

# Houma-Terrebonne Regional Planning Commission

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

**AUGUST 15, 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 July 18, 2024

**E. COMMUNICATIONS**

**F. PUBLIC HEARINGS:**

- a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 148 Square Wolfe Lane; Karen Harris, applicant (*Council District 2 / Bayou Cane Fire*)
- b) Rezone from OL (Open Land) to C-2 (General Commercial); 1923 St. Louis Canal Road; Walton Jefferson & Jeanette Daisy, applicant (*Council District 5 / Bayou Cane Fire*)

**G. NEW BUSINESS:**

1. Preliminary Hearing:  
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 114 Banks Avenue, Lot 45, Block B, Mechanicville; Sheryl Williams, applicant; and call for a Public Hearing on said matter for Thursday, September 19, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
2. Parking Plan:  
Construction of 97 parking spaces for Health Unit Expansion; 1016 West Tunnel Boulevard; Terrebonne Parish Consolidated Government, applicant (*Council District 2 / Bayou Cane Fire*)

**H. STAFF REPORT**

1. *Public Hearing* Discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services

**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 July 18, 2024

**E. APPROVE REMITTANCE OF PAYMENT FOR THE AUGUST 15, 2024 INVOICES AND THE TREASURER'S REPORT OF JULY 2024**

**F. COMMUNICATIONS**

1. Letter from Keneth L. Rembert Land Surveyors withdrawing the application by Tammy G. Eschete, Process D, Minor Subdivision, for Lots 5-A and 5-B, a Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Estates Subdivision

**G. OLD 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

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Tracts "A-1" thru "A-3," A Redivision of Tract "A" belonging to Ricky R. Legendre  
Approval Requested: Process D, Minor Subdivision  
Location: 2166 Highway 55, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Ricky R. Legendre  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lot 58 of Block 4, Phase 4 to Cocodrie Cove Subdivision, A Redivision of Property belonging to Coco Partners, L.L.C., et al  
Approval Requested: Process D, Minor Subdivision  
Location: Pier 5 Court & LA Highway 56, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Arlen B. Cenac, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Tracts G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A Redivision of Tracts G, H, & I belonging to Z & K Rentals, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: LA Highway 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Zachary Deroche  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: RPA Campus Roads (formerly UAS Complex Road)  
Approval Requested: Process C, Major Subdivision-Final  
Location: End of Thunderbird Road, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Houma-Terrebonne Airport Commission  
Surveyor: Milford & Associates, Inc.  
b) Consider Approval of Said Application

**I. STAFF REPORT**

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

1. Tract A-B-F-E-A, A Redivision of Tract A-B-C-D-A & Tract C-D-E-F-C belonging to Ira J. Matherne, Jr.; Section 4, T17S-R17E, Terrebonne Parish, LA (6266 West Main Street / Councilman Clayton Voisin, Jr., District 3)
2. Revised Lot 4, Block 2 and Revised Tract 1-B, A Redivision of Lot 4 and Revised Tract 1-B of Coastal Oaks Subdivision belonging to Coastal Commercial Properties, LLC; Sections 64, 65, & 104, T17S-R17E, Terrebonne Parish, LA (Bayou Black Drive / Councilman Danny Babin, District 7)

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF JULY 18, 2024**

- A. The Chairman, Mr. Robbie Liner, called the meeting of July 18, 2024 of the HTRPC to order at 6:27 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering; 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of June 20, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the July 18, 2024 invoices and approve the Treasurer's Report of June 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski welcomed Mr. Michael Billiot to the Planning Commission.
- G. **OLD BUSINESS:**
1. The Chairman called to order the application by the Estate of D.C. McIntire, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated the drainage calculations were completed and approved by the TPCG Engineering Division.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey and division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the application by Paul B. Carter requesting approval for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al.
- a) No one was present to represent the application.
- b) No one was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."



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

- d) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al until the next regular meeting of August 15, 2024.”

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

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the application by Tammy G. Eschete requesting approval of Process D, Minor Subdivision, for Lots 5-A & 5-B, Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision.

- a) There was no one present to represent the application.
- b) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision until the next regular meeting of August 15, 2024.”

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

- 2. The Chairman called to order the application by Arlene Chandler requesting approval of Process D, Minor Subdivision, for the Division of Parcel “E,” Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, LLC.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request and conditional approval provided upon municipal addresses be depicted on the plat, submittal of all utility letters, and the applicant acknowledge that the sewerage type shall be individual treatment plants.
- e) Discussion was held regarding the community sewer being a little too far to tie into.
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Division of Parcel “E,” Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, LLC with a variance from the fire hydrant distance requirements for Lot 1 to be 262.6' in lieu of the required 250' (within 10% allowance) conditioned upon municipal addresses being depicted on the plat, submittal of all utility letters, and the applicant acknowledge that the sewerage type shall be individual treatment plants.”

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

3. The Chairman called to order the application by Glenn & Patricia Allemand requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the municipal address for Raw Land Tract B be depicted on the plat.
- e) Discussion was held regarding the Commission requiring the street to be hard surfaced, but the division was raw land.
- f) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B) conditioned the municipal address for Raw Land Tract B be depicted on the plat."

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. McGuire: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

- 1. Tracts "A" & "B," A Redivision of Property belonging to Clara Duplantis Walker, et al; Section 45, T18S-R18E, Terrebonne Parish, LA (4338 & 4342 Highway 56 / Councilwoman Kim Chauvin, District 8)
- 2. Revised Tract 3-A & Revised Tract 2-2B1, A Redivision of Tract 3-A and Tract 2-2B1, Property belonging to David J. Marcel, et al; Section 31, T18S-R17E, Terrebonne Parish, LA (183 Jamie Lynn Court & 216 Teal Court / Councilman Danny Babin, District 7)
- 3. Tracts "B" & "C," A Redivision of Property belonging to Billy J. Kraemer, et al; Section 44, T16S-R17E, Terrebonne Parish, LA (1855 Bayou Blue Road / Councilman Steve Trosclair, District 9)
- 4. Revised Tracts "1," "2," & "3," A Redivision of Tracts, Property belonging to Orville A. Callahan, Jr., et al; Section 32, T18S-R17E, Terrebonne Parish, LA (133 B & K Court / Councilman Brien Pledger, District 1)
- 5. Lot Line Shift - Tract 4 between Vista Villa Properties, LLC and Wayne & Wanda Ingram, et al; Section 6, T16S-R17E, Terrebonne Parish, LA (4283 West Park Avenue / Councilman John Amedée, District 4)

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments:
  - a) Mr. Thibodeaux inquired about public hearing signs for zoning, and Mr. Pulaski stated they would start printing the signs to ensure they were the right size.
- 2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:47 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, cot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

# Houma-Terrebonne Regional Planning Commission

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

JULY 2024

## HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 98,499.09

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS  
 (Per Diems July 2024) 369.36

GANNETT LOUISIANA LOCALI Q  
 (Publications - May 2024) 762.80

TPCG  
 (Postage - May 2024) 250.56

Evangeline Business Park  
 (Bond Release) 38,750.00

IRS  
 (2nd Quarter 2024 Taxes) 130.05

CHASE BANK  
 (Service Fees) 34.00

Becky Becnel  
 (Reim -Ipad Adapter) 20.89

TOTAL EXPENDITURES ..... 40,317.66

SUBTOTAL ..... 58,181.43

ACCOUNTS RECEIVABLE ..... 1,331.39

ENDING BALANCE ..... 59,512.82

Chase Bank - Savings Account 52,127.23

Chase One Bank - Checking Account 7,385.59

TOTAL ..... 59,512.82

ROBBIE LINER, Chairman  
 JAN ROGERS, Vice Chairman  
 BARRY SOUDELIER, Secretary/Treasurer  
 TERRY GOLD  
 CLARENCE MCGUIRE  
 ANGELE POIENCOT  
 TRAVION SMITH  
 WAYNE THIBODEAUX  
 VACANCY

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

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 2024 - JULY TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.97
Interest on Checking Account	0.24
Karen Harris	25.00
David Waitz Engineering & Surveying, Inc.	29.90
Keneth L. Rembert Land Surveyor, Inc.	159.76
CharlesL. McDonald Land Surveyor, Inc	177.14
CharlesL. McDonald Land Surveyor, Inc	171.00
CharlesL. McDonald Land Surveyor, Inc	142.38
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
CharlesL. McDonald Land Surveyor, Inc	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00

Secretary/Treasurer

\$ 1,331.39

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

Chairman

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

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
8/15/2024		Michael Billiot	Per Diem	46.17
8/15/2024		Terry Gold	Per Diem	46.17
8/15/2024		Robbie R. Liner	Per Diem	46.17
8/15/2024		Clarence McGuire Jr.	Per Diem	46.17
8/15/2024		Angele Poiencot	Per Diem	46.17
8/15/2024		Jan J. Rogers	Per Diem	46.17
8/15/2024		Travion Smith	Per Diem	46.17
8/15/2024		Barry J. Soudelier	Per Diem	46.17
8/15/2024		Wayne Thibodeaux	Per Diem	46.17
8/15/2024		TPCG	Postage	240.40
8/15/2024		Gannett Louisiana LoCali Q	Advertising	1,530.30
TOTAL OPERATING EXPENDITURES				2,186.23

Date	Invoice	Vendor	Description	Amount
8/15/2024		H-T Reg. Plan Comm	Transfer	-

8/15/2024  
Date

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

8/15/2024  
Date

Approved by: Sandra Valjean Accountant Title

Receipts August 1st through August 31st, 2024

Cash	25.00
Milford & Associates, Inc	50.00
Keneth L. Rembert Land Surveyor, Inc.	153.92
Keneth L. Rembert Land Surveyor, Inc.	163.56
Keneth L. Rembert Land Surveyor, Inc.	134.65
Keneth L. Rembert Land Surveyor, Inc.	171.00
Milford & Associates, Inc	50.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
	<hr/>
	998.13

Chase Bank Money Market Account Balance \$53,125.36  
Chase Bank Checking Account Balance \$5,199.36



Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 EMAIL KLR SURVEYORS@AOL.COM

August 4, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: Tabled Business- Lots 5-A and 5-B, a Redivision of Revised Lot 5, Block 9, Addendum No.  
3 to Mulberry Heights Subdivision

Dear Chris:

Please let this letter serve as a request to allow the above item to be removed from further consideration. Ms. Eschete has decided not to divide this property and has a sale for the lot as it exists.

Thank you.

Sincerely,

  
Keneth L. Rembert

KLR/apr



Keneth L. Rembert

**LAND SURVEYORS**

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 email "klrsurveyors@aol.com"

August 13, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 1 PAUL BARTELL CARTER ET AL PROPERTY

Dear Chris:

Please let this letter serve as a request to place the above item on the table indefinitely. There are still some issues to be addressed.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360  
985- 879-2782 email "klrsurveyors@aol.com"

August 13, 2024

Houma-Terrebonne Planning & Zoning  
P. O. Box 1446  
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 3, Z & K Rentals

Dear Chris:

Please let this letter serve as a request to place the above item on the table indefinitely. There are still some issues to be addressed.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keneth L. Rembert", with a long, sweeping flourish extending to the right.

Keneth L. Rembert

KLR/apr

# 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)

### 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

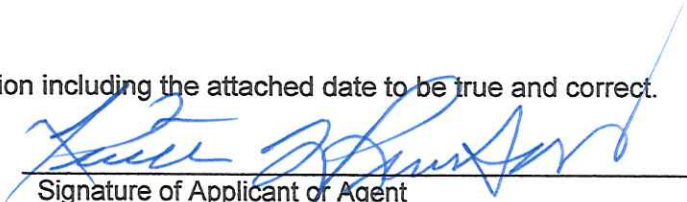
### SITE INFORMATION:

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

  
Signature of 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.

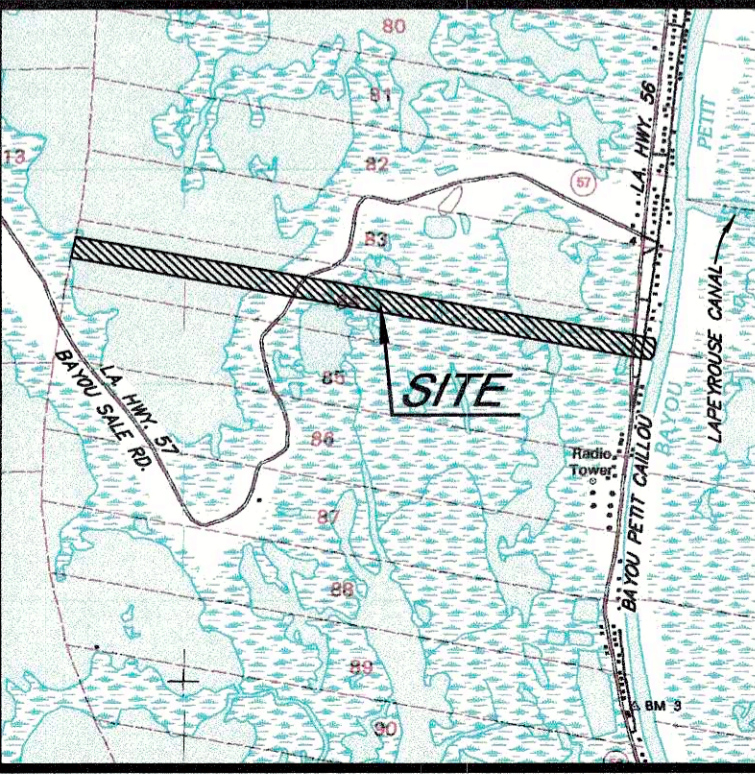
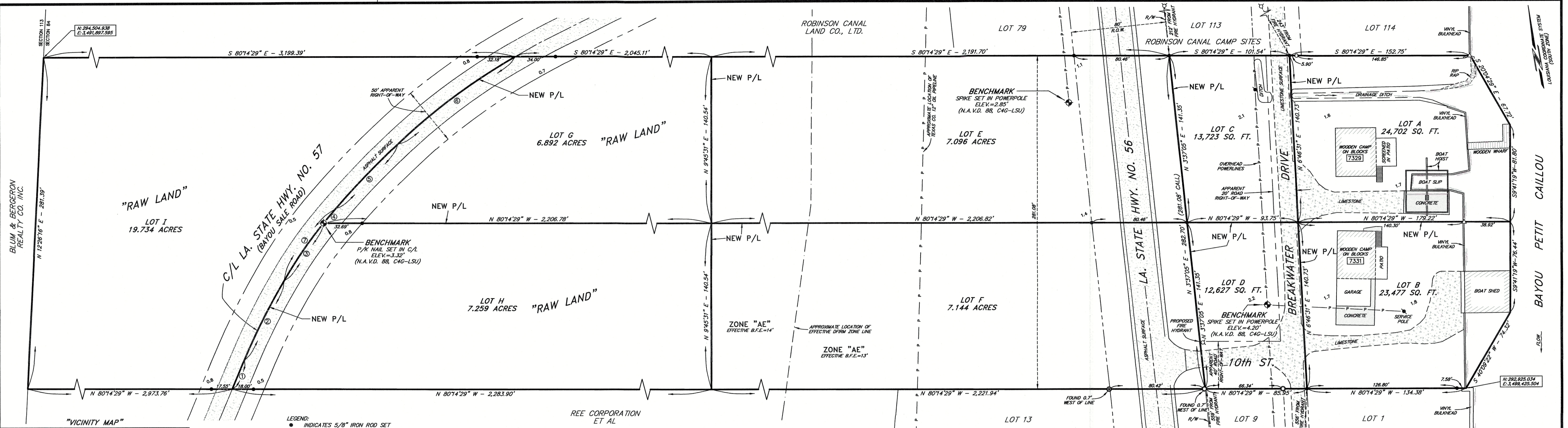
PAUL B. CARTER  
Print Name of Signature

x   
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 PLAIN 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: [htpcinfo@tpcg.org](mailto:htpcinfo@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: TRACTS "A-1" THRU "A-3" A REDIVISION OF TRACT "A"
2. Developer's Name & Address: Rickey R. Legendre 42375 Legendre Rd Gonzales, LA 70737  
Owner's Name & Address: Rickey R. Legendre 42375 Legendre Rd Gonzales, LA 70737  
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: 2166 LA State Highway 55
5. Location by Section, Township, Range: SECTION 10, T19S-R19E
6. Purpose of Development: owner wants to divide tract
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: 7/29/24 SCALE: 1"=20'
12. Council District / Fire Tax Area: 9 Trosclair / Montegut Fire
13. Number of Lots: 3
14. Filing Fees: \$153.92

### CERTIFICATION:

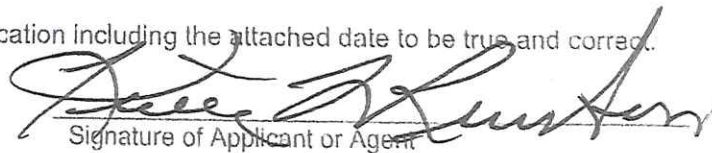
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

7/29/24

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.

by: Ricky Legendre

Print Name of Signature

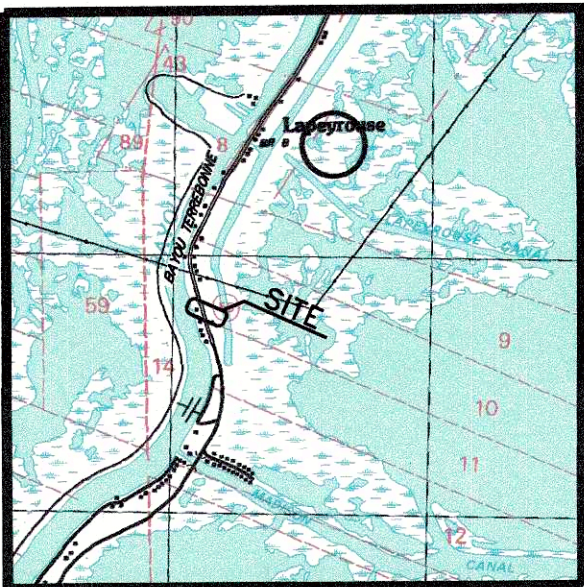
7/29/24

Date

  
Signature

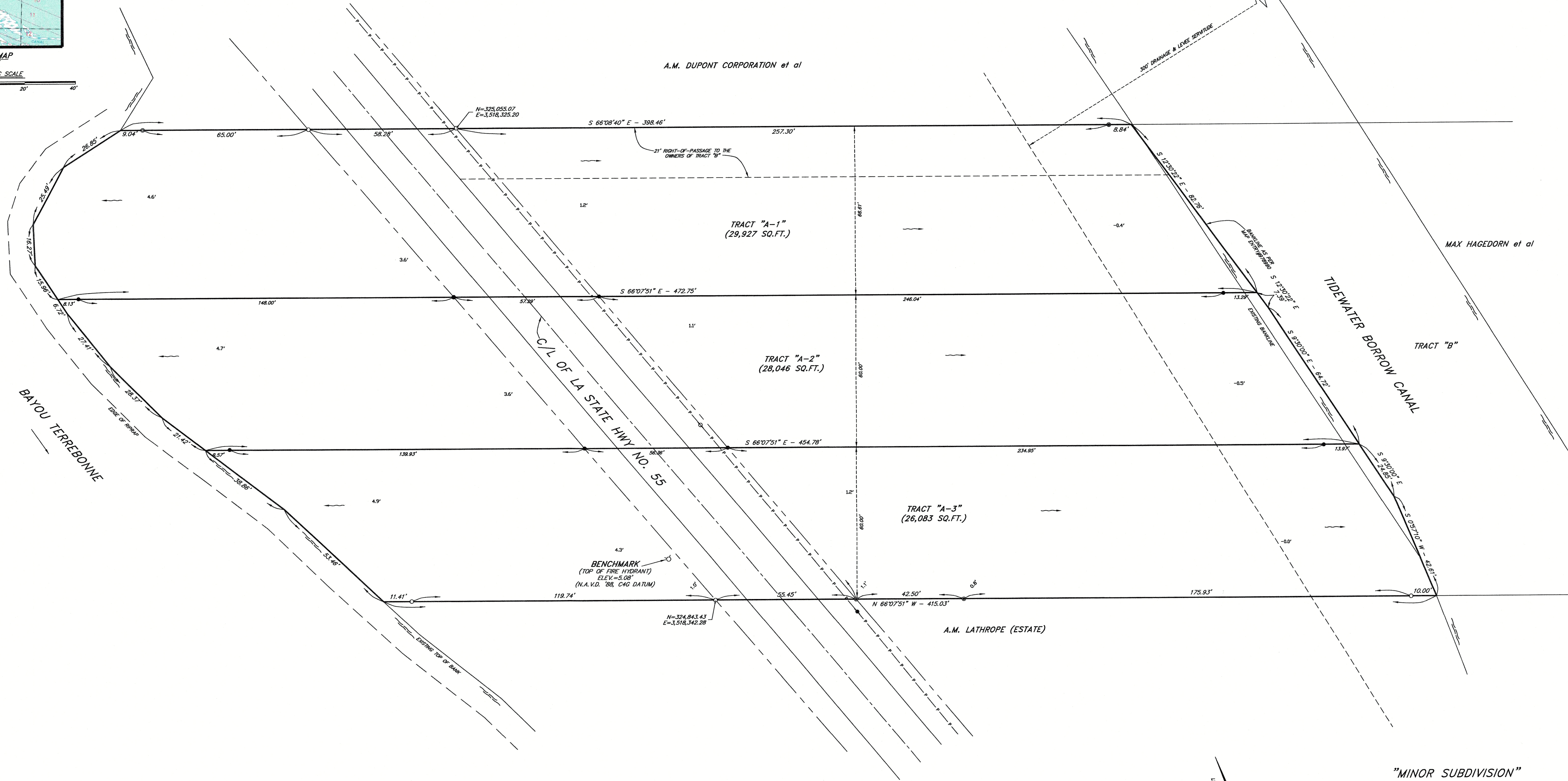
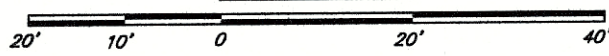
PC24/ 8 - 1 - 26





VICINITY MAP

GRAPHIC SCALE



A.M. DUPONT CORPORATION et al

TRACT "A-1"  
(29,927 SQ.FT.)

TRACT "A-2"  
(28,046 SQ.FT.)

TRACT "A-3"  
(26,083 SQ.FT.)

MAX HAGEDORN et al

TRACT "B"

A.M. LATHROPE (ESTATE)

C/L OF LA STATE HWY NO. 55

BAYOU TERREBONNE

TIDEWATER BORROW CANAL

SEWER SYSTEM:  
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.  
COMMUNITY SEWERAGE IS NOT AVAILABLE.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 978990 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

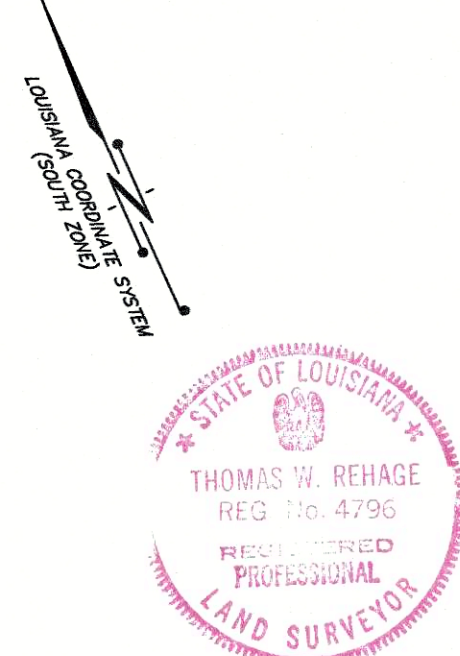
THESE TRACTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0475, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQ. OF 12).

THIS PROPERTY DRAINS TO TIDEWATER BORROW CANAL IN THE REAR AND TO BAYOU TERREBONNE WHICH IS MAINTAINED BY THE PARISH OF TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SEPTAGES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - ⊙ INDICATES 2" IRON PIPE FOUND
  - ⊙ INDICATES 3/4" IRON PIPE FOUND
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - 3.3' INDICATES SPOT ELEVATION
  - 204 INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE FLOW

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



"MINOR SUBDIVISION"  
LAND USE: RESIDENTIAL  
DEVELOPER: RICKY R. LEGENDRE  
SURVEY OF TRACTS "A-1" THRU "A-3"  
A REDIVISION OF TRACT "A"  
BELONGING TO RICKY R. LEGENDRE  
LOCATED IN SECTION 10, T19S - R19E  
TERREBONNE PARISH, LOUISIANA  
JULY 29, 2024 SCALE: 1" = 20'

*Thomas W. Rehage*  
FROM THE OFFICE OF KENNETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



# 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
- B. \_\_\_\_\_ Mobile Home Park  
\_\_\_\_\_ Residential Building Park
- C. \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D. X Minor Subdivision  
\_\_\_\_\_ Conceptual/Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ 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:

1. Name of Subdivision: LOT 58 OF BLOCK 4, PHASE 4 TO COCODRIE COVE SUBDIVISION
2. Developer's Name & Address: Arlen B. Cenac, Jr. PO Box 2617, Houma, LA 70361  
Coco Partners, L.L.C. 106 Pier 56, Chauvin, LA 70344  
Owner's Name & Address: APCO, L.L.C. PO Box 2617, Houma, LA 70361  
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: Pier 5 Ct & Highway 56
5. Location by Section, Township, Range: Sections 85 & 86, T21S-R18E
6. Purpose of Development: Owner wants to divide tracts
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: July 26, 2024 Scale: 1"=60'
12. Council District / Fire Tax Area: 8 Chauvin / Little Calhou Fire
13. Number of Lots: 3
14. Filing Fees: \$ 163.56

### CERTIFICATION:

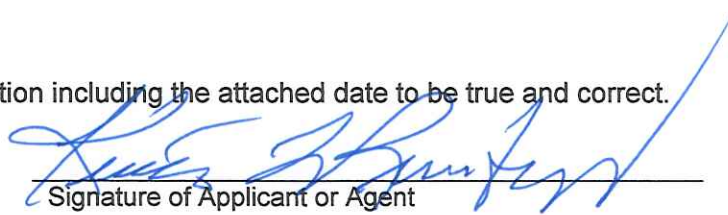
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

July 29, 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.

Arlen B. Cenac, Jr.

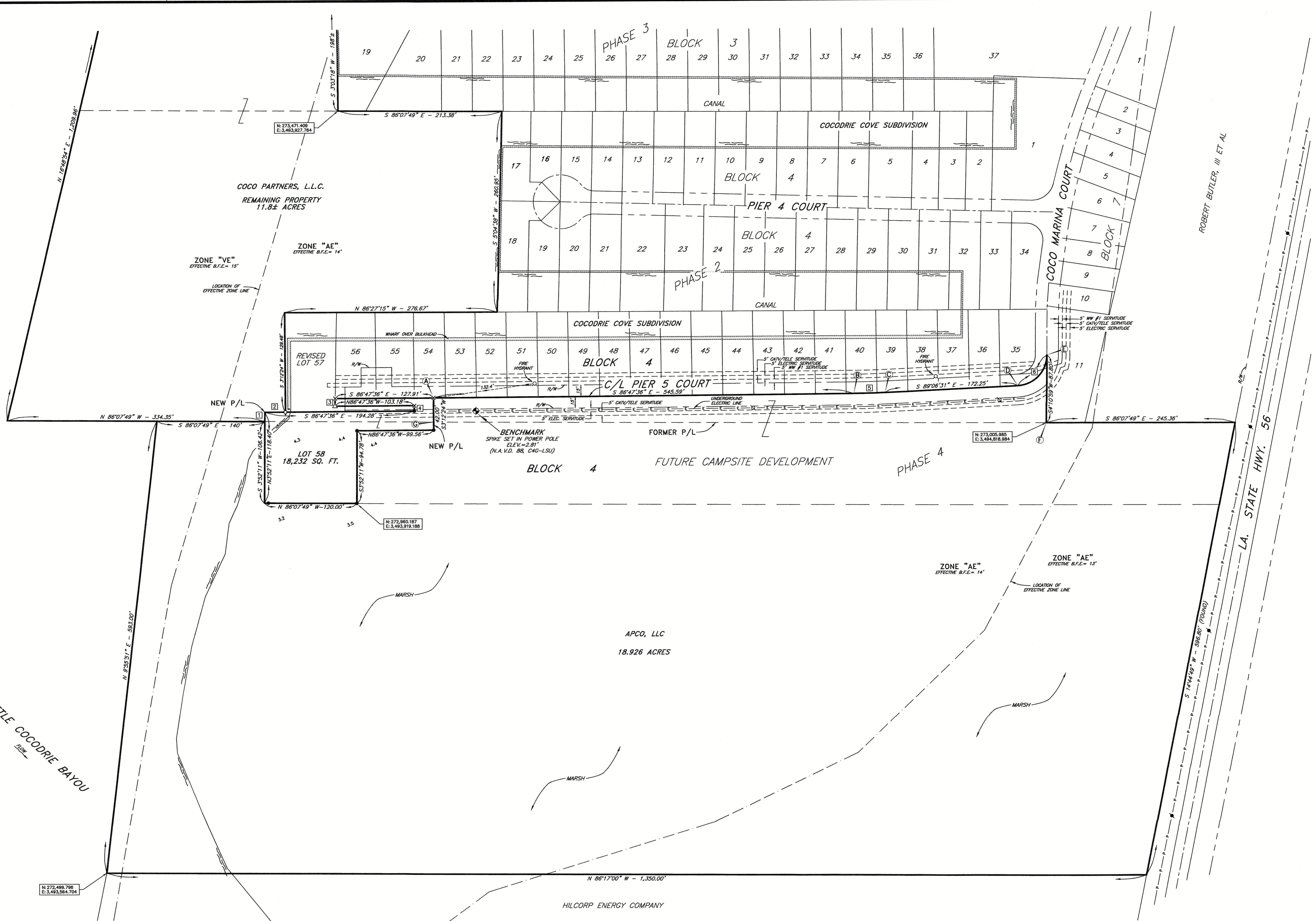
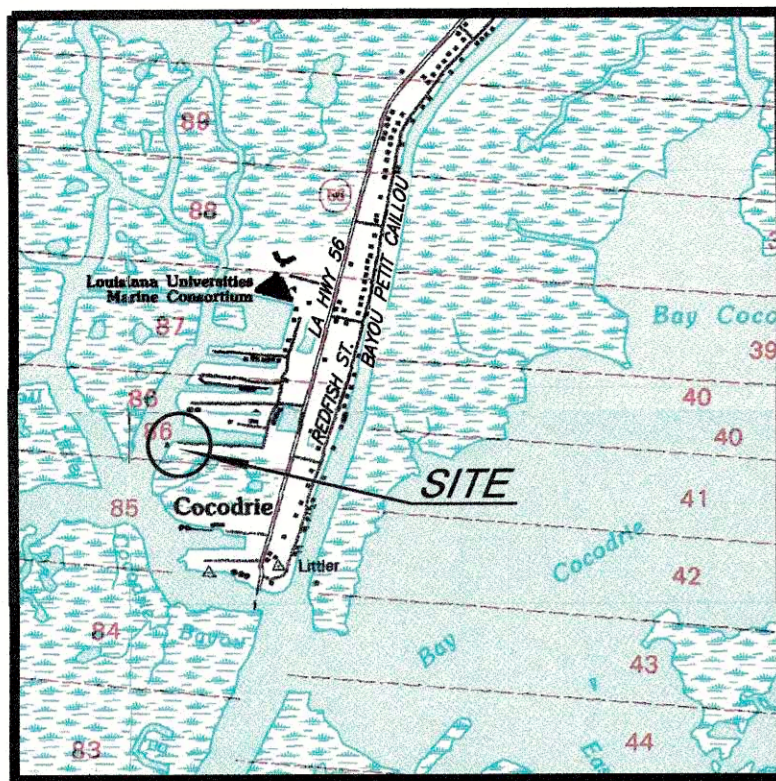
Print Name of Signature

Signature

Date

PC24/8-2-27





LOUISIANA LAND & EXPLORATION CORPORATION  
OR ASSIGNS

LITTLE COCODRIE BAYOU

ROBERT BUTLER, III ET AL

LA. STATE HWY. 56

APCO, LLC  
18.926 ACRES

HILCORP ENERGY COMPANY

SEWER SYSTEM  
COMMUNITY TREATMENT PLANT IS AVAILABLE FOR THIS AREA.

REFERENCE MAPS:  
THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 1160460, 1151068, 1365749 & 1688002 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

DRAINAGE NOTE:  
THIS PROPERTY DRAINS TO LITTLE COCODRIE BAYOU AND TO THE SWAMP TO THE SOUTH 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 ZONES "AE" & "VE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 221080, PANEL NOS. 0850 & 0850, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONES "AE" HAS B.F.E. REQUIREMENTS OF 13' & 14' AND ZONE "VE" HAS A B.F.E. REQUIREMENT OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

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

AREA ENCOMPASSED BY THE LETTERS  
A-B-C-D-E-F-G-A CONTAINS  
AN AREA OF 30,107 SQ. FT.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GGD18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

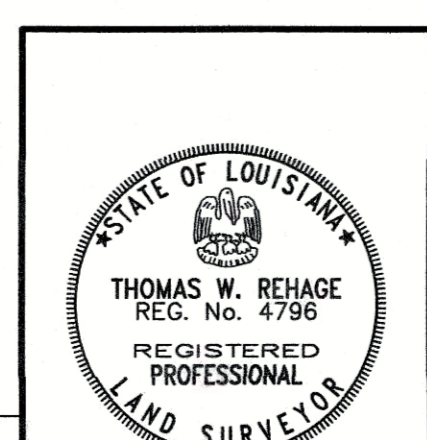
BEARING	DIST.
1 S 3°52'11" W	11.98'
2 N 86°47'36" W	26.78'
3 N 4°46'45" E	10.00'
4 N 3°12'24" E	7.00'
5 ARC=40.44°-RAD=1.000° CH=587.57'07"E-40.44'	
6 ARC=60.53°-RAD=40.00° CH=N4732'04"E-54.92'	

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - △ INDICATES 80# SPIKE SET
  - ⊕ EXISTING POWER POLE
  - ⊖ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ INDICATES SPOT ELEVATION (BASED ON MVD 98, C4G-LSU)
  - INDICATES DRAINAGE FLOW

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY \_\_\_\_\_ FOR \_\_\_\_\_  
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: *Thomas W. Rehage*  
Surveyor's Name: THOMAS W. REHAGE, PROFESSIONAL LAND SURVEYOR  
Firm: KENNETH L. REMBERT LAND SURVEYORS  
Registration Number: 4798

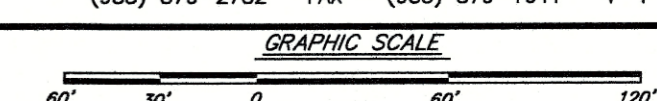


"MINOR SUBDIVISION"  
LAND USE: PRIVATE - CAMP SITES  
SINGLE FAMILY RESIDENTIAL - COMMERCIAL  
DEVELOPER: ARLEN B. CENAC, JR.

PLAT SHOWING LOT 58 OF BLOCK 4, PHASE 4 TO  
COCODRIE COVE SUBDIVISION  
A REDIVISION OF PROPERTY BELONGING TO  
APCO, LLC ET AL  
LOCATED IN SECTIONS 85 & 86, T21S-R18E,  
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 878-2782 FAX - (985) 878-1641

DRAWN: B.M.  
CHK'D: K.L.R.



SCALE: 1" = 60'  
DATE: 26 JUL 24



# 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 type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary          |
| <input type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering                     |
| <input type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                           |
| <input type="checkbox"/> Engineering          | D. <input checked="" 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:

1. Name of Subdivision: TRACTS G-1, G-2, H-1, H-2, H-3, I-1, & I-2, A REDIVISION OF TRACTS G, H & I BELONGING TO Z & K RENTALS, L.L.C.
2. Developer's Name & Address: Zachary Deroche 1168 Burma Rd. Thibodaux, LA 70301  
Owner's Name & Address: Z & K RENTALS, L.L.C. 1168 Burma Rd. Thibodaux, LA 70301  
*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: LA State Hwy No. 24
5. Location by Section, Township, Range: Section 1, T16S-R16E & Sections 144 & 145, T15S-R16E
6. Purpose of Development: Owner wants to divide tract
7. Land Use:
- |  |  |
|--|--|
| <input type="checkbox"/> Single-Family Residential | 8. Sewerage Type:  |
| <input type="checkbox"/> Multi-Family Residential  | <input type="checkbox"/> Community                       |
| <input checked="" type="checkbox"/> Commercial     | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Industrial                | <input type="checkbox"/> Package Plant                   |
|  | <input type="checkbox"/> Other                           |
9. Drainage:
- |  |  |
|--|--|
| <input type="checkbox"/> Curb & Gutter         | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Roadside Open Ditches | 11. Date and Scale of Map:   |
| <input type="checkbox"/> Rear Lot Open Ditches | <u>July 21, 2024 Scale: 1"=100'</u>  |
| <input checked="" type="checkbox"/> Other      | 12. Council District / Fire Tax Area:  |
|  | <u>2 Harding / Schriever Fire</u>  |
13. Number of Lots: 7
14. Filing Fees: \$ 134<sup>00</sup>

### CERTIFICATION:

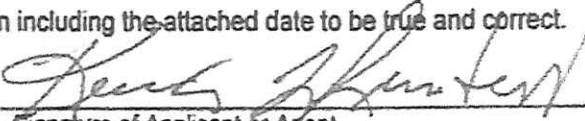
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

July 29, 2024

Date

  
Signature of Applicant or Agent

Zachary Deroche

Print Name of Signature

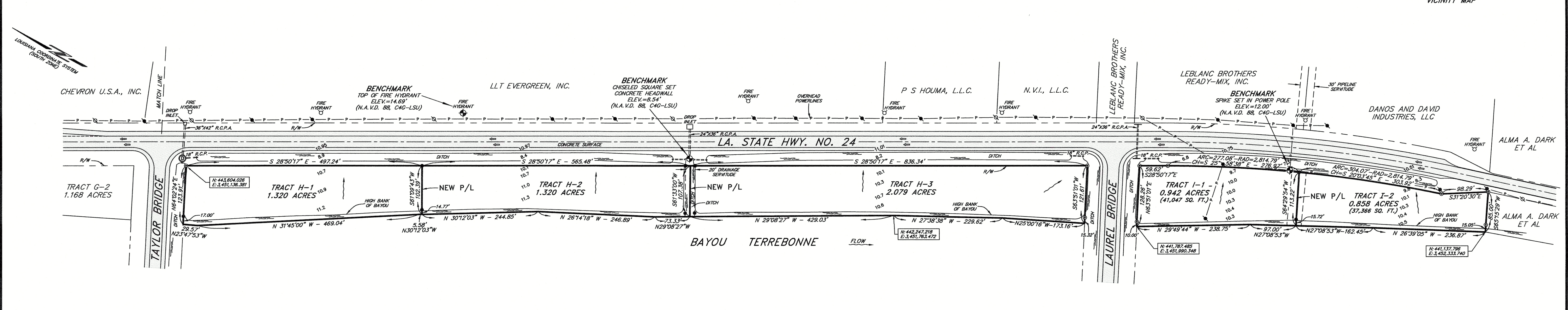
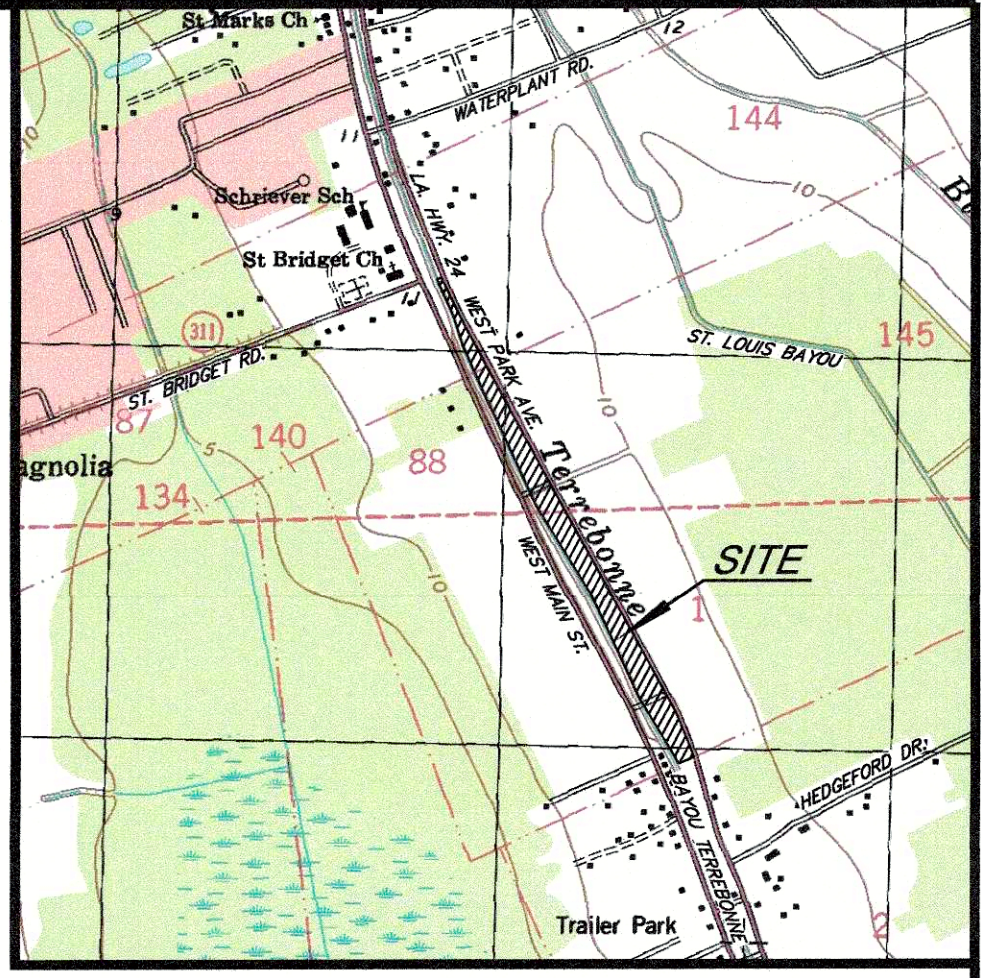
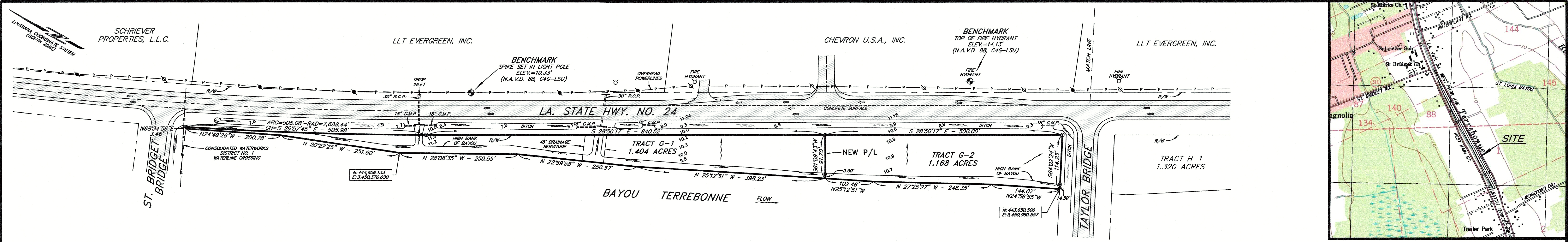
7-29-24

Date

  
Signature

PC24/ 8 - 3 - 28





**DRAINAGE NOTE:**  
 THIS PROPERTY DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1575171 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. 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.

**SEWER SYSTEM:**  
 INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

**FLOOD INFORMATION:**  
 THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0100, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "X" IS AN AREA OF MINIMAL FLOODING. 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
  - ⊙ INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING FIRE HYDRANT
  - EXISTING SPOT ELEVATION
  - INDICATES DRAINAGE MANHOLE
  - INDICATES DRAINAGE FLOW

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.

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: *Thomas W. Rehage*  
 Surveyor's Name: THOMAS W. REHAGE, PROFESSIONAL LAND SURVEYOR  
 Firm: KENETH L. REMBERT LAND SURVEYORS  
 Registration Number: 4796



30 JUL 24	B.M.	BENCHMARKS AND ELEVATIONS
REVISIONS		

**"MINOR SUBDIVISION"**  
 LAND USE: COMMERCIAL  
 DEVELOPER: ZACHARY DEROCHE

7 - TRACTS  
 PLAT SHOWING TRACTS G-1, G-2, H-1, H-2, H-3, I-1 & I-2, A REDIVISION OF TRACTS G, H & I BELONGING TO Z & K RENTALS, L.L.C. LOCATED IN SECTION 1, T16S-R16E AND IN SECTIONS 144 & 145, T15S-R16E, TERREBONNE PARISH, LOUISIANA

**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" = 100'

DATE: 21 JUL 24



# 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
- B.  Mobile Home Park  
 Residential Building Park
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision  
 Conceptual/Preliminary  
 Engineering  
 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: RPA Campus Roads (formerly UAS Complex Road)
- Developer's Name & Address: Houma-Terrebonne Airport Commission, 10264 East Main St., Houma, LA 70363  
Owner's Name & Address: Terrebonne Parish Consolidated Government, P.O. Box 2768, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

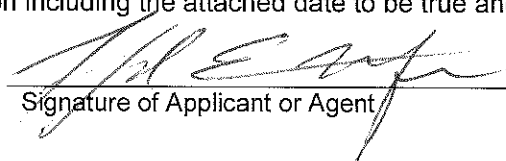
### SITE INFORMATION:

- Physical Address: End of Thunderbird Road
- Location by Section, Township, Range: Section 3, T17S-R18E
- Purpose of Development: RPA Campus Roads Complex
- 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: July 29, 2024 1" = 600'
- Council District / Fire Tax Area: 8/City of Houma
- Number of Lots: 1
- Filing Fees: \$50.00

### CERTIFICATION:

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

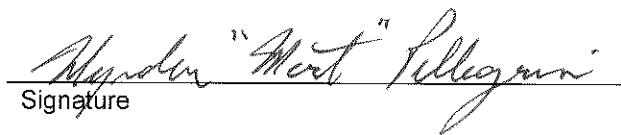
Floyd E. Milford, III  
Print Applicant or Agent

  
Signature of Applicant or Agent

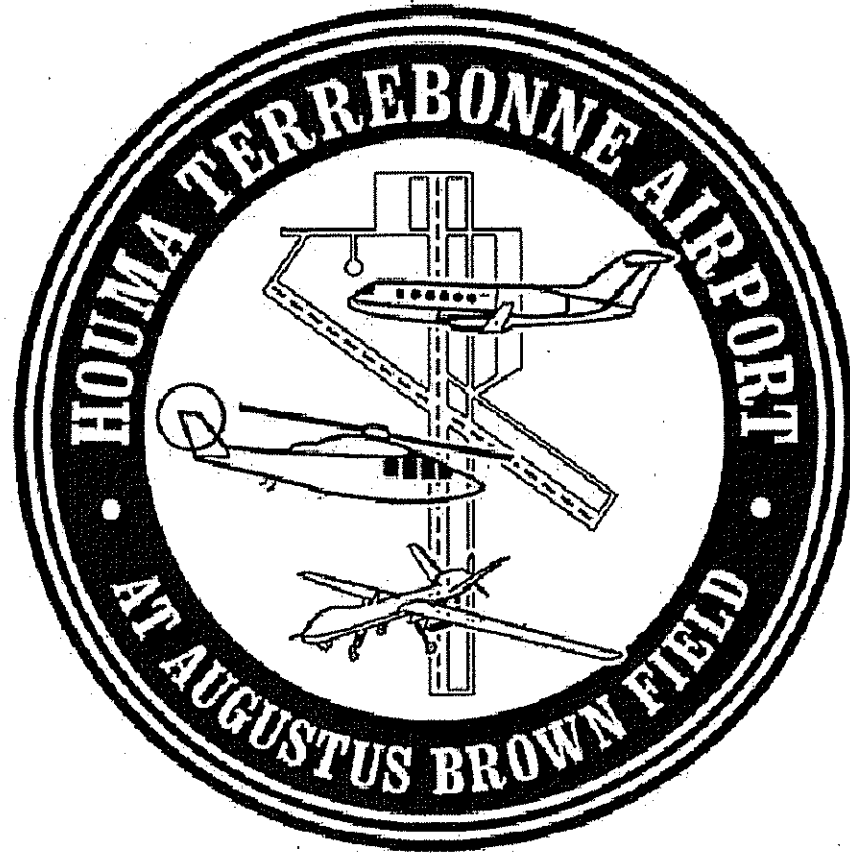
July 29, 2024  
Date

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.

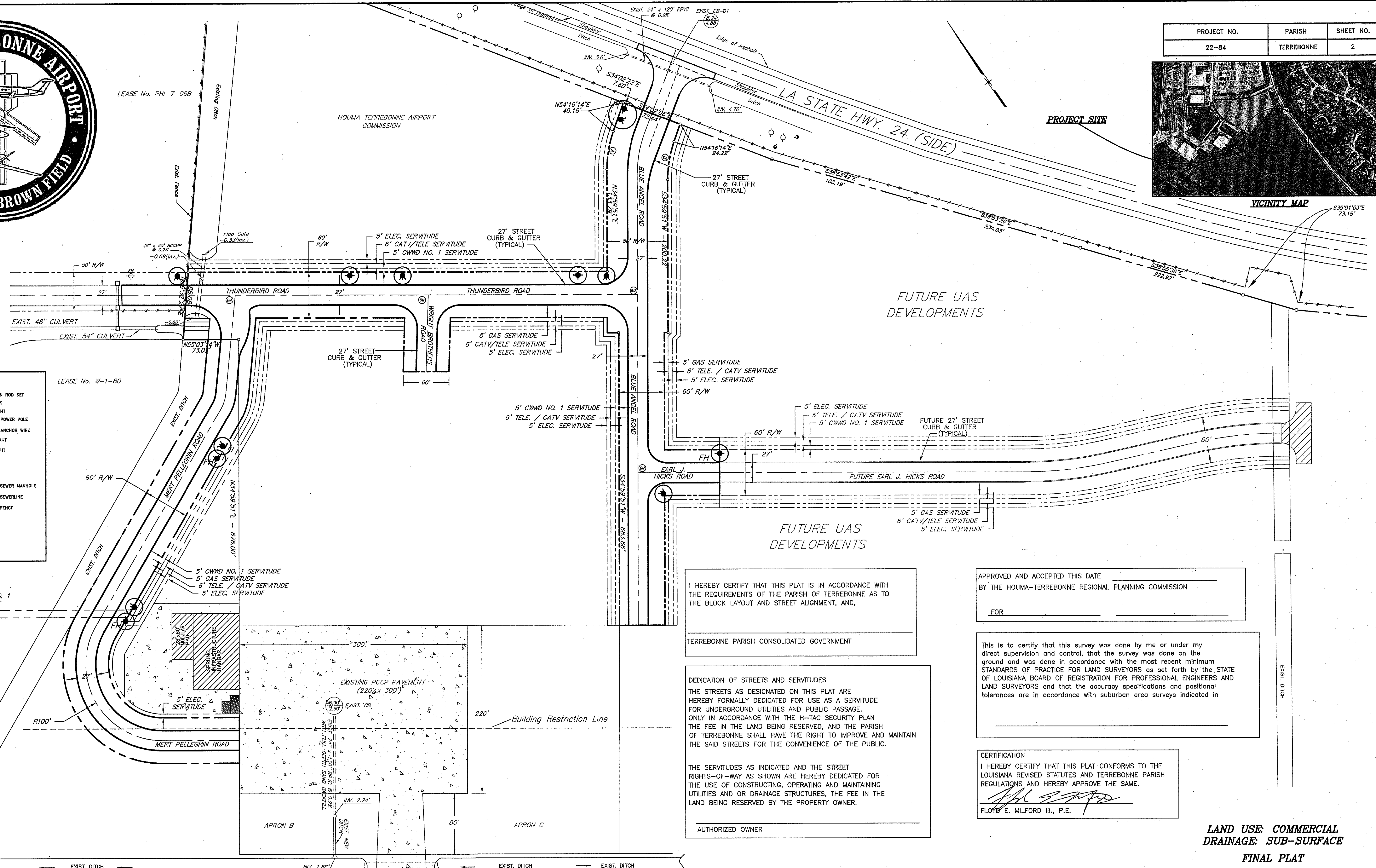
Myrden "Mert" Pellegrin  
Print Name of Signature

  
Signature

July 26, 2024  
Date



PROJECT NO.	PARISH	SHEET NO.
22-84	TERREBONNE	2



**LEGEND**

- INDICATES 5/8" IRON ROD SET
- INDICATES 1/2" PIPE
- INDICATES EXISTING STREET LIGHT
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING ANCHOR WIRE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING STREET LIGHT
- F.H. FIRE HYDRANT
- STREET LIGHT
- INDICATES EXISTING SEWER MANHOLE
- INDICATES EXISTING SEWERLINE
- INDICATES EXISTING FENCE
- BENCH MARK 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

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,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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

FOR \_\_\_\_\_

**DEDICATION OF STREETS AND SERVITUDES**

THE STREETS AS DESIGNATED ON THIS PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY IN ACCORDANCE WITH THE H-TAC SECURITY PLAN 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.

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 SERVITUDES AS INDICATED 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*  
 FLOYD E. MILFORD III, P.E.

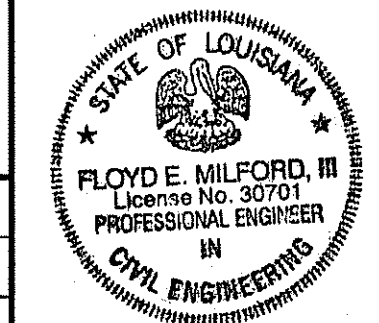
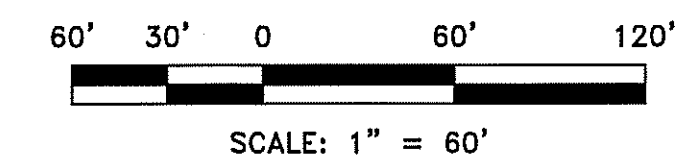
**LAND USE: COMMERCIAL  
 DRAINAGE: SUB-SURFACE  
 FINAL PLAT**

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

<b>CURVE (A)</b>	<b>CURVE (B)</b>
A = 50.46'	A = 50.46'
R = 150.00'	R = 150.00'
CH = 50.22'(Dist.)	CH = 50.22'(Dist.)
N44°38'03"E (Brg.)	S44°38'03"W (Brg.)

Reference Map:  
 MAP SHOWING LEASE No. PHI-7-06B LEASED FROM THE HOUMA TERREBONNE AIRPORT COMMISSION prepared by Charles L. McDonald, Land Surveyor, Inc. and dated 19 December 2006.



**RPA CAMPUS ROADS  
 (FORMERLY UAS COMPLEX ROAD)  
 HOUMA TERREBONNE  
 AIRPORT COMMISSION  
 SECTION 5, T17S - R18E  
 TERREBONNE PARISH, LOUISIANA**

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

DATE	REVISION	BY

DRAWN: L.A.T.
CHK'D: F.E.M. III
SCALE: 1" = 60'
DATE: 29JULY24
APPROVED BY: _____
JOB # 22-84 CAD # 2284-GP_FINAL FILE #