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# TERREBONNE PARISH COUNCIL

## COMMUNITY DEVELOPMENT AND PLANNING COMMITTEE

Mr. John Amedee	Chairman
Mr. Dirk J. Guidry	Vice-Chairman
Mr. Brien Pledger	Member
Mr. Carl Harding	Member
Mr. Gerald Michel	Member
Ms. Jessica Domangue	Member
Mr. Darrin W. Guidry, Sr.	Member
Mr. Daniel Babin	Member
Mr. Steve Trosclair	Member



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

### AGENDA

May 8, 2023  
5:40 PM

Robert J. Bergeron Government Tower Building  
8026 Main Street  
2nd Floor Council Meeting Room  
Houma, LA 70360

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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**

**CALL MEETING TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- 1. RESOLUTION:** Authorizing the Parish President to enter into the appropriate subgrantee agreement with the Governor's Office of Homeland Security and Emergency Preparedness in order to receive funding and implement the Flood Mitigation Assistance Severe Repetitive Loss Elevation Program.
- 2. 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana; Sylvester Warren, Jr., applicant; and calling a public hearing on said matter on Wednesday, June 14, 2023, at 6:30 p.m.

3. **RESOLUTION:** Giving notice of intent to adopt an ordinance to amend the zoning map of the Parish of Terrebonne so as to Rezone from OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; Danos Properties, LLC, applicant; and calling a public hearing on said matter on Wednesday, June 14, 2023, at 6:30 p.m.
4. Adjourn

Category Number:  
Item Number:



Monday, May 8, 2023

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**Item Title:**  
INVOCATION

**Item Summary:**  
INVOCATION

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Category Number:  
Item Number:



Monday, May 8, 2023

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**Item Title:**

PLEDGE OF ALLEGIANCE

**Item Summary:**

PLEDGE OF ALLEGIANCE

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Monday, May 8, 2023

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**Item Title:**

Agreement with GOHSEP for Flood Mitigation Assistance Elevation Program

**Item Summary:**

**RESOLUTION:** Authorizing the Parish President to enter into the appropriate subgrantee agreement with the Governor's Office of Homeland Security and Emergency Preparedness in order to receive funding and implement the Flood Mitigation Assistance Severe Repetitive Loss Elevation Program.

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Executive Summary	5/3/2023	Executive Summary
Memo	5/3/2023	Cover Memo
Resolution	5/3/2023	Resolution
Agreement	5/3/2023	Backup Material



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE
Resolution authorizing the President to enter into agreement for the Flood Mitigation Assistance Elevation Program.

PROJECT SUMMARY (200 WORDS OR LESS)
Resolution authorizing the Parish President to enter into the appropriate subgrantee agreement with the Governor’s Office of Homeland Security and Emergency Preparedness in order to receive funding and implement the Flood Mitigation Assistance Severe Repetitive Loss Elevation Program.

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)
To enter into an agreement to accept \$255,456.00 of FEMA Hazard Mitigation Assistance funding to elevate two (2) severe repetitive loss structures under the FMA-PJ-06-LA-2020-0003 grant.

TOTAL EXPENDITURE	
\$0	
AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)	
ACTUAL – N/A	ESTIMATED
IS PROJECTALREADY BUDGETED: (CIRCLE ONE)	
N/A	<div><div>NO</div><div>YES</div><div>IF YES AMOUNT BUDGETED:</div></div>

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)										
<u>PARISHWIDE</u>	1	2	3	4	5	6	7	8	9	

Chris Pulaski

Signature

5/3/2023

Date

May 2, 2023

MEMO TO: Hon. Gordon E. Dove  
Parish President

FROM: Chris Pulaski  
Planning and Zoning Department

SUBJECT: Request for Agenda Item May 8<sup>th</sup> and 10<sup>th</sup>, 2023

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Please find the following items for your review:

- A resolution authorizing the Parish President to enter into a subgrantee agreement between Terrebonne Parish Consolidated Government and The Governor's Office of Homeland Security and Emergency Preparedness to implement the Flood Mitigation Assistance Program.

If everything meets with your approval, it is respectfully requested that you place the resolution on the Community Development & Planning Committee agenda for consideration. If you have any questions, please advise.

OFFERED BY:  
SECONDED BY:

RESOLUTION NO. 23-

A RESOLUTION AUTHORIZING THE PARISH PRESIDENT TO ENTER INTO A SUBGRANTEE AGREEMENT BETWEEN TERREBONNE PARISH CONSOLIDATED GOVERNMENT AND THE GOVERNOR'S OFFICE OF HOMELAND SECURITY AND EMERGENCY PREPAREDNESS (GOHSEP) TO IMPLEMENT THE FLOOD MITIGATION ASSISTANCE PROGRAM FMA-PJ-06-LA-2020-0003.

**WHEREAS**, the Terrebonne Parish Consolidated Government has applied for funding allocated as a result of the yearly Flood Mitigation Assistance (FMA) program through the Federal Emergency Management agency (FEMA) and the National Flood Insurance Program (NFIP), and

**WHEREAS**, by communication from the GOHSEP dated May 2, 2023, the Terrebonne Parish Consolidated Government has been notified that its application for federal assistance allocated to elevate repetitive loss structures was approved by FEMA September 1, 2022; and

**WHEREAS**, the approved funding for the elevation of approximately three (3) flood damaged structures in the Parish is as follows:

Federal Share (100%)	\$ 953,245.00
Non Federal Share (0%)	\$ 0
TOTAL PROJECT AWARD:	\$ 953,245.00

**WHEREAS**, the Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) is the grantee under this Hazard Mitigation Assistance Program; and

**WHEREAS**, Terrebonne Parish Consolidated Government is a subgrantee;

**NOW, THEREFORE, BE IT RESOLVED** by the Terrebonne Parish Council that the Parish President is hereby authorized to enter into the appropriate subgrantee agreement with GOHSEP in order to receive funding and implement the FMA Elevation Program.



A Federally Funded Agreement  
Between the  
Governor's Office of Homeland Security and Emergency Preparedness  
And  
Terrebonne Parish Consolidated Government

1.1 Introduction

1.2 The Federal Emergency Management Agency ("Grantor") has made federal funds available to the State of Louisiana under the Flood Mitigation Assistance Grant Program ("FMA"). CFD 97.029.

1.3 This Agreement addresses the use of those funds and is between the Governor's Office of Homeland Security and Emergency Preparedness ("Recipient"), and the Terrebonne Parish ("Sub-Recipient").

2.1 Applicable Laws, Regulations and Policies

2.2 Federal

National Flood Insurance Act of 1968 Section 1366 (42 U.S.C. 4104c)

as amended by the National Flood Insurance Reform Act of 1994, Public Law 103—325

The Bunning –Bereuter-Blumenauer Flood Insurance Reform Act of 2004, Public Law 108-264

The Biggert-Waters Flood Insurance Reform Act of 2012, Public Law 112-141

31 United States Code Section 1352

2 Code of Federal Regulations 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

OMB Circular A-102 (Standard Form 424B (Rev. 7-97))

OMB Circular 110

2.3 State

Louisiana Homeland Security and Emergency Assistance and Disaster Act, La. R.S. 29:721 et seq.

La. R.S. 33:4773(D)

Louisiana Uniform Construction Code, La. R.S. 40:1721-39

Louisiana Public Bid Law, La. R.S. 38:2211 et seq.

Louisiana Procurement Code, La. R.S. 39:1551 et seq.

*Louisiana Hazard Mitigation Strategy* (4 volumes)

3.1 Concept of Agreement

3.2 In order to elevate eighteen (18) structures and acquire one (1) structure in the Terrebonne Parish, the Grantor has provided funds to Sub-Recipient through Recipient's FMA Grant Program. Sub-Recipient shall perform the necessary tasks, meet the required milestones, and stay within the FEMA approved scope of work, and budgetary parameters as outlined in the application for this project. (FMA-PJ-06-LA-2020-0019, EMT-2020-FM-E053 (0))

3.3 The project application is incorporated into this Agreement as if copied in its entirety.

3.4 Additional responsibilities of Recipient, and Sub-Recipient are as follows:

3.4.1 All applicable State and Federal laws, regulations and policies shall be adhered to during the execution of this project, and more specifically:

3.4.2 Any changes to the scope of work, or budget shall comply with 2 C.F.R. §200

3.4.3 Sub-Recipient shall comply with the limitations on the use of appropriated funds to influence certain Federal contracting or financial transactions as stated in 31 U.S.C §1352.

3.4.4 Sub-Recipient shall comply with all Assurances for Non-Construction Programs as outlined in Standard Form 424B and prescribed by OMB Circular A-102.

3.4.5 Sub-Recipient shall cooperate at all times with Recipient, and act as the project manager agreeing to be accountable for all funds expended on this project.

3.4.6 Sub-Recipient agrees to meet all program, and administrative requirements as dictated by State and Federal laws, regulations and policies, and any other requirements deemed necessary by Recipient to carry out the intent of this Agreement, even if not specifically stated.

#### 4.1 Summary of Statement of Work

4.2 Pursuant to FMA-PJ-06-LA-2020-0003, EMT-2020-FM-E053 (0), Sub-Recipient shall perform the following tasks within the approved timeframes:

##### 4.2.1 Elevate Five (5) SRL Properties

#### 5.1 Summary of Budget

##### 5.2 Estimated costs per task:

5.2.1 For tasks 4.2.1	<b>\$953,245.00</b>
5.2.2 Total Project Cost	<b>\$953,245.00</b>

##### 5.3 Funding Sources

5.3.1 Federal share	<b>\$953,245.00</b>
5.3.2 Non-Federal share	<b>\$ 0.00</b>

#### 6.1 Liability of Parties

6.2 This Agreement is intended for the benefit of Grantor, Recipient and Sub-Recipient, and does not confer any rights upon third parties.

6.3 All rights by and between Grantor, Recipient, and Sub-Recipient are limited to the actions outlined in the applicable State and Federal laws, regulations, and policies.

6.4 Sub-Recipient hereby agrees to hold Recipient harmless from any actions or claims brought on behalf of any third parties who perform work and/or provide services on this project on behalf of Sub-Recipient.

#### 7.1 Legal Authorization

Sub-Recipient hereby certifies that it has the legal authority to enter into this agreement and that it is authorized to receive the federal funds outlined herein.

#### 8.1 Notice and Contact

8.2 All notices provided pursuant to this Agreement shall be in writing and sent via first class certified mail return receipt requested.

8.3 The name and address of Recipient's contract manager for this agreement is:

**Sean Wyatt**  
**Assistant Deputy Director, Hazard Mitigation Assistance Division**  
**Governor's Office of Homeland Security and Emergency Preparedness**  
**7667 Independence Boulevard**  
**Baton Rouge, Louisiana 70806**

The name and address of the designated agent responsible for the administration of this agreement on behalf of Sub-Recipient is:

**Honorable Gordon Dove**  
**Parish President**  
**Terrebonne Parish Consolidated Government**  
**8026 Main Street**  
**Houma, Louisiana 70360**

8.4 If the mailing address of Recipient or Sub-Recipient changes during the term of this agreement, or there is a change in the designated points of contact, the party with the address change, or change of contact shall immediately notify the other party in writing.

On behalf of their respective agencies, Recipient and Sub-Recipient have executed this agreement.

BY: \_\_\_\_\_  
**Casey Tingle**  
**Director**  
**GOVERNOR'S OFFICE OF HOMELAND**  
**SECURITY AND EMERGENCY PREPAREDNESS**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
**Hon. Gordon E. Dove**  
**Parish President**  
**TERREBONNE PARISH CONSOLIDATED GOVERNMENT**

DATE: \_\_\_\_\_



Monday, May 8, 2023

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**Item Title:**

Rezone from R-1 to R-3, 115 King 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana; Sylvester Warren, Jr., applicant; and calling a public hearing on said matter on Wednesday, June 14, 2023, at 6:30 p.m.

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**ATTACHMENTS:**

Description	Upload Date	Type
Rezone from R-1 to R-3, 115 King Street	5/2/2023	Executive Summary
Rezone from R-1 to R-3, 115 King Street	5/2/2023	Backup Material



## EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

### PROJECT TITLE

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street

### PROJECT SUMMARY (200 WORDS OR LESS)

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana; Sylvester Warren, Jr., applicant; The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, has **recommended approval** of the rezone request along with **granting a variance from the minimum lot size for new districts [Section 28-201(b)(1)]**.

### 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana; Sylvester Warren, Jr., applicant; and calling a Public Hearing on said matter for Wednesday, June 14, 2023 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

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Signature

Date



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
985-868-5050 • WWW.TPCG.ORG



Department of Planning & Zoning

MEMORANDUM

**TO:** Mr. Mike Toups, Parish Manager  
Terrebonne Parish Consolidated Government

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

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

**DATE:** May 1, 2023

**SUBJECT:** Item for Parish Council Consideration  
*Application for Zoning Map Amendment*  
*Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot*  
*7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana;*  
*Sylvester Warren, Jr., 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, Houma, Terrebonne Parish, Louisiana; Sylvester Warren, Jr., applicant; and calling a Public Hearing on said matter for Wednesday, June 14, 2023 at 6:30 p.m.

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, at its meeting of April 20, 2023, voted to recommend **approval** of this request to the Parish Council along with a variance from the minimum lot size for new districts [Section 28-201(b)(1)]. 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: Councilwoman Jessica Domangue, *Chairwoman*  
Councilman Brien Pledger, *District 1*  
Tammy Triggs, *Council Clerk*  
Council Reading File  
Correspondence File



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-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL); LOT 7, BLOCK D, MECHANICVILLE, 115 KING STREET; HOUMA, TERREBONNE PARISH, LOUISIANA; SYLVESTER WARREN, JR., APPLICANT; AND CALLING A PUBLIC HEARING ON SAID MATTER FOR WEDNESDAY, JUNE 14, 2023 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana; and

NOW, THEREFORE, BE IT RESOLVED that a public hearing be called on said matter for Wednesday, June 14, 2023 at 6:30 p.m.

THERE WAS RECORDED:  
YEAS: \_\_\_\_\_

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

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

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

The Chairwoman declared this resolution ADOPTED/NOT ADOPTED on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
JESSICA DOMANGUE, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\* \* \* \* \*

I, TAMMY TRIGGS, 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 \_\_\_\_\_, 2023 and subsequently ratified by the Assembled Council in Regular Session on \_\_\_\_\_, 2023, at which meeting a quorum was present.

\_\_\_\_\_  
TAMMY TRIGGS, 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-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL); LOT 7, BLOCK D, MECHANICVILLE, 115 KING STREET, HOUMA, TERREBONNE PARISH, LOUISIANA; SYLVESTER WARREN, JR., 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, June 14, 2023; 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-1 (Single-Family Residential) to R-3 (Multi-Family Residential), Lot 7, Block D, Mechanicville, 115 King Street, Houma, Terrebonne Parish, Louisiana.

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

THERE WAS RECORDED:

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

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

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

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

The Chairwoman declared this ordinance ADOPTED/NOT ADOPTED on this, the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
JESSICA DOMANGUE, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\_\_\_\_\_  
TAMMY TRIGGS, 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, TAMMY TRIGGS, 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 \_\_\_\_\_, 2023, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TAMMY TRIGGS, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

115 King Street  
Lot 7, Block D, Mechanicville

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)

Sylvester Warren, Jr., Applicant





**Zoning & Land Use Commission  
Staff Report**

April 20, 2023  
Agenda Item F.1

**LOCATION:**

115 King Street; Lot 7,  
Block D, Mechanicville

**APPLICANT:**

Sylvester Warren, Jr.

**APPROVAL REQUESTED:**

Rezone from R-1  
(Single-Family  
Residential) to R-3  
(Multi-Family  
Residential)

**RECOMMENDATION: DENIAL**

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**PROPOSAL:**

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) for the purpose of placing a mobile home on the property.

**ANALYSIS:**

The area of Mechanicville Subdivision is mainly R-1, but there are several lots that are zoned R-2 and R-3 and many of these have mobile homes on them. Additionally, several of the R-1 lots have mobile homes that are legal, non-conforming. In recent years, property owners have come to the Zoning & Land Use Commission to request rezoning to R-3 in order to place a mobile home and in December 2020, a proposed rezone for numerous lots in Mechanicville from R-1 to R-2 was presented to the Zoning & Land Use Commission but was recommended for denial after public comment. It was decided at that time to continue to review rezone requests on a case-by-case basis.

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.

Applicant and Staff agree that the application fits under Item 2 – change in conditions due to the increasing need for affordable housing in the area. However, the subject property does not abut an existing R-3 zoning district nor does it meet the minimum size requirement of 5 acres to request a rezone to R-3.

All public notice requirements have been met, and Staff received no calls regarding this request.

**RECOMMENDATION:**

Staff recommends **DENIAL** of the rezone request from R-1 to R-3 due to the property not meeting the minimum size requirement as per Sec. 28-201(b)(1)(a).

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



Monday, May 8, 2023

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**Item Title:**

Rezone from OL to I-1, 1865 Valhi Boulevard

**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 OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; Danos Properties, LLC, applicant; and calling a public hearing on said matter on Wednesday, June 14, 2023, at 6:30 p.m.

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Rezone from OL to I-1, 1865 Valhi Boulevard	5/2/2023	Executive Summary
Rezone from OL to I-1, 1865 Valhi Boulevard	5/2/2023	Backup Material



## EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

### PROJECT TITLE

Rezone from OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard

### PROJECT SUMMARY (200 WORDS OR LESS)

Rezone from OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; Danos Properties, LLC, applicant; The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, has **recommended approval** of the rezone request.

### 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 OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; Danos Properties, LLC, applicant; and calling a Public Hearing on said matter for Wednesday, June 14, 2023 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

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A handwritten signature in blue ink, appearing to read "Chris P. P.", written over a horizontal line.

Signature

A handwritten date "5/2/23" in blue ink, written over a horizontal line.

Date



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
985-868-5050 • WWW.TPCG.ORG



Department of Planning & Zoning

MEMORANDUM

**TO:** Mr. Mike Toups, 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:** May 1, 2023

**SUBJECT:** Item for Parish Council Consideration  
*Application for Zoning Map Amendment*  
*Rezone from OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; Danos Properties, LLC, 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 OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, Terrebonne Parish, Louisiana; Danos Properties, LLC, applicant; and calling a Public Hearing on said matter for Wednesday, June 14, 2023 at 6:30 p.m.

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, at its meeting of April 20, 2023, voted to recommend **approval** of this request to the Parish Council. 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: Councilwoman Jessica Domangue, *Chairwoman*  
Councilman Darrin Guidry, *District 6*  
Tammy Triggs, *Council Clerk*  
Council Reading File  
Correspondence File



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 OL (OPEN LAND) TO I-1 (LIGHT INDUSTRIAL); TRACT B OF DANOS PROPERTIES, LLC, 1865 VALHI BOULEVARD; TERREBONNE PARISH, LOUISIANA; DANOS PROPERTIES, LLC, APPLICANT; AND CALLING A PUBLIC HEARING ON SAID MATTER FOR WEDNESDAY, JUNE 14, 2023 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 OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana; and

NOW, THEREFORE, BE IT RESOLVED that a public hearing be called on said matter for Wednesday, June 14, 2023 at 6:30 p.m.

THERE WAS RECORDED:

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

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

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

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

The Chairwoman declared this resolution ADOPTED/NOT ADOPTED on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
JESSICA DOMANGUE, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

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I, TAMMY TRIGGS, 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 \_\_\_\_\_, 2023 and subsequently ratified by the Assembled Council in Regular Session on \_\_\_\_\_, 2023, at which meeting a quorum was present.

\_\_\_\_\_  
TAMMY TRIGGS, 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 OL (OPEN LAND) TO I-1 (LIGHT INDUSTRIAL); TRACT B OF DANOS PROPERTIES, LLC, 1865 VALHI BOULEVARD, TERREBONNE PARISH, LOUISIANA; DANOS PROPERTIES, LLC, 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, June 14, 2023; 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 OL (Open Land) to I-1 (Light Industrial), Tract B of Danos Properties, LLC, 1865 Valhi Boulevard, Terrebonne Parish, Louisiana.

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

THERE WAS RECORDED:

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

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

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

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

The Chairwoman declared this ordinance ADOPTED/NOT ADOPTED on this, the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
JESSICA DOMANGUE, CHAIRWOMAN  
TERREBONNE PARISH COUNCIL

\_\_\_\_\_  
TAMMY TRIGGS, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL

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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:

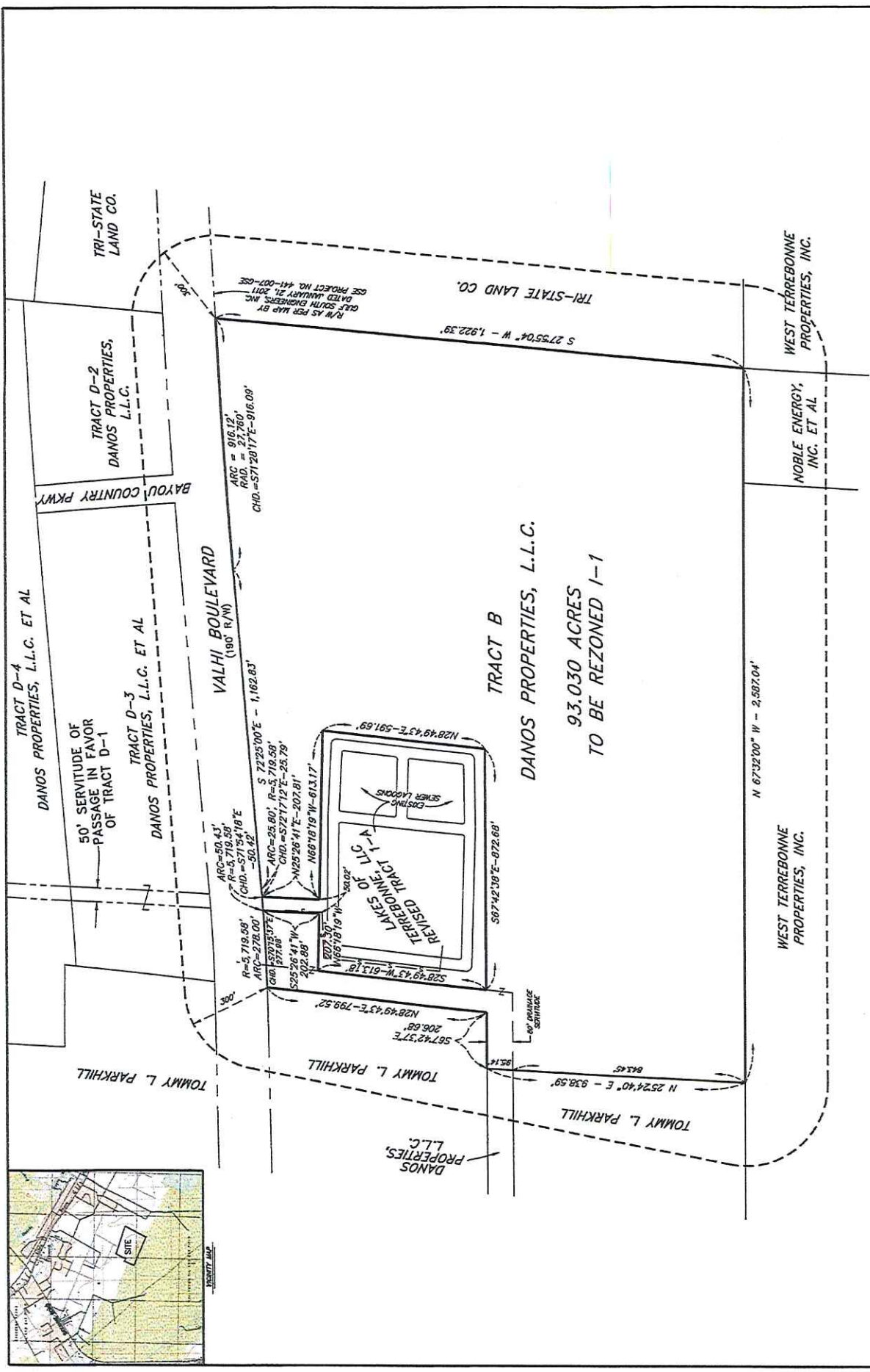
\_\_\_\_\_

\* \* \* \* \*

I, TAMMY TRIGGS, 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 \_\_\_\_\_, 2023, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TAMMY TRIGGS, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL



PLAN SHOWING TRACT B  
PREPARED FOR REZONING FROM O-L TO I-1  
LOCATED IN SECTION 74, T17S-R16E,  
TERREBONNE PARISH, LOUISIANA

FEBRUARY 22, 2023  
SCALE: 1" = 300'



THIS PLAT BASED ON MAP RECORDED UNDER ENTRY NO. 1416436 AS FILED IN THE  
TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS  
MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.  
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS  
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

NO. 1 00 FIELD BOOK NONE  
DRAWN BY 1 00 SURVEY FILE 1 LAKES-B3  
JOB NAME 1 DANOS TRACT-B-REZONE 23-000  
FOLDER 1 DANOS PROPERTIES, L.L.C.

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUNA, LA. 985-879-2782



**Zoning & Land Use Commission  
Staff Report**

April 20, 2023  
Agenda Item F.2

<b>LOCATION:</b>	1865 Valhi Boulevard; Tract B of Danos Properties, LLC	<b>APPLICANT:</b>	Danos Properties, LLC; c/o Hank Danos
<b>APPROVAL REQUESTED:</b>	Rezone from OL (Open Land) to I-1 (Light Industrial)	<b>RECOMMENDATION:</b>	<b>APPROVAL</b>

**PROPOSAL:**

Rezone from OL (Open Land) to I-1 (Light Industrial) for future use of a marine contracting company.

**ANALYSIS:**

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.

Applicant and Staff agree that the application fits under Item 3 – increase in need for sites for business or industry. South of this location are a number of similar properties along the west side of Valhi all zoned Light Industrial. In 2012, the applicant submitted an application to zone both this property and the tract across Valhi to I-1 and C-3. The ZLUC requested that the Parish recommend a rezone of the entire corridor. TPCG presented a proposed rezone of the entire Valhi Corridor from Equity Blvd to Savanne Road which had all of the properties along the south/southwest side of Valhi as Light Industrial. This application was approved by the ZLUC but was later denied by Council. Danos subsequently received a rezone approval for only the C-3 tract. In 2014, a 12.5 acre tract across from Equity and Ravensaide Drive was rezoned to Light Industrial. Although Light Industrial is less restrictive than residential and commercial zoning, the entire Valhi Blvd corridor is in an overlay district which carries with it additional requirements for building façade materials, landscaping, and signage it also comes with additions to setback requirements for liquor licenses for bars, lounges, etc of 1,000' from churches, playgrounds, schools, libraries, and residential districts (as compared to 300'). Mobile homes and mobile home parks are permitted uses in I-1, and a mobile home park would require additional approval from the HTRPC. Based on the historical development of this portion of Valhi Blvd and considering that its expansion and ultimate connection to US Hwy 90 corridor will serve to promote future industrial development uses.

All public notice requirements have been met, and Staff received no calls regarding this request.

**RECOMMENDATION:**

Staff recommends **APPROVAL** of the request.

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