

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

APRIL 20, 2023, 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  
(Revised 4/17/2023)

**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 16, 2023

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

- 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 115 King Street, Lot 7, Block D, Mechanicville; Sylvester Warren, Jr., applicant; and call a Public Hearing for said matter on Thursday, April 20, 2023 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*
- 2. Rezone from OL (Open Land) to I-1 (Light Industrial); 1865 Valhi Boulevard, Tract B of Danos Properties, LLC; Danos Properties, LLC, applicant; and call a Public Hearing for said matter on Thursday, April 20, 2023 at 6:00 p.m. *(Council District 6 / Bayou Cane Fire)*

**G. NEW BUSINESS:**

- 1. Preliminary Hearings:
  - a) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 122 Banks Avenue, Lot 41, Block B, Mechanicville; Freddie Johnson, applicant; and call a Public Hearing for said matter on Thursday, May 18, 2023 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*
  - b) Rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium District); 108 & 110 Marcel Lane, Tract A-B-C-D-A; John D. Stevens, Sr., applicant; and call a Public Hearing for said matter on Thursday, May 18, 2023 at 6:00 p.m. *(Council District 5 / Bayou Cane Fire)*

**H. STAFF REPORT:**

- 1. *Public Hearing*  
Discussion and possible action with regard to the TPCG Code of Ordinances as it pertains to Borrow Pits

**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 March 16, 2023

**E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 20, 2023 INVOICES AND THE TREASURER’S REPORT OF MARCH 2023**

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: West Manchester Subdivision, Addendum No. 2  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: End of Manchester Drive, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Tri-State Land Company  
Engineer: Milford & Associates, Inc.  
  
b) Public Hearing  
  
c) Variance Request: Variance from the block length requirement of 600' to ±1,400'  
  
d) Consider Approval of Said Application
2. a) Subdivision: West Manchester Subdivision, Addendum No. 3, Phase B  
Approval Requested: Process C, Major Subdivision-Final  
Location: End of Exeter Run, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Tri-State Land Company  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

**H. STAFF REPORT**

1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report

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

1. Lot Line Shift between Property belonging to Ann Eschete, et al, or Assigns and Tract 1; Section 52, T16S-R17E, Terrebonne Parish, LA (2327 Bayou Blue Road / Councilman John Amedée, District 4)
2. Resubdivision of Tract 12 (Formerly being a part of The New Isle, Phase 1) into Tract 12-A (Not a part of The New Isle, Phase 1); Section 1, T16S-R16E, Terrebonne Parish, LA (Adjacent to 2519 West Park Ave. / Councilman Carl Harding, District 2)
3. Revised Tract 14, A Redivision of Property belonging to Edward A. Facile, et ux and Lang Enterprises, Inc.; Section 17, T18S-R19E, Terrebonne Parish, LA (4959-A Bayouside Drive / Councilman Dirk Guidry, District 8)
4. Lot Line Adjustment of Lots 14, 15, & 16 into Revised Lot 14 and Revised Lot 16; Section 64, T20S-R18E, Terrebonne Parish, LA (6669 Highway 56 / Councilman Dirk Guidry, District 8)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF MARCH 16, 2023**

- A. The Chairman, Mr. Robbie Liner, called the meeting of February 16, 2023 of the HTRPC to order at 6:29 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Travion Smith and the Pledge of Allegiance led by Ms. Ellender.
- B. Upon Roll Call, present were: Ms. Rachael Ellender, Secretary/Treasurer; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Ross Burgard; Mr. Kyle Faulk; and Rev. Corion Gray. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mrs. Brooke Domangue, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 16, 2023.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the March 16, 2023 invoices and approve the Treasurer’s Report of February 2023.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from T. Baker Smith, LLC dated March 16, 2023, requesting to table the application for Item H.1 regarding Southdown Industrial Park Subdivision indefinitely [See *ATTACHMENT A*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lot 3-A1 and Lot 3-A2, A Redivision of Lot 3-A, Block 2 of Southdown Industrial Park Subdivision indefinitely as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Ms. Ellender, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Mr. Faulk, and Rev. Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
1. The Chairman called to order the application by Dantin Bruce Development, LLC requesting final approval for Process C, Major Subdivision for Adley Oaks Subdivision, Phase B.
- a) Mr. Jeff Diamond, Quality Engineering & Surveying, LLC, discussed the application.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated March 16, 2023 with regard to the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Diamond stated they would address all items on the punch list.
- d) Discussion was held with regard to the final application inspection process.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase B conditioned upon the Developer complying/resolving all

remaining punch list items per TPCG Engineering Division’s memo dated March 16, 2023 [See *ATTACHMENT B*].”

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

H. APPLICATIONS / NEW BUSINESS:

1. *Tabled indefinitely as per the Developer’s request.* Lot 3-A1 and Lot 3-A2, A Redivision of Lot 3-A, Block 2 of Southdown Industrial Park Subdivision [See *ATTACHMENT A*].
2. The Chairman called to order the application by Duplantis Properties, LLC requesting final approval for Process C, Major Subdivision, for Benjamin Estates Subdivision, Phase 1.
  - a) Ms. Heather Klingman, Duplantis Design Group, PC., discussed the application.
  - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet with all the items on TPCG Engineering Division’s punch list.
  - c) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated March 16, 2023 with regard to the punch list items for the development [See *ATTACHMENT C*].
  - d) Ms. Klingman stated that they comply with all of the items.
  - e) Discussion was held regarding delays with Entergy’s delivery of transformers in mid-April and a fire hydrant that was supposed to be relocated.
  - f) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for Benjamin Estates Subdivision, Phase 1 conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated March 16, 2023.”

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

I. STAFF REPORT:

1. Staff stated that the Annual Report had not yet been completed and will be considered at the next meeting.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

1. Tracts "D-1" & "E-1," A Redivision of Property belonging to Merlin A. Lirette, et al; Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA (*Brady Road / Councilman Danny Babin, District 7*)
2. Tracts "1-A" and "1-B," A Redivision of Property belonging to Christopher J. Gomez, et al; Sections 47 & 48, T17S-R16E, Terrebonne Parish, LA (*4283 & 4285 Bayou Black Drive / Councilman Danny Babin, District 7*)
3. Lot Line Adjustment, Greenacre Subdivision (Lots 26B, 27A, & 27B, Block 1) & Greenacre Subdivision, Addendum No. 1 (Lot 4, Block 3); Section 6, T17S-R18E, Terrebonne Parish, LA (*306 Mason Drive / Councilman Steve Trosclair, District 9*)
4. Lot B and Revised Lots 1 & 2, Block 3, Addendum No. 1 to R.J. St. Martin, Inc., et al Campsites, A Redivision of Property belonging to Robert J. Carriles, et al; Section 13, T19S-R16E, Terrebonne Parish, LA (*145 Gabi Court & 1800 Block of Dr. Beatrous Road / Councilman Danny Babin, District 7*)
5. Revised Lots 2 & 3, Block 14, Honduras Addition to the City of Houma; Section 38, T17S-R17E, Terrebonne Parish, LA (*1308 Academy Street / Councilman Alvin Tillman, District 1*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) A meeting was scheduled for April 13, 2023 at 3:30 p.m. at the Planning & Zoning Department's office to discuss altering drainage post development. The committee consists of Mr. Burgard, Ms. Ellender, and Mr. Soudelier.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.  
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Ms. Ellender moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:49 p.m."

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



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

Becky Becnel

Item H.1

**From:** David Martinez, P.L.S. <David.Martinez@tbsmith.com>  
**Sent:** Thursday, March 16, 2023 4:02 PM  
**To:** Christopher Pulaski  
**Cc:** Kim Knight, P.L.S.; Derick Bercegeay; Becky Becnel; Robbie R. Liner (alligator\_hl@yahoo.com); Joan Schexnayder; Brooke Domangue  
**Subject:** Re: Objection to Minor Subd - Capital Blvd

### External Sender

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Chris, as per our clients request we wish to table this project indefinitely. we will notify when resolved to add to the agenda. thank you

On Mar 16, 2023, at 11:11 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

David and Kim,

This morning I received a letter from Katheryn Richard of Duval, Funderburk, Sundbery, Richard & Watkins, PLC on behalf of Barrow & Associates, LLC objecting to the minor subdivision on Capital Blvd citing an ongoing property dispute of ownership of one of the lots in the proposed subdivision. Typically, this can be handled in one of two ways:

1. Applicant requests that the item be tabled indefinitely to allow time for the property dispute to be resolved.
2. Staff and Legal recommend to HTRPC that they deny the application based on the ownership dispute. Note that on the application, the signature of the owner attests that they are either the sole owner or have the authority on behalf of the owner(s) to submit the application.

If you would like a copy of the letter, please let me know. It is my understanding from our Legal Counsel, Derick Bercegeay, that representatives from this group will be in attendance at tonight's meeting. If you or your client have any questions for me please feel free to contact me.

Best Regards,

**Christopher M. Pulaski, PLA**  
Director

**Terrebonne Parish Consolidated Government**  
Planning & Zoning Department

7836 Park Avenue





TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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



March 16, 2023

Item No. G-1

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.  
Staff Engineer

SUBJECT: Adley Oaks Phase B  
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Lots are not flagged.
2. Benchmarks are not stamped.
3. Remove concrete washout near lot 126.
4. Relocated fire hydrant at the corner of Bluebird Drive and Hummingbird Way needs to be revised throughout the record drawings.
5. No approval from Waterworks.
6. Regrade lots in Block 7.
7. Not all sewer services are marked.
8. Please provide a CAD file of the subdivision.
9. Replace broken curbs and panels.
10. Drainage
  - a. Grout top decking of catchbasins and manholes.
  - b. Clean & seal throats and grout voids.
  - c. Not all culverts could be inspected due to water levels.
11. Pollution Control
  - a. All manholes must have the joints grouted and epoxied including barrel joints.
  - b. All manholes must be grouted on the outside of the ring.
  - c. All manholes must have the bottom of them clean and free of rocks and debris.
  - d. Manhole U1 is leaking at the joint must recoat and seal off leak.
  - e. All services with mud and rocks need to be cleaned.
  - f. All gravity mains need to be cleaned.
  - g. From MH U2 to U3 & Z3 to Z2 holding water. Must be to grade.
  - h. 2 hard copy as-builts need to be provided to Pollution Control and a digital copy.
  - i. Sewer Connection charge agreement needs to be provided.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: William H. Purser, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)

RPC / D

**ATTACHMENT B**

**Page 1 of 1**



TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
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March 16, 2023  
Item No. H-2

TO: Christopher M. Pulaski

FROM: Joan E. Schexnayder, P.E.  
Staff Engineer

SUBJECT: Benjamin Estates Phase I  
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. There is inadequate space between the pond and the fence for the lift station.
2. Unable to find the fire hydrant across from lot 50.
3. Ditch along Duplantis Street needs to be swept.
4. Benchmarks are not stamped.
5. Lights are not energized.
6. Signs should not be placed in concrete.
7. Please provide a CAD file of the subdivision.
8. Record drawings do not show the culverts and catchbasins on the plan sheet C-4.15.
9. Oakley Avenue shoulders should be restored.
10. No approval from Waterworks.
11. Final plat needs to be stamped and signed.
12. Servitude for sewer lift station is not shown on the plat.
13. Bearings and distances need to be shown for the temporary drainage right of way on the plat.
14. Drainage
  - a. Grout top decking - item 9, 12B, and 33
  - b. Cut culverts flush with the catchbasin wall - item 12C, 33, & 35

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Heather R. Klingman, P.E. (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)

RPC / D



ROBBIE LINER  
Chairman

JAN ROGERS  
Vice Chairman

RACHAEL ELLENDER  
Secretary / Treasurer

ROSS BURGARD

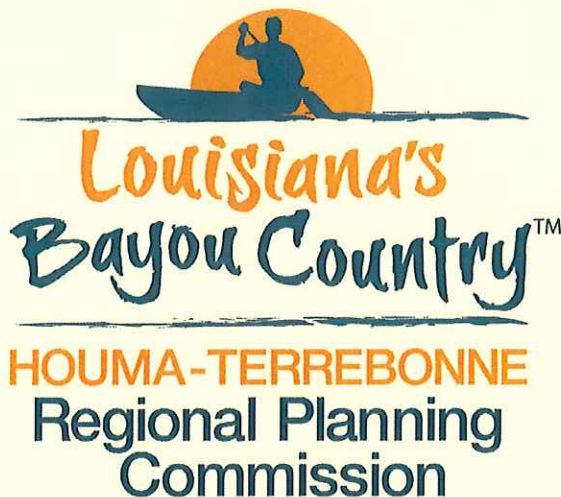
KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY M. BECNEL  
Minute Clerk

DERICK BERCEGEAY  
Legal Advisor

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
[htrpcinfo@tpcg.org](mailto:htrpcinfo@tpcg.org)

March, 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 65,790.71

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS 277.02  
(Per Diems 03/16/23)

THE COURIER 488.70  
(Publications - Feb. 2023)

TPCG 122.92  
(Postage - March 2023)

LA Dept of Revenue 137.70  
(2023 - 1st Qtr. Taxes)

Ledet Insurance  
(2023 Policy)

CHASE BANK 30.00  
(Service Fees)

TOTAL EXPENDITURES	1,056.34
SUBTOTAL	64,734.37
ACCOUNTS RECEIVABLE	1,866.98
ENDING BALANCE	66,601.35

Chase Bank - Savings Account	63,513.79
Chase One Bank - Checking Account	3,087.56
TOTAL	66,601.35

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2023 - FEBRUARY TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.64
Interest on Checking Account	0.04
Taxco, Inc	10.00
Sylvester Warren, Jr.	25.00
Keneth L. Rembert Land Surveyors	100.00
SLAbshire, LLC	149.30
Duplantis Design Group, PC	905.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Douglas, Chauvin, Jr.	125.00
Keneth L. Rembert Land Surveyors	125.00
Michael D. Trahan, Jr.	125.00
David A. Waitz Engineering & Surveying, Inc.	50.00

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\$ 1,866.98

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Approved by:

RPC / E

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
P. O. BOX 1446  
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
4/20/2023		Wayne Thibodeaux	Per Diem	46.17
4/20/2023		Rachael Ellender	Per Diem	46.17
4/20/2023		Kyle D. Faulk	Per Diem	46.17
4/20/2023		Robbie R. Liner	Per Diem	46.17
4/20/2023		Barry Soudelier	Per Diem	46.17
4/20/2023		Jan J. Rogers	Per Diem	46.17
4/20/2023		Ross Burgard	Per Diem	46.17
4/20/2023		Corion D. Gray	Per Diem	46.17
4/20/2023		Travion Smith	Per Diem	46.17
4/20/2023		The Courier	Advertising	1,287.95
4/20/2023		TPCG	Postage	58.18
4/20/2023		Martin & Pellegrin CPA's (PC)	Audit	3,025.00

TOTAL OPERATING EXPENDITURES

4,786.66

Date	Invoice	Vendor	Description	Amount
4/20/2023		H-T Reg. Plan Comm	Transfer	

4/20/2023  
Date

Approved by: \_\_\_\_\_ Title

4/20/2023  
Date

Approved by: \_\_\_\_\_ Title

4/20/2023  
Date

Approved by: Steph Galyon Accountant  
Title

RPC / E

Receipts April 1st through April 30th, 2023

Freddi Johnson	25.00
Keneth L. Rembert Land Surveyors	25.00
Milford & Associates, Inc.	115.50
Milford & Associates, Inc.	65.00
Charles L. McDonald Land Surveyors	125.00
CSRS, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Delta Coast Consultants, LLC	125.00
CSRS, LLC	400.00

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1,130.50

Chase Bank Money Market Account Balance \$59,644.29

Chase Bank Checking Account Balance \$3,300.90

RPC / E



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: [htrpcinfo@tpcg.org](mailto:htrpcinfo@tpcg.org)

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |   |  |
|---|--|
| A. <input type="checkbox"/> Raw Land                                    | B. <input type="checkbox"/> Mobile Home Park       |
| <input type="checkbox"/> Re-Subdivision                                 | <input type="checkbox"/> Residential Building Park |
| C. <input checked="" type="checkbox"/> Major Subdivision                | <input type="checkbox"/> Conceptual/Preliminary    |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering               |
| <input checked="" type="checkbox"/> Preliminary                         | <input type="checkbox"/> Final                     |
| <input type="checkbox"/> Engineering                                    | D. <input type="checkbox"/> Minor Subdivision      |
| <input type="checkbox"/> Final  |  |

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:

- Name of Subdivision: West Manchester Addendum No. 2
- Developer's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
Owner's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

- Physical Address: End of Manchester Drive
- Location by Section, Township, Range: Section 74, T17S-R16E
- Purpose of Development: Single-Family Residential Subdivision
- 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:  
30 MAR 23 Scale: 1" = 40'
- Council District / Fire Tax Area:  
District 6 / Bayou Cane
- Number of Lots: 8
- Filing Fees: \$115.50

### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

3/31/2023  
Date

[Signature]  
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.

Tommy Hebert

Print Name of Signature

3/27/2023  
Date

[Signature]  
Signature

**RPC / G.1**

PC23/ 4 - 1 - 11

Revised 11/3/2021



PROJECT NO.	PARISH	SHEET NO.
22-93	TERREBONNE	1



VICINITY MAP

**DEDICATION OF STREETS AND SERVITUDES**  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE. ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES. THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E. \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT \_\_\_\_\_

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

APPROVED: \_\_\_\_\_

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

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

**PRELIMINARY**

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

**LAND USE: SINGLE FAMILY RESIDENTIAL**

**CONCEPTUAL & PRELIMINARY SUBDIVISION PLAN**

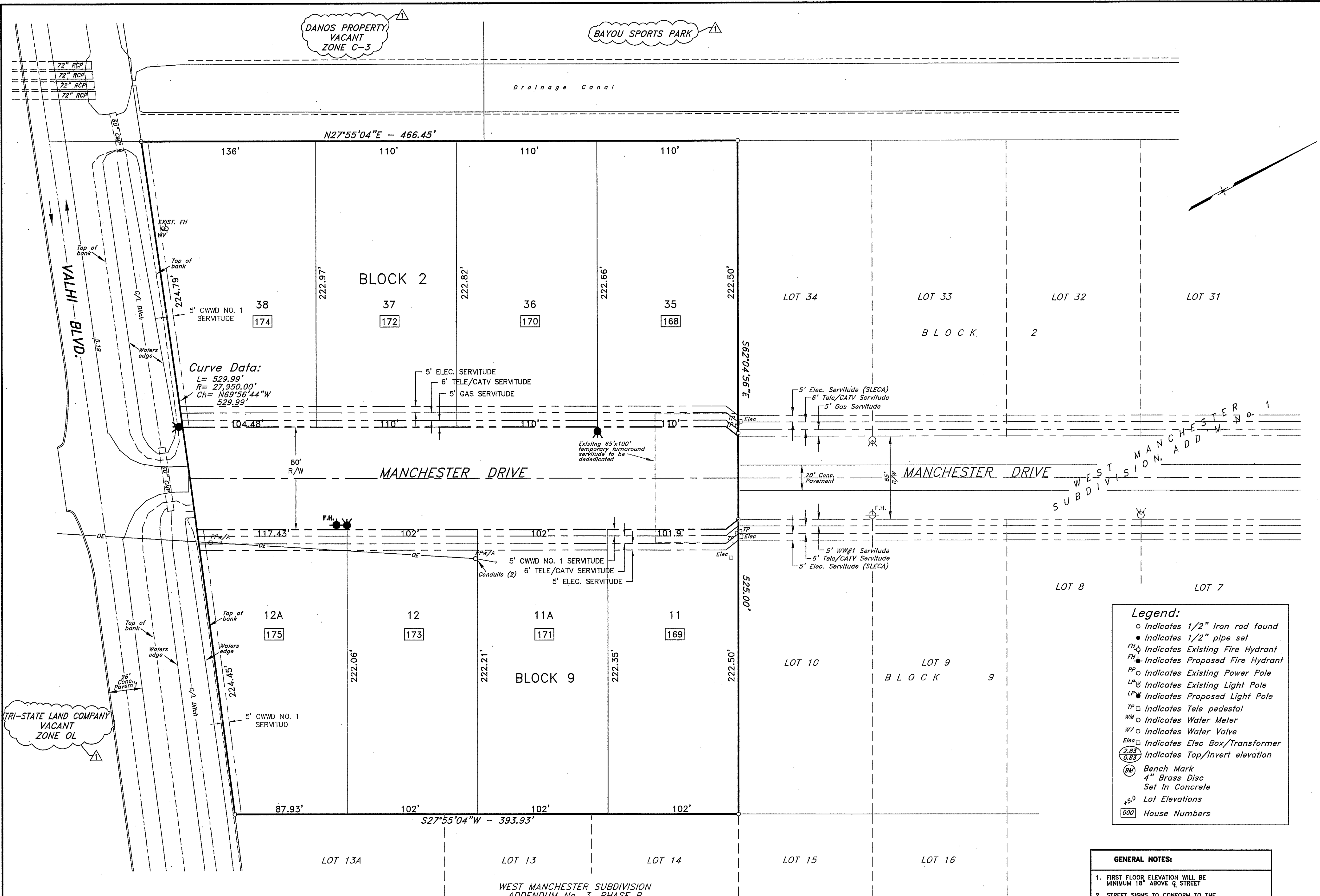
**WEST MANCHESTER ADDENDUM NO. 2  
TRI-STATE LAND COMPANY - DEVELOPER  
SECTION 74, T17S - R16E  
TERREBONNE PARISH, LOUISIANA**

**MILFORD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_

JOB # 22-93 CAD # 2293-CP FILE #

DRAWN: L.A.T.  
CHK'D: F.E.M. III  
SCALE: 1" = 40'  
DATE: 30MAR23

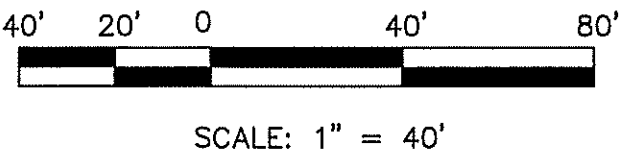


- Legend:**
- Indicates 1/2" iron rod found
  - Indicates 1/2" pipe set
  - FH ○ Indicates Existing Fire Hydrant
  - FH ● Indicates Proposed Fire Hydrant
  - PP ○ Indicates Existing Power Pole
  - LP ○ Indicates Existing Light Pole
  - LP ● Indicates Proposed Light Pole
  - TP ○ Indicates Tele pedestal
  - WM ○ Indicates Water Meter
  - WV ○ Indicates Water Valve
  - Elec ○ Indicates Elec Box/Transformer
  - 2.83/0.83 ○ Indicates Top/Invert elevation
  - BM ○ Bench Mark
  - 4" Brass Disc Set in Concrete
  - ±5.0 Lot Elevations
  - 000 House Numbers

**GENERAL NOTES:**

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE & STREET
- STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
- CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

**RPC / G.1**



DATE	REVISION	BY
17APR23	REVISIONS PER PLANNING DEPT. COMMENTS	LAT

LOT	AREA
35	24,474.96
36	24,483.83
37	24,474.98
38	26,769.02

LOT	AREA
11	22,683.39
11A	22,687.41
12	22,680.03
12A	22,786.43

LOT	DRIVEWAY CULVERT
35	24"
36	30"
37	30"
38	30"

NOTE: PVC OR EQUAL

LOT	DRIVEWAY CULVERT
11	30"
11A	30"
12	30"
12A	30"

NOTE: PVC OR EQUAL

OPEN DITCH, INDIVIDUAL SEWER, & GRAVITY DRAINAGE

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO HANSON CANAL WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**Notes:**

Title information for this survey was provided by owner. No additional title research was performed by the surveyor. This map does not purport to show all non visible underground utilities, wetlands, pipelines, rights of way or servitudes which may affect this property. The surveyor has not been requested to notify LA OneCall for utility marking.

This property may be affected by servitudes shown a survey map entitled "SOUTH MANCHESTER SUBDIVISION, PHASE 1" prepared by Milford & Associates and dated 2 May 2016.

Elevations shown hereon are based on NAVD 88.

**Flood Zone:**

This property is located within Zone "C" as shown on the FEMA Flood Insurance Rate Map (FIRM) dated 5/1/1985. (Map No. 225206 0430 C). The FEMA Advisory Base Flood Elevation Map depicts this property within ABFE Zone A, EL 6 (Map No. LA-R101) dated 2/23/2006.

**Reference Map:**

"WEST MANCHESTER SUBDIVISION ADDENDUM No. 3, PHASE A & B, WEST TERREBONNE PROPERTIES, INC., DEVELOPER" prepared by Milford & Associates, Inc., revised 19 May 2006.

Preliminary map entitled "WEST MANCHESTER SUBDIVISION, ADDENDUM No. 3, PHASE B, TRI STATE LAND COMPANY, DEVELOPER" prepared by Milford & Associates, Inc., revised 8 June 2022.

"MAP SHOWING A TOPOGRAPHIC & ELEVATION SURVEY OF A 4.320 AC. TRACT OF LAND BELONGING TO TRI STATE LAND COMPANY" prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 28 June 22.



# Houma-Terrebonne Regional Planning Commission

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

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

1. Name of Subdivision: West Manchester Addendum No. 3, Phase B  
2. Developer's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
Owner's Name & Address: Tri-State Land Company, P.O. Box 9158, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*  
3. Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

4. Physical Address: End of Exeter Run  
5. Location by Section, Township, Range: Section 74, T17S-R16E  
6. Purpose of Development: Single-Family Residential Subdivision  
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: 29 MAR 23 1" = 30'  
12. Council District / Fire Tax Area: District 6 / Bayou Cane  
13. Number of Lots: 6  
14. Filing Fees: \$65.00

### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

3/31/2023  
Date

[Signature]  
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.

Tommy Hebert

Print Name of Signature

3/27/2023  
Date

[Signature]  
Signature

PC23/ 4 - 2 - 12

**RPC / G.2**

Revised 11/3/2021



DEDICATION OF STREETS AND SERVITUDES  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

#### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III., P.E.

#### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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 specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

APPROVED:

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

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

THIS PROPERTY SHALL DRAIN TO ROADSIDE DITCHES ON THIS PROPERTY THEN TO HANSON CANAL WHICH WILL BE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.



VICINITY MAP

#### LEGEND

- INDICATES 5/8" IRON ROD SET
- INDICATES IRON MARKER FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- F.H. ● PROPOSED STREET LIGHT
- ⊙ PROPOSED STREET LIGHT
- ⊙ BENCH MARK 2" BRASS DISC SET IN CONCRETE
- ⊙ LOT ELEVATIONS
- 999 HOUSE NUMBERS

#### GENERAL NOTES:

- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE Q STREET
- STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
- CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

#### NOTES:

This property is situated within Zone "C" as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Flood Rate Map No. 225206 0430 C)

FEMA Advisory Panel LA-R101 places this property in Zone "A" with a base flood requirement of 6'.

BLOCK 8	
LOT	AREA
11	25,634
12	25,625
12A	25,638

BLOCK 9	
LOT	AREA
14	24,521
13	24,521
13A	32,131

NAVD' 88, EPOCH 2004

OPEN DITCH, INDIVIDUAL SEWER, & GRAVITY DRAINAGE

BLOCK 8	
LOT	DRIVEWAY CULVERT
8	24" PVC
9	24" PVC
10	24" PVC
11	30" RPVC OR EQUAL
12	30" RPVC OR EQUAL
12A	30" RPVC OR EQUAL

BLOCK 9	
LOT	DRIVEWAY CULVERT
13A	30" RPVC OR EQUAL
13	30" RPVC OR EQUAL
14	30" RPVC OR EQUAL
15	24" PVC
16	24" PVC
17	24" PVC

N27°55'04"E - 393.93'

WEST MANCHESTER SUBDIVISION  
ADDENDUM NO. 1  
(SINGLE FAMILY RESIDENTIAL)

N 27°55'04" E - 675.00'

PROJECT NO.	PARISH	SHEET NO.
22-42	TERREBONNE	2

VALHI - BLVD.

BLOCK 9  
LOT 13  
+4.2'  
PHASE B

LOT 14  
+4.2'

LOT 15

LOT 16

BLOCK 9  
LOT 17

EXISTING  
PHASE A

EXETER RUN

EXETER RUN

BLOCK 8  
LOT 12  
+4.2'  
PHASE B

LOT 11  
+4.2'

LOT 10

LOT 9

BLOCK 8  
LOT 8

EXISTING  
PHASE A

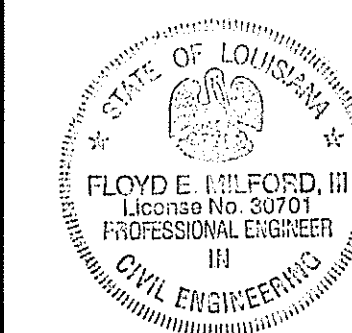
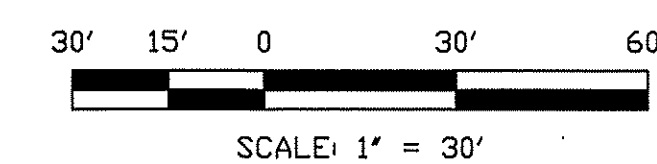
SECTION 74, T17S - R16E  
SECTION 87, T17S - R17E

S27°55'04"W - 332.48'

S 27°55'04" W - 675.00'

LAND USE: SINGLE FAMILY RESIDENTIAL  
FINAL PLAT  
SUBDIVISION PLAN

RPC / G.2 TOTAL LOTS - 6



WEST MANCHESTER SUBDIVISION  
ADDENDUM NO. 3, PHASE B  
TRI-STATE LAND COMPANY - DEVELOPER  
SECTION 74, T17S - R16E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 22-42 CAD # 2242-SD\_FINAL FILE #

DATE REVISION BY