebonne Parish, LA (5348 Bayouside Drive / Councilwoman Kim Chauvin, District 8)

2. Property Line Shift between Lots 1 & 2, Block 1 of Hollywood Fields on Property belonging to Visco Resources, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (4900 Highway 311 / Councilman Clyde Hammer, District 6)
3. Survey & Resubdivision of Lots 1, 2, & 3 of Block B of Williams Addition into Lot BT-3 made by request of Deborah Davis, Attorney; Section 6, T17S-R17E, Terrebonne Parish, LA (7602 West Main Street & 193 Naquin Street / Councilman Carl Harding, District 2)
4. Revision of Lot Lines of Tract 1 & 2 of the Division of Property belonging to Lucille Babin Savoie to create Tract 1-A; Section 45, T16S-R17E, Terrebonne Parish, LA (2015 Bayou Blue Road / Councilman Charles Champagne, District 5)

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 FEBRUARY 22, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 22, 2024 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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 Mr. Smith: "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 January 18, 2024."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **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 Daniel Turner requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street.
- a) Mr. Pulaski stated the Public Hearing would have to be continued due to the applicant not posting the required public signage at the property site.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing and table the consideration of the application by Daniel Turner requesting to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lot 8 & 1-8, Block 1, Catherine Subdivision, 8938 Norman Street until the next regular meeting of March 21, 2024."
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **NEW BUSINESS:**
1. **Planning Approval:**
- a) The Chairman called to order the Planning Approval application by ICP Remanente Escogido to establish a church in a C-2 (General Commercial) zoning district at 6122 West Park Avenue.
- b) Jamie Hernando, representing the applicant, stated they wished to open a church and have been paying rent but delayed due to this process.
- c) No one from the public was present to speak on the matter.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval.

- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval to establish a church in a C-2 (General Commercial) zoning district at 6122 West Park Avenue."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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:

1. The Chairman recognized Councilwoman Kim Chauvin, District 8, who discussed issues in Indian Ridge Subdivision and a violation of covenant restrictions when a mobile home was placed amongst camps. She is trying to settle matters within the subdivision and was requesting assistance from the Planning Commission.

- a) Discussion was held regarding covenant restrictions being a civil matter and not regulated or enforced by the Parish or Planning Commission.

K. Mr. Rogers moved, seconded by Mr. Smith: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:23 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. 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 FEBRUARY 22, 2024.

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

ZLU24/1
Dist. 1
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: 12-10-23

Daniel Turner Audrey Turner
Applicant's Name

8918 gorman st Houma La 70363
Address City State Zip

cell 985 804 5858 (985) 876 5855
Telephone Number (Home) (Work)

owner
Interest in Ownership (Owner, etc.)

8938 gorman st
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R1 To: R3

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: _____

there are 12 mobile home spaces on gorman st and requesting a change from R1 to R3 because I would like to place a mobile home unit

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.

December 21, 2023

We owned the property located at 8938 Norman Street, Houma, Louisiana 70363. A house was located on this property however, Hurricane Ida destroyed it. Several citizens have asked me to rent a trailer space at 8938 Norman Street and I told them that I had to get the property rezoned from R1 to R3 so that I could place a mobile home on it. There are 12 mobile home spaces on Norman Street, there is a need for mobile home spaces. The property at 8938 Norman Street is 60x140. It is lots 8 and block 1 Catherine Subdivision, CB19001743, Turner Properties, LLC

Daniel Turner, owner

Andrey W Turner, owner

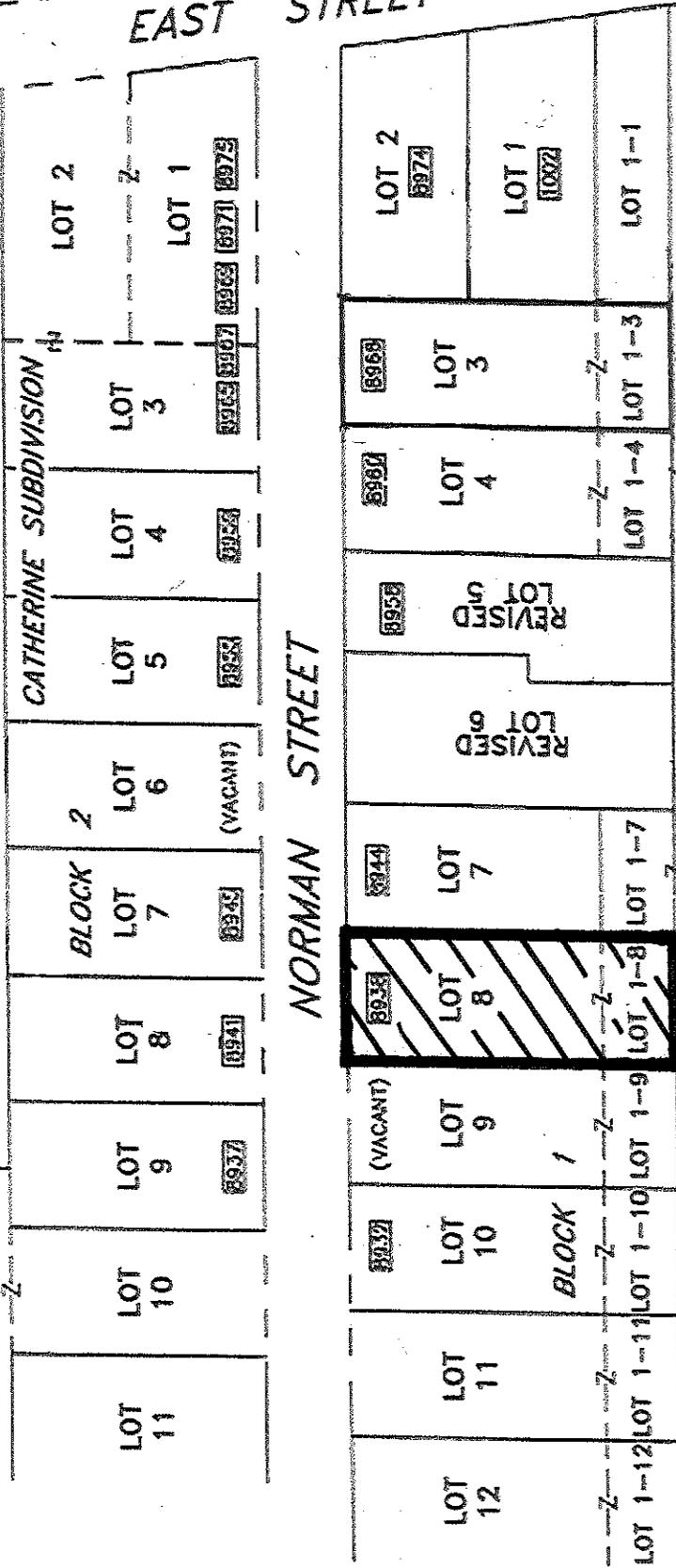
ENTERGY LOUISIANA, INC.
290 GRAND STREET

DANIEL TURNER TRAILER COURT, L.L.C.

LARRY D. SWAN

BARROW SUBDIVISION
BLOCK 2
LOT 8
LOT 7
LOT 6
ROBERT A. DISHMAN
MARTIN PROPERTIES OF LOUISIANA, L.L.C.
LOT 9
LOT 10

EAST STREET



WAL-MART REAL ESTATE BUSINESS TRUST
933 GRAND CAILLOU ROAD

LOT 4

Catherine Subdivision

8938 Norman Street
Lot 8 & 1-8, Block 1, Catherine Subd.

Daniel Turner
Rezone from R-1 to R-3

ZLU 24/3
Dist. 7/COH

**Houma-Terrebonne Regional Planning Commission
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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: 4 MARCH 2024
FRANK TEUTON C/O
SOUTHLAND DODGE, CHRYSLER, JEEP LLC

Applicant's Name
6161 WEST PARK AVE. HOUMA LA 70364
Address City State Zip

(985) 876-1817
Telephone Number (Home) (Work)

OWNER
Interest in Ownership (Owner, etc.)

LOTS 6 THRU 9, BLOCK 4 CRESCENT PARK ADDITION
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)
509 SUNSET AVE. HOUMA, LA

Zoning Classification Request:

From: R-1 (SINGLE FAMILY) To: C-2 (GENERAL COMMERCIAL)

Previous Zoning History: No Yes

If Yes, Date of Last Application: N/A

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.

N/A 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:

- N/A a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- N/A b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- N/A 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.

**Southland Dodge, Chrysler, Jeep, LLC (c/o Frank Teuton)
509 Sunset Avenue**

2.) REASON FOR AMENDMENT:

The existing property/business owned by Southland Dodge, Chrysler, Jeep, LLC located at 509 Sunset Avenue is zoned R-1 Single Family Residential District and is non-conforming to that district. By rezoning the property to C-2 General Business District it would be conforming to the proper zoning district.

3.) DEVELOPMENT SCHEDULE:

There is no development schedule. There is an existing business located at 509 Sunset Avenue.

4.) MARKET INFORMATION: N/A

5.) PUBLIC NEED: N/A

6.) EFFECT OF AMENDMENT:

The effect of this development would place the property/existing business located at 509 Sunset Avenue in the proper zoning district designation.



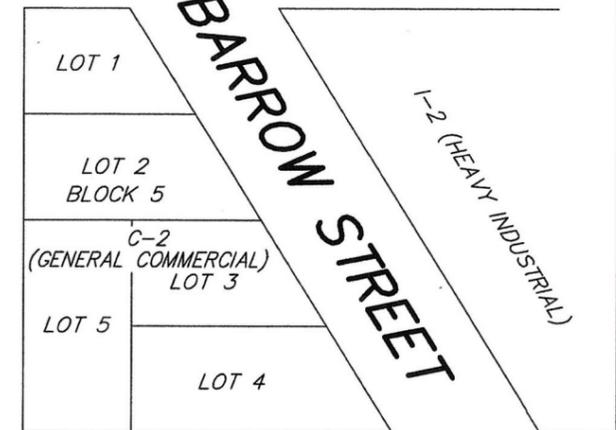
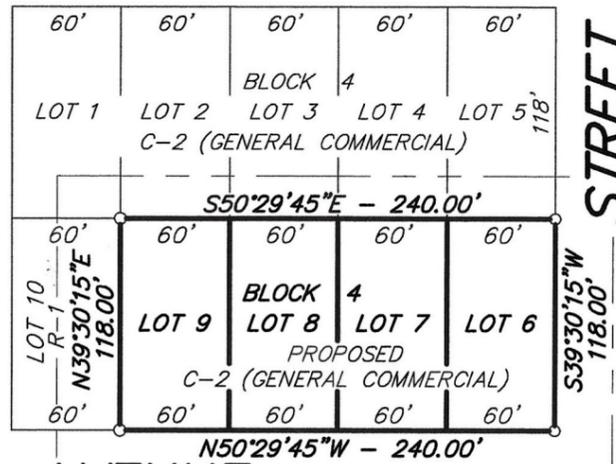
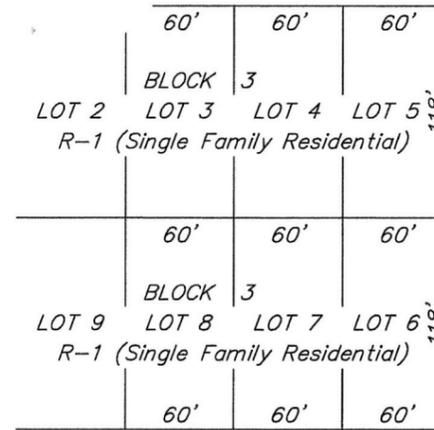
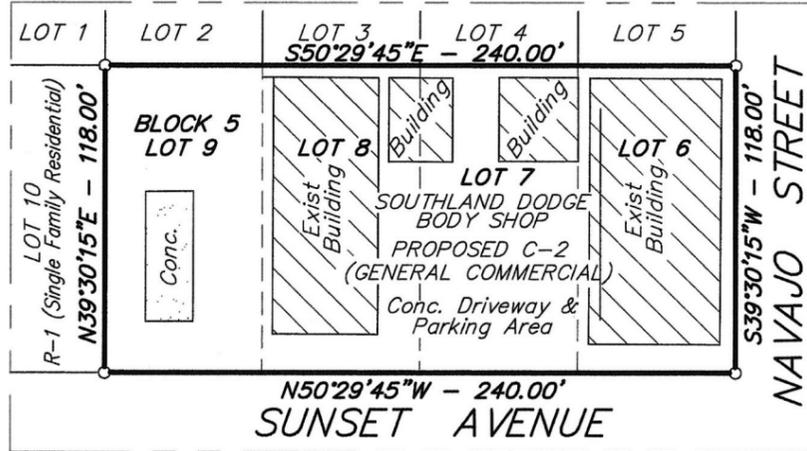
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

Reference Map: "CRESCENT PARK ADDITION TO THE CITY OF HOUMA" prepared by James S. Webb, C.E. dated August 3, 1924.

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.

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

VICINITY MAP

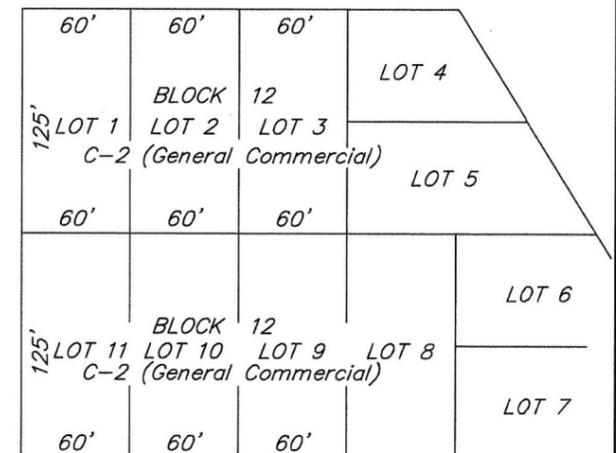
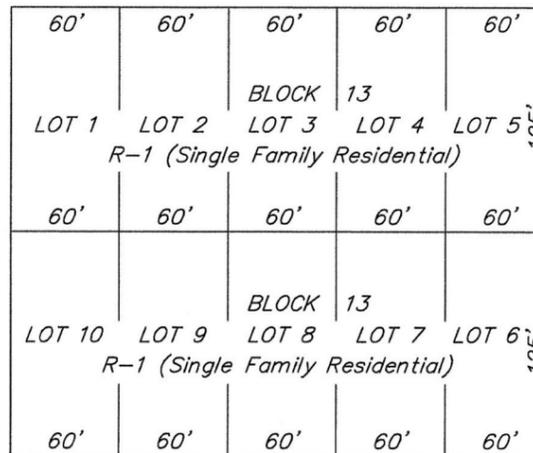
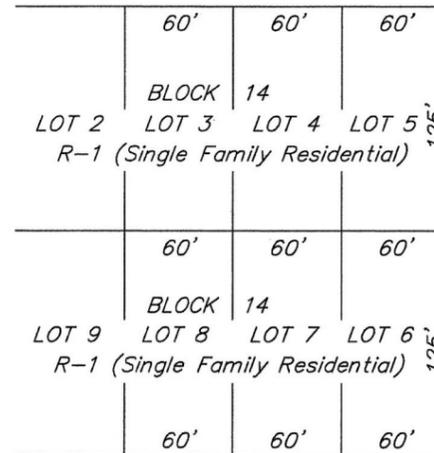


SUNSET AVENUE

MAGNOLIA AVENUE

STREET

BARROW STREET



MAP SHOWING ZONING CHANGE FOR LOTS 6 THRU 9, BLOCK 4 OF CRESCENT PARK ADDITION TO THE CITY OF HOUMA FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO ZONE C-2 (GENERAL BUSINESS) LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

4 MARCH 2024

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

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION ZONING AND LAND USE COMMISSION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AND IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS

APPROVED:

REG. P.L.S. No. 3402



CRESCENT BOULEVARD

ADDRESS:
509 SUNSET AVENUE

TOTAL AREA OF PROPOSED REZONE
(0.65 Acres / 28,314 Sf.)

ZLU24/4
Dist. 2 / Bayou
Cane

***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*

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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: 4 MARCH 2024

JUAN CLARA GOMEZ c/o EDGEWOOD HOLDINGS LLC

Applicant's Name

237 HENDERSON ST. HOUMA LA 70364

Address City State Zip

(985) 266-9054

Telephone Number (Home) (Work)

OWNER

Interest in Ownership (Owner, etc.)

237 235 HENDERSON STREET HOUMA, LA

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

LOT 35, BLOCK 2 & LOT 36, BLOCK 3 OF HENDERSON PARK S/D

Zoning Classification Request:

From: R-1 SINGLE FAMILY RES. To: R-2 TWO FAMILY RES.

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: N/A

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:

N/A **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.

N/A **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.

N/A 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:

- N/A* a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- N/A* b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- N/A* 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.

Edgewood Holdings, LLC (c/o Juan Clara Gomez)
237 Henderson Street

2.) REASON FOR AMENDMENT:

Change in Conditions ---

To change the property owned by Edgewood Holdings LLC located at 237 Henderson Street from R-1 Single Family Residential District to R-2 Two Family Residential District and to create more affordable housing in this community.

3.) DEVELOPMENT SCHEDULE:

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

4.) MARKET INFORMATION: N/A

5.) PUBLIC NEED:

There is a need for more affordable housing in this community and throughout Terrebonne Parish. This development will create 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.

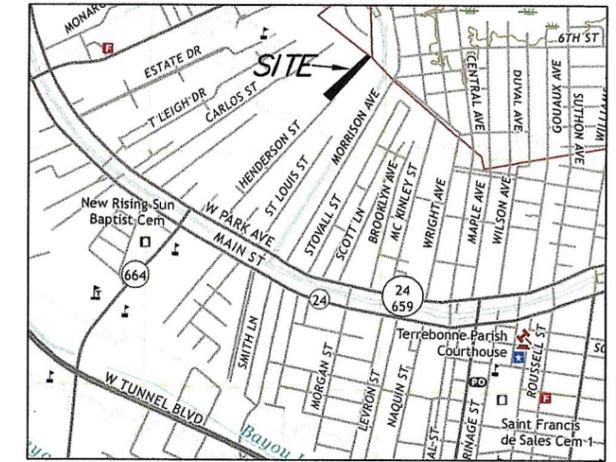
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

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.

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

Reference Map (1): "HENDERSON PARK SUBDIVISION" dated September 23, 1977 and revised May 4, 1978 and recorded at entry no. 567865,

Reference Map No. 2: "ESTATE OF ERNEST J. WALLACE" prepared by Douglass S. Talbot dated July 18, 1977 and recorded at entry no. 549284.



VICINITY MAP

ADDRESS:

237 HENDERSON STREET

AREA OF PROPOSED REZONE

LOT 35 (0.14 Acres)

LOT 36 (1.31 Acres)

TOTAL AREA: 1.45 Acres

MAP SHOWING ZONING CHANGE FOR LOT 35 BLOCK 2 AND LOT 36 BLOCK 3 OF HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO ZONE R-2 (MULTI FAMILY RESIDENTIAL) LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

4 MARCH 2024

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



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION ZONING AND LAND USE COMMISSION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AND IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS

APPROVED:

REG. P.L.S. No. 3402

