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# **TERREBONNE PARISH COUNCIL**

## **COMMUNITY DEVELOPMENT AND PLANNING COMMITTEE**

**Mr. Steve Trosclair**  
**Mr. Scotty Dryden**      **Chairman**  
**Mr. John Navy**        **Vice-Chairman**  
**Ms. Arlanda Williams** **Member**  
**Mr. Gerald Michel**    **Member**  
**Ms. Christa Duplantis-****Member**  
**Prather**                **Member**  
**Mr. Darrin W. Guidry,** **Member**  
**Sr.**                      **Member**  
**Mr. Al Marmande**      **Member**  
**Mr. Dirk Guidry**



In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Vénita H. Chauvin, Council Clerk, at (985) 873-6519 describing the assistance that is necessary.

### **AGENDA**

February 6, 2017  
6:00 PM

Parish Council Meeting Room

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**NOTICE TO THE PUBLIC:** If you wish to address the Council, please complete the "Public Wishing to Address the Council" form located on either end of the counter and give it to either the Chairman or the Council Clerk prior to the beginning of the meeting. Individuals addressing the council should be respectful of others in their choice of words and actions. Thank you.

**ALL CELL PHONES, PAGERS AND ELECTRONIC DEVICES USED FOR COMMUNICATION  
SHOULD BE SILENCED FOR THE DURATION OF THE MEETING**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CALL MEETING TO ORDER**

**ROLL CALL**

1. **RESOLUTION:** Giving notice of intent to adopt an ordinance to amend the zoning map of the Parish of Terrebonne so as to Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; E3 Electrical, Inc., applicant; and calling a Public Hearing on said matter for Wednesday, March 22, 2017 at 6:30 p.m.
2. Consider rescinding Condemnation Order for 313 Dover Drive, and continuing to the July 24, 2017 Condemnation Hearings.
3. Adjourn



Category Number:  
Item Number:



Monday, February 6, 2017

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**Item Title:**

INVOCATION

**Item Summary:**

INVOCATION

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Category Number:  
Item Number:



Monday, February 6, 2017

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**Item Title:**

PLEDGE OF ALLEGIANCE

**Item Summary:**

PLEDGE OF ALLEGIANCE

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Monday, February 6, 2017

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**Item Title:**

Rezone from R-3 to C-1, 1011 Grinage Street

**Item Summary:**

RESOLUTION: Giving notice of intent to adopt an ordinance to amend the zoning map of the Parish of Terrebonne so as to Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; E3 Electrical, Inc., applicant; and calling a Public Hearing on said matter for Wednesday, March 22, 2017 at 6:30 p.m.

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**ATTACHMENTS:**

Description	Upload Date	Type
Rezone from R-3 to C-1, 1011 Grinage Street	1/31/2017	Backup Material



## EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

### PROJECT TITLE

Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition

### PROJECT SUMMARY (200 WORDS OR LESS)

Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; E3 Electrical, Inc., applicant. The Houma-Terrebonne Zoning and Land Use Commission recommend **denial unless the applicant modifies the request to rezone from R-3 to C-6 in which case they would recommend approval.**

### PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)

A Resolution giving notice of intent to adopt an ordinance to amend the zoning map of the Parish of Terrebonne so as to Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; E3 Electrical, Inc., applicant; and calling a Public Hearing on said matter for Wednesday, March 22, 2017 at 6:30 p.m.

### TOTAL EXPENDITURE

n/a

#### AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)

ACTUAL

ESTIMATED

#### IS PROJECT ALREADY BUDGETED: (CIRCLE ONE)

N/A

NO

YES

IF YES AMOUNT  
BUDGETED:

### COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)

PARISHWIDE

1

2

3

4

5

6

7

8

9

Signature

Date



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

### MEMORANDUM

**TO:** Mr. Al Levron, Parish Manager  
Terrebonne Parish Consolidated Government

**FROM:** Becky M. Becnel, Minute Clerk *bmb*  
Houma-Terrebonne Regional Planning Commission

**THRU:** Christopher M. Pulaski, PLA, Director *MP*  
Planning & Zoning Department

**DATE:** January 31, 2017

**SUBJECT:** Item for Parish Council Consideration  
*Application for Zoning Map Amendment*  
*Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; E3 Electrical, Inc., applicant*

It is respectfully requested that the following item be placed on the next Community Development and Planning Committee meeting agenda for consideration:

- A Resolution giving notice of intent to adopt an ordinance to amend the zoning map of the Parish of Terrebonne so as to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma; E3 Electrical, Inc., applicant; and calling a Public Hearing on said matter for Wednesday, March 22, 2017 at 6:30 p.m.

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, at its meeting of January 19, 2017, voted to recommend *denial* of this request to the Parish Council unless the applicant modifies the request to rezone from R-3 (Multi-Family Residential) to C-6 (Light Commercial) in which case they would recommend approval. Please find attached the following documents:

- Proposed Resolution;
- Proposed Ordinance;
- Vicinity map / Plat depicting property in question;
- Staff Recommendation

If you have any questions, or require additional information in this matter, please advise.

\*\*\*\*\*

#### Attachments

cc: Councilman Dirk Guidry, *Chairman*  
Councilman John Navy, *District 1*  
Venita Chauvin, *Council Clerk*  
Council Reading File  
Correspondence File

Saltwater Fishing Capital of the World®

OFFERED BY:  
SECONDED BY:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION GIVING NOTICE OF INTENT TO ADOPT AN ORDINANCE TO AMEND THE ZONING MAP OF THE PARISH OF TERREBONNE SO AS TO REZONE FROM R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT); LOT 8, BLOCK 77, NEWTOWN ADDITION, HOUMA, TERREBONNE PARISH, LOUISIANA; E3 ELECTRICAL, INC., APPLICANT; AND CALLING A PUBLIC HEARING ON SAID MATTER FOR WEDNESDAY, MARCH 22, 2017 AT 6:30 P.M.

BE IT RESOLVED by the Terrebonne Parish Council (Community Development and Planning Committee), that notice be hereby given to adopt an ordinance to amend the Zoning Map of the Parish of Terrebonne so as to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana; and

NOW, THEREFORE, BE IT RESOLVED that a public hearing be called on said matter for Wednesday, March 22, 2017 at 6:30 p.m.

THERE WAS RECORDED:

YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_

ABSTAINING: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_ The Chairman declared this resolution ADOPTED/NOT ADOPTED on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
DIRK GUIDRY, CHAIRMAN  
TERREBONNE PARISH COUNCIL

\* \* \* \* \*

I, VENITA CHAUVIN, Clerk of the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the \_\_\_\_\_ Committee on \_\_\_\_\_, 2017 and subsequently ratified by the Assembled Council in Regular Session on \_\_\_\_\_, 2017, at which meeting a quorum was present.

\_\_\_\_\_  
VENITA CHAUVIN, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

OFFERED BY:  
SECONDED BY:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING MAP OF THE PARISH OF TERREBONNE SO AS TO REZONE FROM R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT); LOT 8, BLOCK 77, NEWTOWN ADDITION, HOUMA, TERREBONNE PARISH, LOUISIANA; E3 ELECTRICAL, INC., APPLICANT.

WHEREAS, the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby declares that it has adopted a resolution giving notice of intent to adopt the following ordinance hereto; and

WHEREAS, the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has conducted a public hearing on Wednesday, March 22, 2017; and

WHEREAS, after considering all comments received, if any, the following action is hereby taken.

NOW, THEREFORE, BE IT ORDAINED by the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, that the Zoning Map of the Parish of Terrebonne be hereby amended so as to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District), Lot 8, Block 77, Newtown Addition, Houma, Terrebonne Parish, Louisiana.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_

ABSTAINING: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

The Chairman declared this ordinance ADOPTED/NOT ADOPTED on this, the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
DIRK GUIDRY, CHAIRMAN  
TERREBONNE PARISH COUNCIL

\_\_\_\_\_  
VENITA CHAUVIN, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

\* \* \* \* \*

Date and Time Delivered to Parish President:

\_\_\_\_\_

Approved \_\_\_\_\_ Vetoed \_\_\_\_\_  
Gordon E. Dove, Parish President  
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

\_\_\_\_\_

\* \* \* \* \*

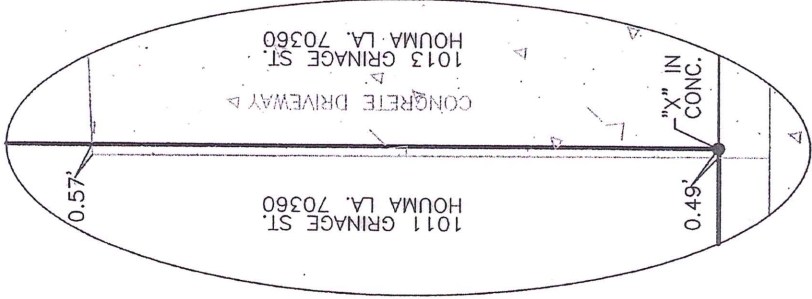
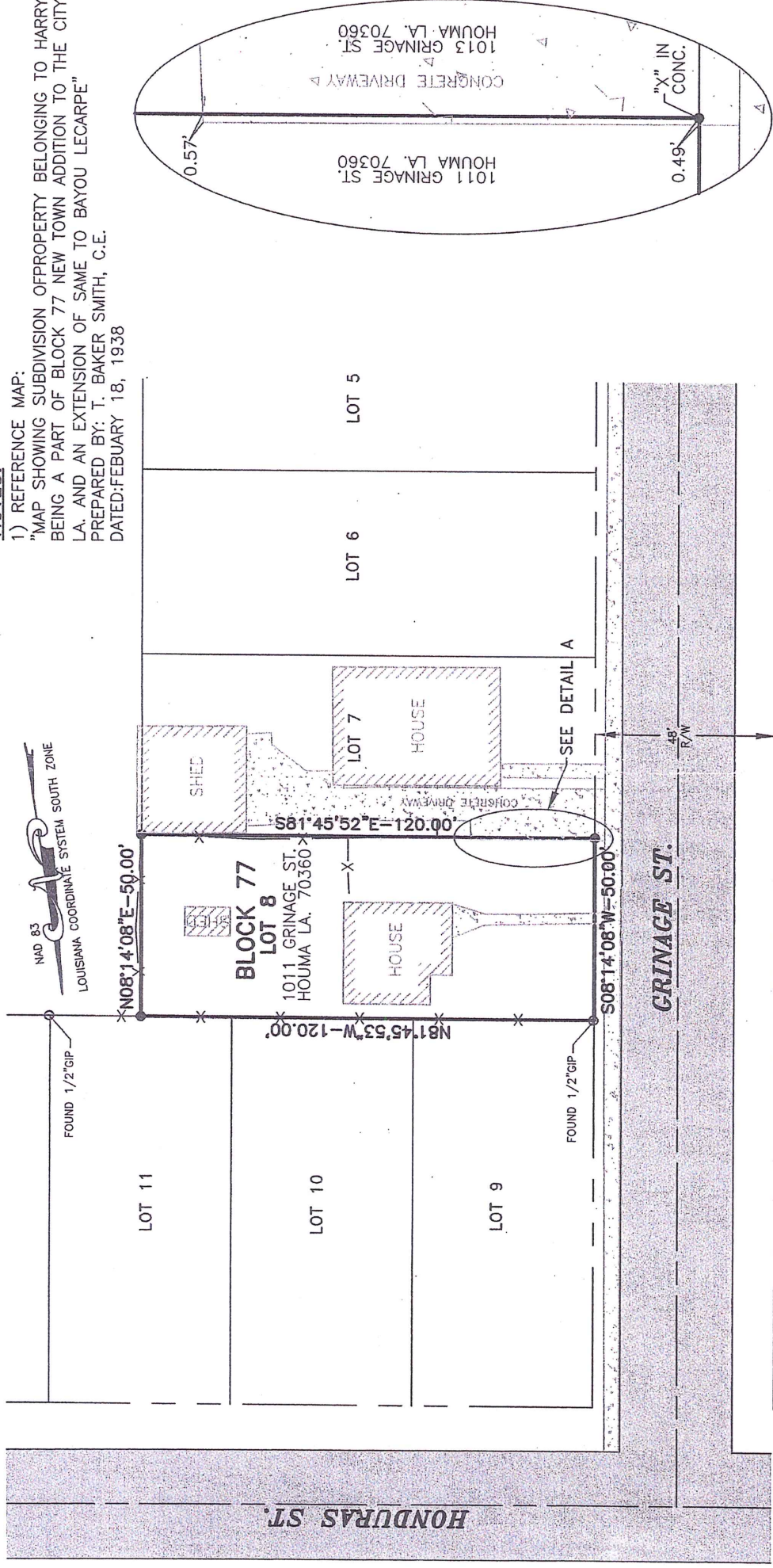
I, VENITA CHAUVIN, Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on \_\_\_\_\_, 2017, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
VENITA CHAUVIN, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

NOTES:


1) REFERENCE MAP:  
"MAP SHOWING SUBDIVISION OF PROPERTY BELONGING TO HARRY HELLIER  
BEING A PART OF BLOCK 77 NEW TOWN ADDITION TO THE CITY OF HOUMA  
LA. AND AN EXTENSION OF SAME TO BAYOU LECARPE"  
PREPARED BY: T. BAKER SMITH, C.E.  
DATED: FEBRUARY 18, 1938



CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

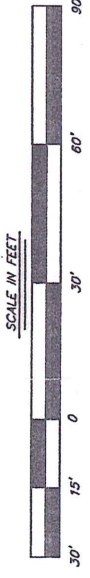


APPROVAL:  LEONARD J. CHAUVIN, JR.  
(REG. NO. 4607)  
**LEONARD CHAUVIN P.E., P.L.S., INC.**  
CIVIL ENGINEER - LAND SURVEYOR  
627 JACKSON ST. THIBODAUX, LA.  
PHONE: (985) 449-1376

LEGEND

- FOUND AS NOTED
- SET 5/8" IRON ROD
- UNLESS NOTED OTHERWISE

**SURVEY SHOWING**  
**LOT 8 OF BLOCK 77 OF**  
**HARRY HELLIER SUBDIVISION**  
**LOCATED IN SECTION 37, T17S-R17E**  
**TERREBONNE PARISH, LOUISIANA**  
**JULY 7, 2016**





Zoning & Land Use Commission  
Staff Report

January 19, 2017  
Agenda Item F.1

**LOCATION:** Lot 8, Block 77,  
Newtown Addition, 1011 Grinage Street

**APPLICANT:** E3 Electrical, Inc.

**APPROVAL REQUESTED:** Rezone from R-3 to C-1    **RECOMMENDATION:** APPROVAL

**PROPOSAL:**

The applicant is requesting to rezone from R-3 (Multi-Family Residential) to C-1 (Central Business) to allow for an office building.

**ANALYSIS:**

The proposed development is exempt from the minimum size requirement for new districts since the property currently abuts an existing C-1 district.

The Zoning Ordinance states that in order to rezone property, one of the following conditions must apply:

1. Error
2. Change in conditions
3. Increase in need for sites for business or industry
4. Subdivision of land

Staff feels that the application fits under items 2 and 3. The proposed office will allow for renovations to an existing vacant structure and bring it to code. It will help accommodate the existing business in the downtown area and have no impact on the surrounding residential neighborhood.

Adequate public notice was provided. A site visit was performed, and all adjacent property owners were notified. Staff received 2 calls regarding this request; one requesting more information and one indicating no objection to the rezone request.

**RECOMMENDATION:**

Staff recommends APPROVAL of the request.

C-1 Deny  
C-6 Approve

Christopher M. Pulaski, PLA, Director  
Planning & Zoning Department  
Terrebonne Parish Consolidated Government

Category Number:  
Item Number: 2.



Monday, February 6, 2017

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**Item Title:**

313 Dover Dr., Rescind & continue hearing

**Item Summary:**

Consider rescinding Condemnation Order for 313 Dover Drive, and continuing to the July 24, 2017 Condemnation Hearings.

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**ATTACHMENTS:**

**Description**

portion of minutes

**Upload Date**

2/1/2017

**Type**

Minutes

**PROCEEDINGS**  
**OF THE**  
**TERREBONNE PARISH COUNCIL**  
**IN SPECIAL SESSION**

**OCTOBER 17, 2016**

The Chairman, J. Navy, called the meeting to order at 5:31 p.m., in the Terrebonne Parish Council Meeting Room for the sole purpose of conducting condemnation hearings.

Following an Invocation, offered by Councilwoman A. Williams, and the Pledge of Allegiance led by Councilman A. Marmande, the Minute Clerk called the roll. Upon roll call, Council Members recorded as present were: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair and J. Navy. A quorum was declared present.

Nuisance Abatement Specialist Deon Stewart presented the historical background on the residential structure located at 220 Bond Street, Houma, LA, owned by Mary Hite, noting that the structure has been substantially burned and continues to be unsuitable for human habitation; and staff recommends that the structure be condemned.

Ms. Rebecca Hite, an heir of the property, stated that the structure received additional damaged because a vehicle ran into it causing the structure to be knocked off its foundation. Ms. Hite stated that the police were called and a report was done. She noted that the insurance companies have made an assessment and are in the process of paying their claim so that the additional damages can be repaired. Ms. Hite asked for a continuance because they need to obtain additional permits.

Ms. A. Williams moved, seconded by Mr. A. Marmande, "THAT, the Council continue the condemnation proceedings, until January 17, 2017, at 5:30 p.m., on the residential structure located at 220 Bond Street, Houma, LA, owned by Mary Hite."

The Chairman called for the vote on the motion offered by Ms. A. Williams.

THERE WAS RECORDED:

YEAS: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair, and J. Navy.

NAYS: None.

ABSENT: None.

The Chairman declared the motion adopted.

Nuisance Abatement Specialist Deon Stewart presented the historical background on the residential structure located at 313 Dover Drive, Houma, LA, owned by Harold and Ann Scott, noting that the interior has not been maintained in a clean, safe condition; the roof has not been maintained to prevent the admittance of rain; the windows and the doors have not been maintained in a weather tight condition; and staff recommends that the structure be condemned.

Mr. A. Marmande moved, seconded by Mr. D. J. Guidry, "THAT, the Council find that the residential structure located at 313 Dover Drive, Houma, LA, owned by Harold and Ann Scott, per the legal description,

A certain lot of ground, situated in the Parish of Terrebonne, State of Louisiana, located about six miles below the City of Houma, Louisiana, on the left descending bank of Bayou DuLarge in Section 18, T18S, R17E, designated as a Lot "A" on a plan entitled "Plat Showing Division of Property belonging to N.P. Eschete located in Section 18, T18S-R17E" dated April 15, 1971, and paraphed "ne varietur" to an Act of Sale of Nolan Paul Eschete and Lela Matherne, wife, to Bennie J. Eunice and Mary Christine Eschete, wife, at COB 527, folio 990, under Entry Number 413177, of the Clerk's Office, Terrebonne Parish, Louisiana, bounded on the north by Joseph Brunet, now or formerly, on the south by property of N.P. Eschete and proposed 40' right of way, on the east by Lot "B" on said plat, and on the west by Anthony J. Theiot, nor or formerly, together with all buildings, improvements, rights, ways and servitudes thereunto pertaining or in anywise appertaining.

Resend &  
Continue to  
7/24/17

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public. Accordingly, the structure is hereby condemned and the owner is hereby ordered to demolish, and/or remove the structure by November 17, 2016. In default of which Terrebonne Parish Consolidated Government may proceed with the bidding process for the demolition and/or removal.”

The Chairman called for the vote on the motion offered by Mr. A. Marmande.

THERE WAS RECORDED:

YEAS: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair, and J. Navy.

NAYS: None.

ABSENT: None.

The Chairman declared the motion adopted.

Nuisance Abatement Specialist Deon Stewart presented the historical background on the residential structure located at 1217 Division Avenue, Houma, LA, owned by Roosevelt and Martha Spencer, c/o Christopher Carter, stating that the structure has been substantially burned and continues to be unsuitable for human habitation; and staff recommends that the structure be condemned.

Ms. A. Williams moved, seconded by Mr. D. J. Guidry, “THAT, the Council continue the condemnation proceedings, until January 17, 2017 at 5:30 p.m. on the residential structure located at 1217 Division Avenue, Houma, LA, owned by Roosevelt and Martha Spencer, c/o Christopher Carter.”

The Chairman called for the vote on the motion offered by Ms. A. Williams.

THERE WAS RECORDED:

YEAS: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair, and J. Navy.

NAYS: None.

ABSENT: None.

The Chairman declared the motion adopted.

Ms. A. Williams moved, seconded by Mr. D. J. Guidry, “THAT, the Council continue the condemnation proceedings, until January 17, 2017, at 5:30 p.m. on the residential structure located at 400 Naquin Street (Structure 3) Houma, LA, owned by Larussa Enterprises.”

The Chairman called for the vote on the motion offered by Ms. A. Williams.

THERE WAS RECORDED:

YEAS: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair, and J. Navy.

NAYS: None.

ABSENT: None.

The Chairman declared the motion adopted.

Nuisance Abatement Specialist Deon Stewart presented the historical background on the residential structure located at 119 Scott Lane, Houma, LA, owned by Jonathan and Willie Foote, noting that windows have not been maintained in weather tight condition; window panes are missing/broken; exterior walls contains missing/rotting materials; and staff recommends the structure be condemned.

Ms. Cynthia Anderson, an heir of the aforementioned property, stated that they have just completed their succession and are in the process of selling the property.

Ms. A. Williams moved, seconded by Mr. A. Marmande, “THAT, the Council continue, until January 17, 2017 at 5:30 p.m., the condemnation proceedings on the residential structure located at 119 Scott Lane, Houma, LA, owned by Jonathan and Willie Foote.”

The Chairman called for the vote on the motion offered by Ms. A. Williams.

THERE WAS RECORDED:

YEAS: A. Williams, G. Michel, S. Dryden, C. Duplantis-Prather, D. W. Guidry, Sr., A. Marmande, D. J. Guidry, S. Trosclair, and J. Navy.

NAYS: None.