

# 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

**APRIL 18, 2024, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 March 21, 2024

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. 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 (*Council District 7 / City of Houma Fire*)
2. 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; Edgewood Holdings, LLC, c/o Juan Clara Gomez, applicant (*Council District 2 / Bayou Cane Fire*)

**G. NEW BUSINESS:**

1. Home Occupation:  
Proposed barbershop; 408 Buquet Street; Deborah Authement, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planning Approval:  
Establish a church in a C-3 (Neighborhood Commercial) zoning district; 960D Grand Caillou Road; Jose Marquez Gonzales, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); North Portion of Lot 17, Block D, Mechanicville Subdivision, 135A King Street; Ernest Davis, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
  - b) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 13, Block 1, Richard Subdivision, 2601 Payne Street; Shanita Watkins, applicant; and call for a Public Hearing on said matter for Thursday, May 16, 2024 at 6:00 p.m. (*Council District 1 / City of Houma 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 ALLEGIENCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 21, 2024

**E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 18, 2024 INVOICES AND THE TREASURER’S REPORT OF MARCH 2024**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Lots 3-A & 3-B, A Redivision of Tract E-N-P-O-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) Variance Request: Variance from the drainage study
- d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al  
Approval Requested: Process D, Minor Subdivision  
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Paul B. Carter  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 237 Henderson Street, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: Edgewood Holdings, LLC, c/o Juan Clara Gomez  
Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Variance Request: Variance from the fire hydrant distance requirements
- d) Consider Approval of Said Application

3. a) Subdivision: Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4732 Highway 56, Chauvin, Terrebonne Parish, LA  
 Government Districts: Council District 8 / Little Caillou Fire District  
 Developer: Keith Martin  
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Revised Lot 5 & Revised Lot 8 of Block 19, Connely Subdivision in the City of Houma; Section 96, T17S-R17E, Terrebonne Parish, LA (408 & 410 Pecan Street / Councilman Charles Champagne, District 5)
2. Survey & Redivision of Property belonging to Poverty Flats Plantation, Ltd. And Sweetland, L.L.C. into Tract 1 and Tract 2; Sections 63, 64, 65, 66, 67, 68, 106, 107, & 108, T16S-R15E and Section 36, T16S-R16E, Terrebonne Parish, LA (Bull Run Road / Councilman Carl Harding, District 2)
3. Revision of Lot Lines between Tracts of Land owned by Joan M. Blouin and Marvin V. Marmande, Jr.; Sections 24 & 25, T18S-R17E, Terrebonne Parish, LA (1318 Dr. Beatrous Road / Councilman Danny Babin, District 7)
4. Revised Tracts A & B, A Redivision of Tracts A & B, Property belonging to Edley J. Daigle, Jr., et al; Section 47, T16S-R17E, Terrebonne Parish, LA (142 Property Court / Councilman Charles Champagne, District 5)
5. Revised Lot 57, A Redivision of Lot 57, Block 4, Phase 2 of Cocodrie Cove Subdivision and Property belonging to Coco Partners, L.L.C.; Section 86, T21S-R18E, Terrebonne Parish, LA (176 Pier 5 Court / Councilwoman Kim Chauvin, District 8)
6. Revised Tracts A-2-A & 5, A Redivision of Revised Tract A-2-A & Tracts 5 & 6 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Blvd. / Councilman Charles "Kevin" Champagne, District 5)
7. Re-Subdivision of Lot 2-A and Lot 2-B belonging to Grand Isle Shipyard, LLC into Lots 2-A-1; Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA (628 & 648 South Hollywood Road / Councilman Clyde Hamner, District 6)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpecg.org

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

PLAT SHOWING 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 & LOT 3, BLOCK 35, HONDURAS ADDITION TO THE CITY OF HOUMA

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: \_\_\_\_\_
- Developer's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360  
Owner's Name & Address: SNAIL, LLC 401 BARROW ST HOUMA, LA 70360  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: 1603 DUNN ST
- Location by Section, Township, Range: SECTIONS 39 & 105, T17S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Planned Unit Development: Y  N
- Date and Scale of Map:  
DATE: 2/26/24 SCALE: 1"=20'
- Council District / Fire Tax Area:  
1 Pledger / COH Fire
- Number of Lots: 2
- Filing Fees: \$142.38

### CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

3/4/24

Date

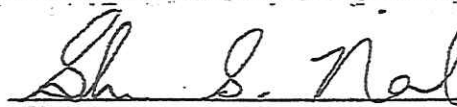
  
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

SNAIL, LLC

by: Shirin Nail

Print Name of Signature

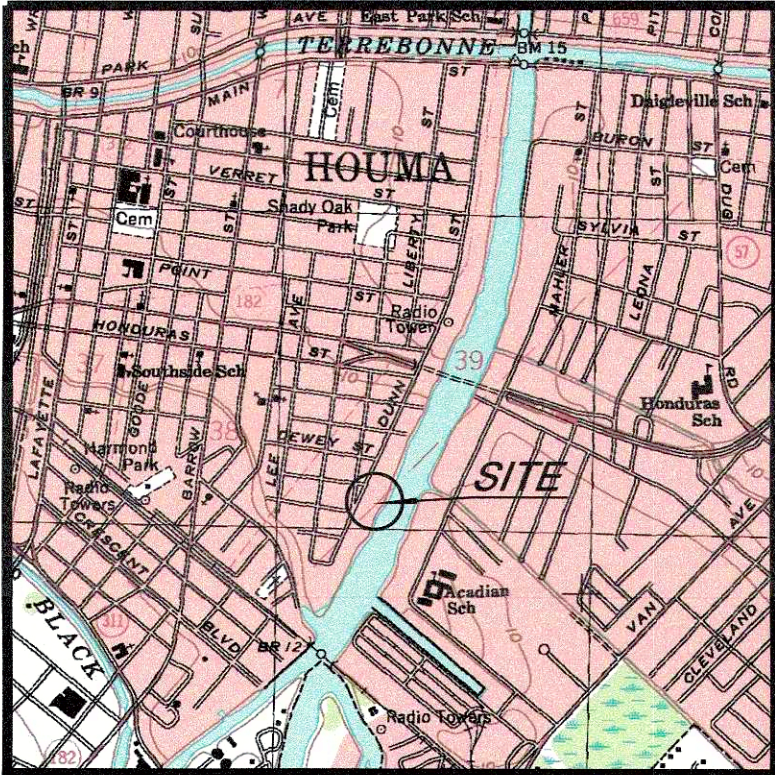
  
Signature

3/4/24

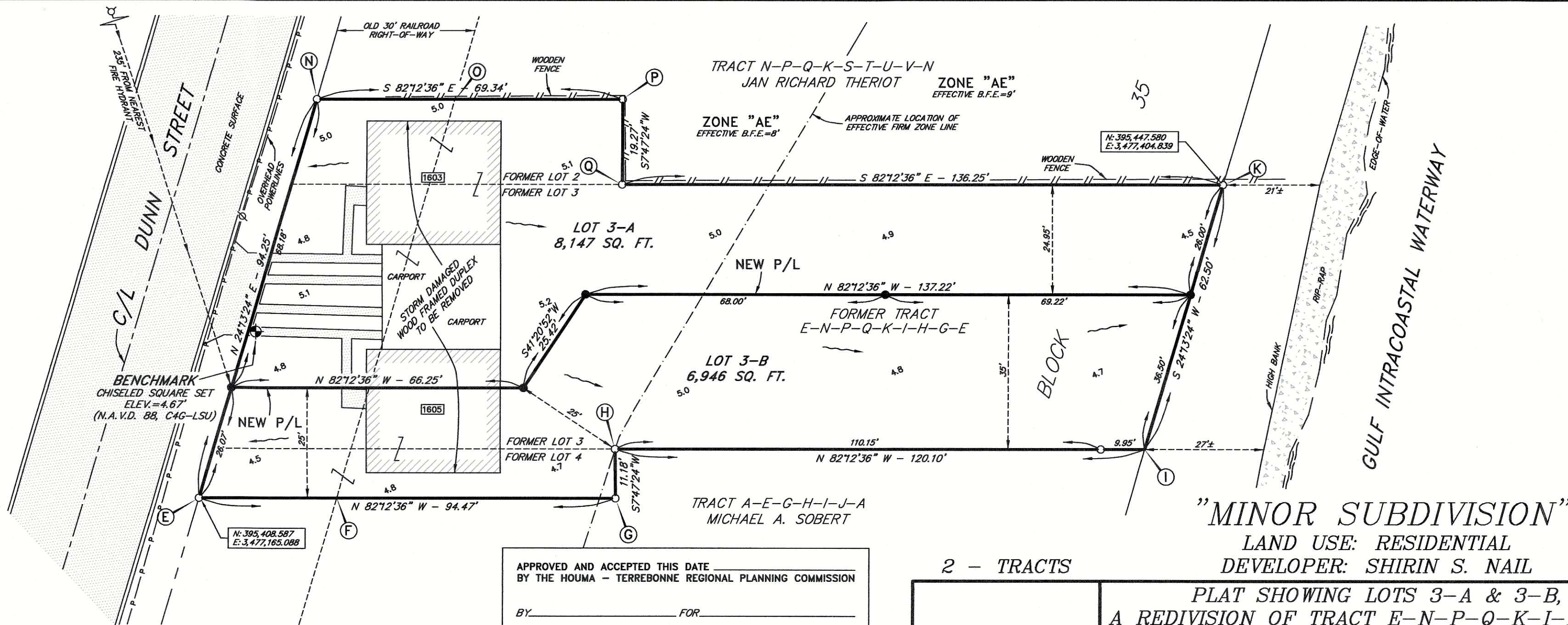
Date

PC24/ 3 - 1 - 7

Revised 11/3/2021



"VICINITY MAP"



**SEWER SYSTEM:**  
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO UNDERGROUND DRAINAGE STRUCTURES ALONG DUNN STREET AND TO THE G.I.W.W. IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**REFERENCE MAP:**  
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "REDIVISION OF TRACT E-L-M-F-E AND LOTS 1, 2 & 3 OF BLOCK 35 HONDURAS ADDITION TO THE CITY OF HOUMA LOCATED IN SECTIONS 39 & 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 19, 1993. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0254, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**LEGEND:**  
● INDICATES 5/8" IRON ROD SET  
○ INDICATES 5/8" IRON ROD FOUND  
○ EXISTING POWER POLE WITH LIGHT  
○ EXISTING FIRE HYDRANT  
5.0 INDICATES SPOT ELEVATION  
→ INDICATES DRAINAGE FLOW

**THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.**

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

JOB NO. : 068 FIELD BOOK : LOOSE ADDRESS : 1603 DUNN ST CAD NAME : SHIRIN-NAIL-1603-DUNN-STREET-PC\_24-068  
DRAWN BY : BM PAGES : LEAF SURVEY FILE : "24-3-35" FOLDER : HONDURAS ADDITION

3/7/24	B.M.	TO SHOW LOT NAMES
3/5/24	B.M.	TO SHOW ELEVATIONS AND BENCHMARK
REVISIONS		



**Keneth L. Rembert, PLS**  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641

**DRAWN: B.M.**  
**CHK'D.: K.L.R.**  
**SCALE: 1" = 20'**  
**DATE: 26 FEB 24**

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## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X The Applicant/Owner is requesting a Variance on providing a Drainage Study for this Minor Subdivision. See attached detailed description of the Variance Request.

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2
2. Developer's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360
- Owner's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: 6313 MARY ST., GIBSON, LA 70356
5. Location by Section, Township, Range: SECTION 3, T16S-R14E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
FEBRUARY 27, 2024 1" = 50'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: 2
14. Filing Fees: \$125.00

### CERTIFICATION:

I, FREDERICK BOURGEOIS, MANAGER OF ESTATE OF D.C. MCINTIRE, L.L.C., certify this application including the attached date to be true and correct.

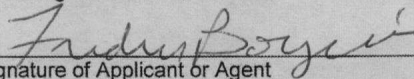
FREDERICK BOURGEOIS, MANAGER

Print Applicant or Agent

Date

3/14/2024

Signature of Applicant or Agent



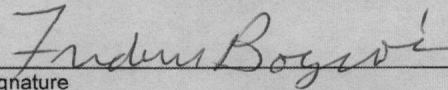
FREDERICK BOURGEOIS, MANAGER

Print Name of Signature

Date

3/14/2024

Signature



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## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: LOTS A THRU I, A REDIVISION OF PROPERTY BELONGING TO PAUL BARTELL CARTER ET AL
2. Developer's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212  
Owner's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: BREAKWATER DR & BAYOU SALE
5. Location by Section, Township, Range: SECTION 84, T20S-R18E
6. Purpose of Development: CREATE TRACTS FOR SALE
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
DATE: 2/5/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:  
8 Chauvin / Little Caillou
13. Number of Lots: 9
14. Filing Fees: \$185.83

### CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

11/30/23

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

PAUL B. CARTER

Print Name of Signature

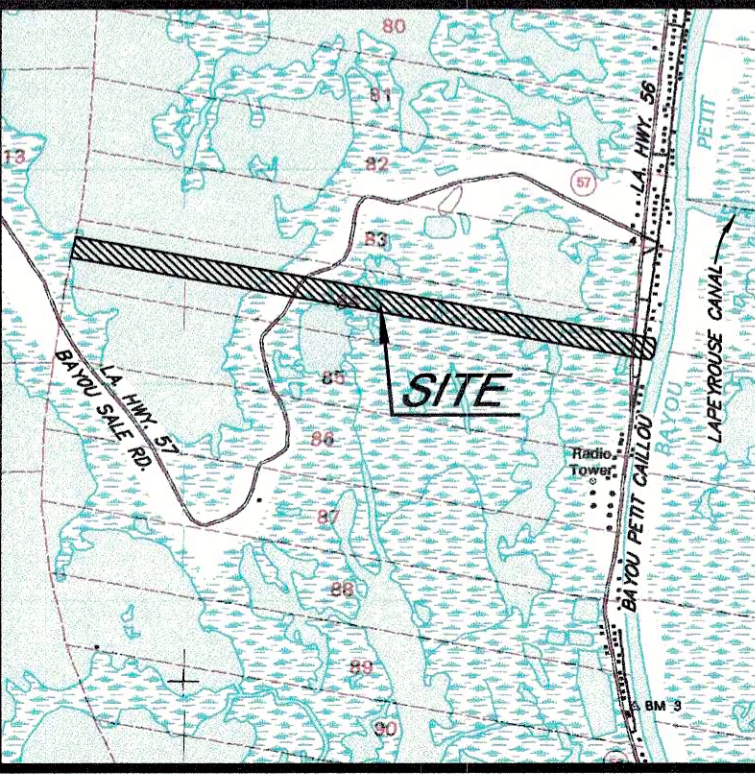
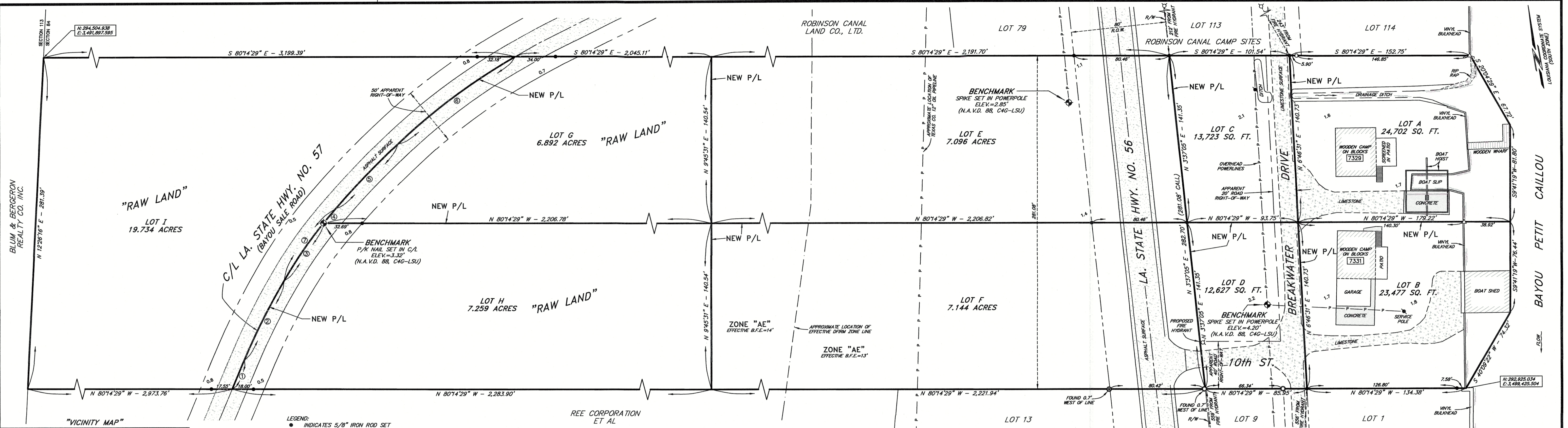
x

Paul B Carter  
Signature

11/30/23

Date

PC24/ 4 - 1 - 11



- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - ⊙ INDICATES 5/8" IRON ROD IN CONCRETE FOUND
  - INDICATES 1/2" IRON PIPE IN CONCRETE FOUND
  - ⊙ INDICATES P/K NAIL FOUND
  - ⊙ INDICATES EXISTING POWER POLE
  - ⊙ INDICATES EXISTING FIRE HYDRANT
  - ⊙ INDICATES SPOT ELEVATION
  - ⊙ INDICATES MUNICIPAL ADDRESS
  - ⊙ INDICATES DRAINAGE FLOW

- REFERENCE MAPS:**
- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "CAMP SITES-SURVEY OF LOTS 1 THRU 15 REDIVISION OF PROPERTY BELONGING TO DORIS C. PRINCE LOCATED IN SECTION 84, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED JANUARY 6, 1992, REVISED FEBRUARY 10, 1992.
  - 2) MAP PREPARED BY MORRIS P. HEBERT, INC. ENTITLED "ROBINSON CANAL CAMP SITES TRACT 'C' BEING A PORTION OF PROPERTY OF ROBINSON CANAL LAND CO., INC. SECTIONS 82, 83, & 84, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED OCTOBER 4, 1984.
  - 3) MAP PREPARED BY KENETH L. REMBERT PLS ENTITLED "PLAT OF TRACT J-I-D-E-F-G-H-J LOCATED IN SECTION 84, T20S-R18E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 17, 1989.
- BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.
- THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

**Raw Land Division**

THE DIVISION OF RAW LAND AS DEPICTED HEREON DOES NOT CONSTITUTE AN APPROVED PUBLIC SUBDIVISION OF LAND FOR DEVELOPMENT PURPOSES. THE DEVELOPMENT OF THESE PARCEL(S) IS LIMITED TO AGRICULTURAL PURPOSES ONLY.

- SEWER SYSTEM:**  
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.
- DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO BAYOU PETIT CAILLOU WHICH NEEDS NO MAINTENANCE AND TO THE SWAMP WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.
- FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 13' & 14'. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

CURVE DATA	
1	ARC=26.41'-RAD=1,751.22' CH=N32°48'16"E - 26.41'
2	ARC=75.14'-RAD=581.19' CH=N36°06'32"E - 75.09'
3	ARC=59.34'-RAD=390.15' CH=N44°06'06"E - 59.28'
4	ARC=15.86'-RAD=390.15' CH=N49°36'54"E - 15.86'
5	ARC=76.12'-RAD=695.23' CH=N53°31'02"E - 76.08'
6	ARC=123.47'-RAD=506.45' CH=N63°10'02"E - 123.17'
7	ARC=75.20'-RAD=390.15' CH=S45°15'52"W - 75.08'

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION  
BY \_\_\_\_\_ FOR \_\_\_\_\_

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Kenneth L. Rembert*  
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR  
Firm: KENETH L. REMBERT LAND SURVEYORS  
Registration Number: 331



**"MINOR SUBDIVISION"**  
LAND USE: RESIDENTIAL & RAW LAND  
DEVELOPER: PAUL BARTELL CARTER

PLAT SHOWING LOTS A THRU I,  
A REDIVISION OF PROPERTY BELONGING TO  
PAUL BARTELL CARTER ET AL  
LOCATED IN SECTION 84, T20S-R18E,  
TERREBONNE PARISH, LOUISIANA

Kenneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641

GRAPHIC SCALE  
40' 20' 0' 40' 80'

DRAWN: B.M.  
CHK'D: K.L.R.  
SCALE: 1" = 40'  
DATE: 05 FEB 24

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  \*\* Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

\*\*

Variance from the required 250' for Fire Hydrant Spacing. See attached letter

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC
2. Developer's Name & Address: Juan Clara Gomez 126 Henderson Street Houma LA 70364  
Owner's Name & Address: Edgewood Holdings, LLC (Juan Clara Gomez 126 Henderson Street Houma, LA 70364  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

### SITE INFORMATION:

- 237
4. Physical Address: Henderson Street Houma, LA 70364
5. Location by Section, Township, Range: Section 6, T17S-R17E
6. Purpose of Development: To create 3 tracts of record
7. Land Use:  
 Single-Family Residential  
 \*\* Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 \*\* Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 \*\* Other
10. Planned Unit Development:  Y  N
11. Date and Scale of Map: 27 March 2024 / Scale = 1"=60'
12. Council District / Fire Tax Area:  
District 2
13. Number of Lots: 3 Lots
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

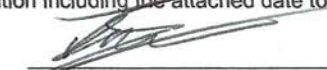
I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

1 April 2024

Date

  
Signature of Applicant or Agent

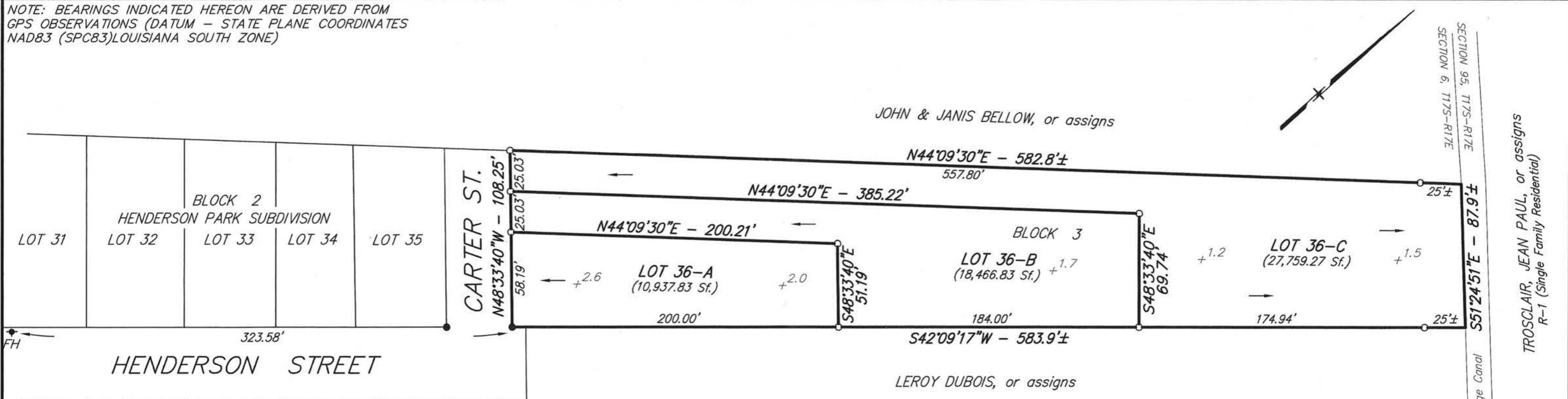
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Juan Clara Gomez  
Print Name of Signature

04-01-24  
Date

  
Signature

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



**GENERAL NOTES:**

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.

NOTE: This property is situated within ZONE "AE (EL 6.0)", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0251 E)

NOTE: Method of sewer disposal is the existing T.P.C.G. community sewer system.

**REFERENCE MAPS:**

- 1.) "HENDERSON PARK SUBDIVISION" dated September 23, 1977 and revised May 4, 1978 and recorded at entry no. 567865,
- 2.) "ESTATE OF ERNEST J. WALLACE" prepared by Douglass S. Talbot dated July 18, 1977 and recorded at entry no. 549284.

**ADDRESS:**  
237 HENDERSON STREET

**Proposed Land Use:**  
R-2 (Two Family Residential)

**MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

27 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

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED:

REG. P.L.S. No. 3402

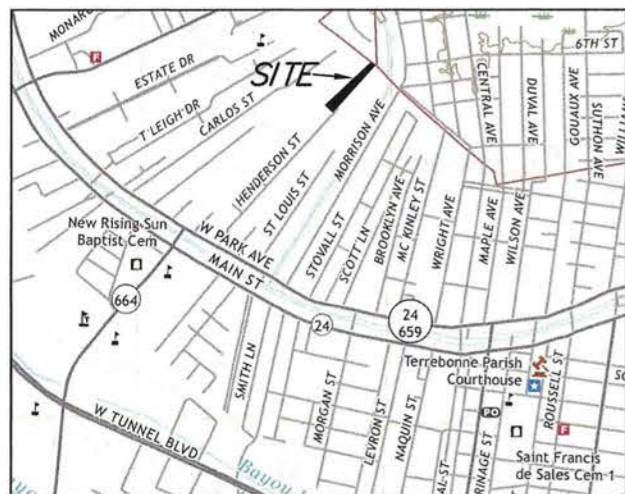


**LEGEND**

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted
- +0.0 Indicates Natural Ground Elev.
- FH ● Indicates Existing Fire Hydrant
- ← Indicates Drainage Flow

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE TERREBONNE PARISH PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_



VICINITY MAP

SECTION 95, T17S-R17E  
SECTION 6, T17S-R17E  
TROSCLAIR, JEAN PAUL, or assigns  
R-1 (Single Family Residential)

Drainage Canal

S51°24'51"E - 87.9'±

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpeg.org

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
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 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Division of Property Belonging to the Estate of Iris Martin to Create Lot Ext. M1
2. Developer's Name & Address: Keith Martin, 104 Sandlewood Dr., Gray, LA 70359  
Owner's Name & Address: Estate of Iris Martin C/O Keith Martin, 104 Sandlewood Dr., Gray, LA 70359  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin P.E., P.L.S., Inc., 627 Jackson St., Thibodaux 70301

### SITE INFORMATION:

4. Physical Address: 4732 La. Hwy. 56, Chauvin, LA 70344
5. Location by Section, Township, Range: Section 84, T18S-R18E
6. Purpose of Development: Create Lot Extension for neighbor
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map:  
April 2, 2024 1" = 40'
12. Council District / Fire Tax Area:  
Council District 8
13. Number of Lots: 2
14. Filing Fees: \$149.30

### CERTIFICATION:

I, LEONARD CHAUVIN, certify this application including the attached date to be true and correct.

LEONARD J. CHAUVIN III

Print Applicant or Agent

4/4/24

Date

Leonard J. Chauvin III

Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Keith P. Martin

Print Name of Signature

4/4/24

Date

Keith P. Martin

Signature

**NOTES:**

1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. LOTS DRAINS ALONG TRACTS INTO ROADSIDE DRAINAGE SYSTEM. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. TERREBONNE PARISH ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS OF ROADSIDE DRAINAGE SYSTEM.
6. SEWAGE DISPOSAL: INDIVIDUAL DISPOSAL METHODS
7. LOT EXTENSION CAN ONLY BE PURCHASED BY ADJOINING LAND OWNERS (NEIL P. CHAUVIN).
8. LAND USE SINGLE FAMILY RESIDENTIAL.

**REFERENCE MAPS AND BEARINGS:**

- A. "SUNNY ACRES SUBDIVISION A SUBDIVISION OF THE PROPERTIES OF IRIS MARTIN AND ALLEN LEBLANC SECTION 84 T18S-R18E, TERREBONNE PARISH." PREPARED BY: DOUGLASS S. TALBOT DATED: 11/27/1963 REVISED: 02/10/1964
- B. "PLAT SHOWING PROPERTY PURCHASED BY RODNEY DAVIS MARTIN LOCATED IN SECTION 84, R18S-T18E, TERREBONNE PARISH LOUISIANA." PREPARED BY: DOUGLASS S. TALBOT DATED: 05/12/1978
- C. "SURVEY OF TRACT A-B-C-D-E-F-G-H-A PROPERTY BELONGING TO GATON J. CLEMENT ET UX IN SECTION 84, T18S-R18E TERREBONNE PARISH, LOUISIANA." PREPARED BY: KENETH L. REMBERT DATED: 08/12/1993

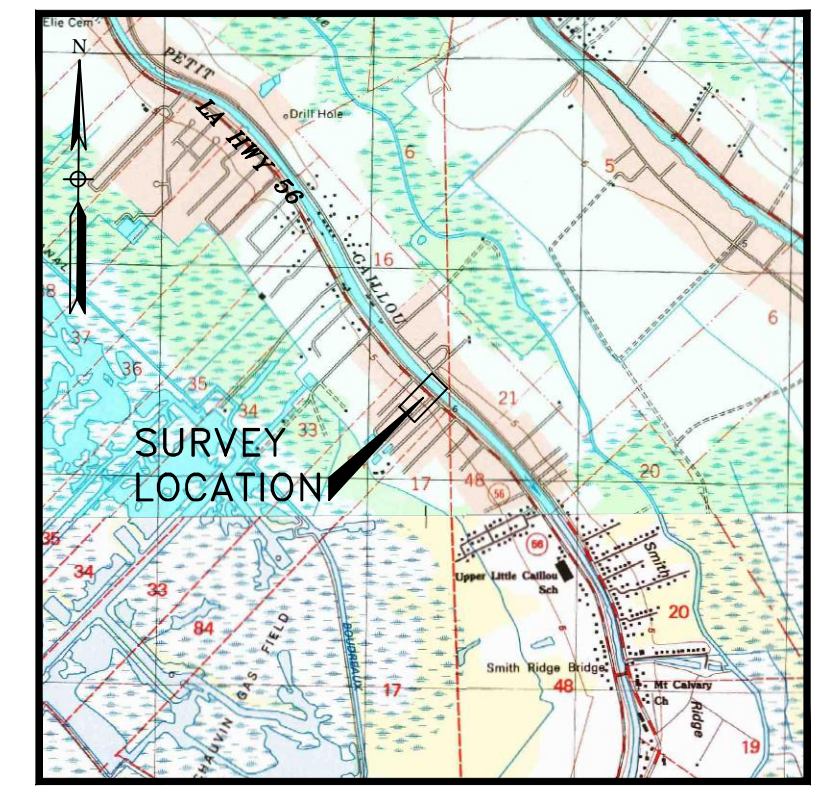
**F.E.M.A. FLOOD ZONES AND HAZARDS:**

FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 225206 0300 E DATED SEPTEMBER 7, 2023 INDICATE THAT THESE LOTS ARE LOCATED IN ZONE AE (B.F.E. +13.00')

**OWNER:**  
KEITH MARTIN  
104 SANDLEWOOD DR.  
GRAY, LA 70359

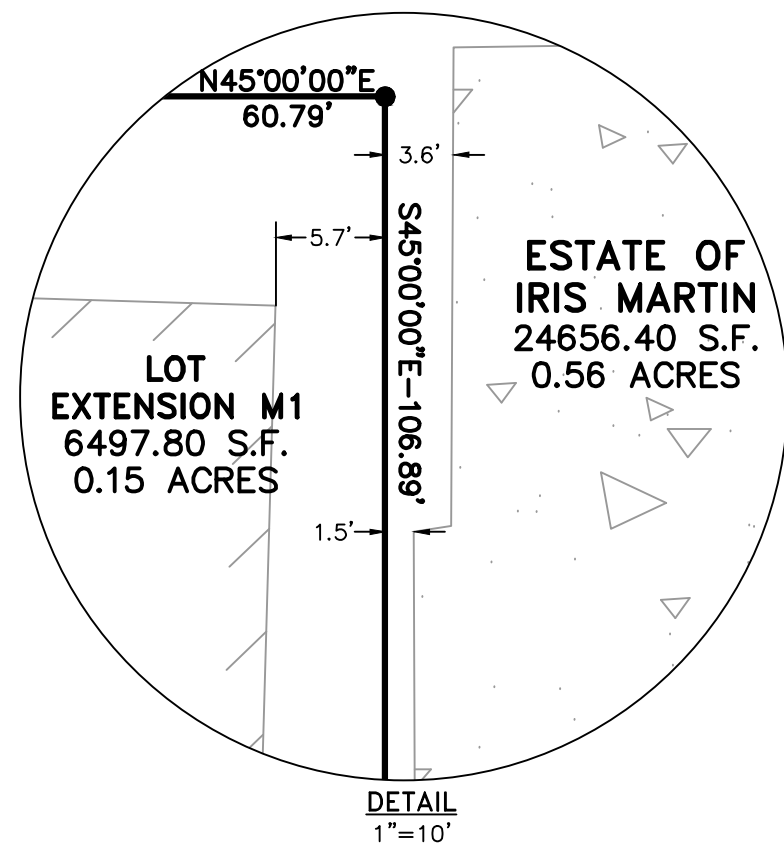
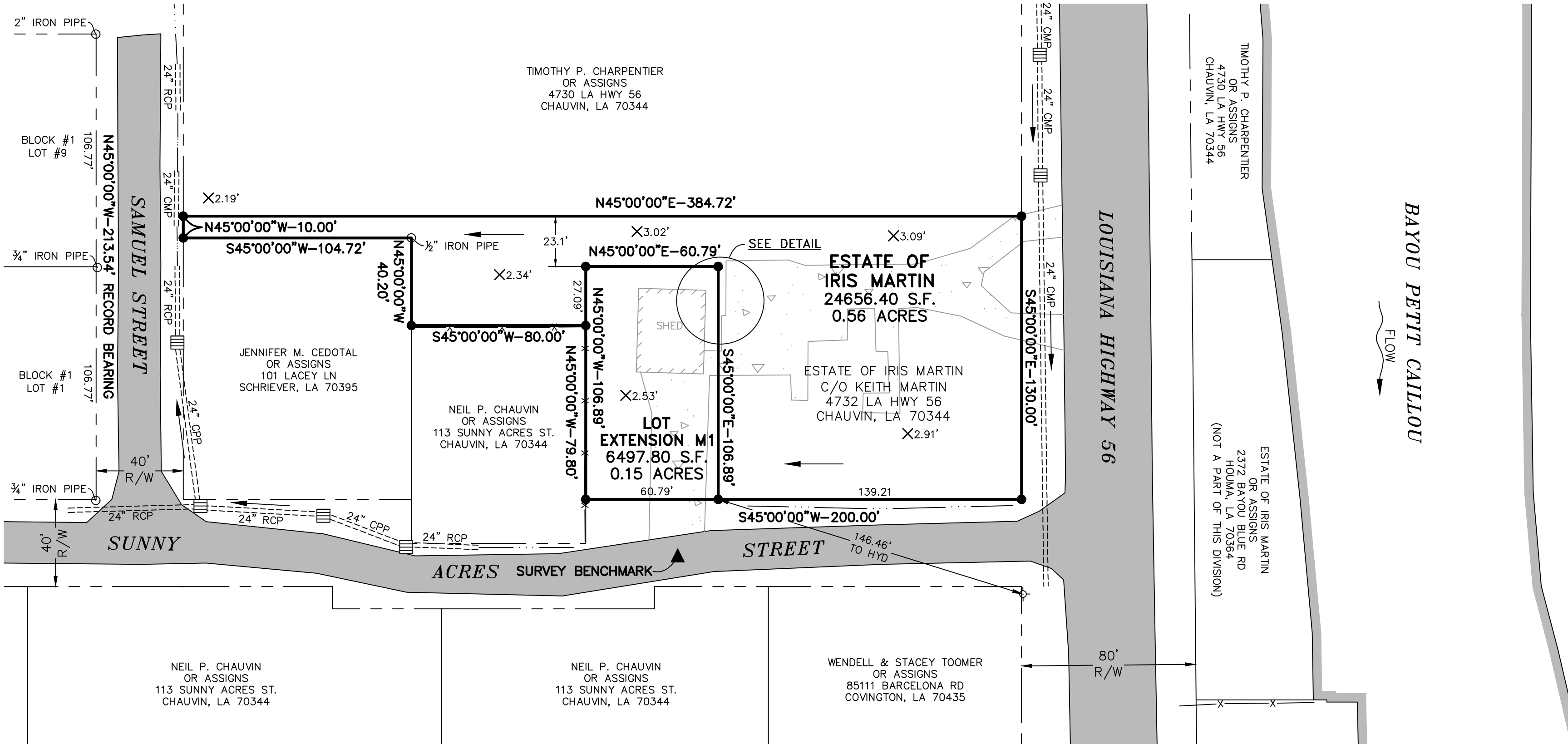
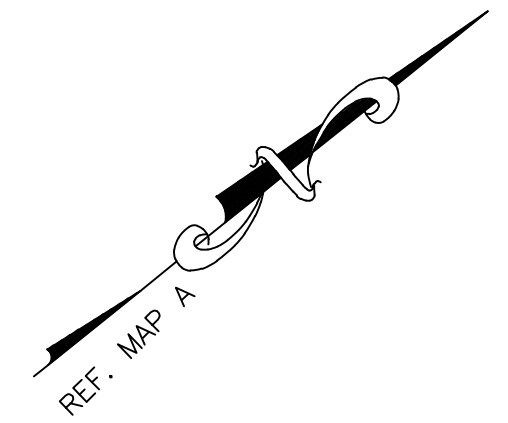
SURVEY BENCHMARK COORDINATE TABLE			
NORTHING	EASTING	ELEVATION	DESCRIPTION
366191.22'	3519382.52'	3.06'	MAG NAIL IN SUNNY ACRES STREET

HORIZONTAL DATUM: LOUISIANA COORDINATE SYSTEM, SOUTH ZONE (1702) (U.S. SURVEY FEET)  
VERTICAL DATUM: NAVD88, GEOID 18 (U.S. SURVEY FEET)



VICINITY MAP  
1"=3,000'

- LEGEND:**
- RIGHT OF WAY
  - DITCH CENTERLINE
  - - - - - SUBSURFACE DRAINAGE
  - FOUND AS NOTED
  - SET 5/8" IRON ROD
  - ▲ SURVEY BENCHMARK
  - ⊖ FIRE HYDRANT
  - ← DRAINAGE DIRECTION
  - ×6.00' SPOT ELEVATION



**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 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.

**PRELIMINARY**

APPROVED: LEONARD J. CHAUVIN, III. REG. NO. 5260  
LEONARD CHAUVIN P.E., P.L.S., INC.  
CIVIL ENGINEER - LAND SURVEYOR  
627 JACKSON ST. THIBODAUX, LA.  
PHONE: (985) 449-1376

**APPROVALS:**

APPROVED & ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
BY \_\_\_\_\_ FOR \_\_\_\_\_

**SURVEY SHOWING  
DIVISION OF PROPERTY BELONGING TO  
THE ESTATE OF IRIS MARTIN  
TO CREATE LOT EXTENSION M1  
LOCATED IN SECTION 84, T18S-R18E,  
CHAUVIN, TERREBONNE PARISH, LOUISIANA  
DATE: APRIL 5, 2024**

