

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, 2nd 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

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

Houma-Terrebonne Regional Planning Commission

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

- Name of Subdivision: LOTS A THRU L, A REDIVISION OF PROPERTY BELONGING TO PAUL BARTELL CARTER ET AL
- 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
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

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

CERTIFICATION:


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

KENETH L. REMBERT

Print Applicant or Agent

11/30/23

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.

PAUL B. CARTER

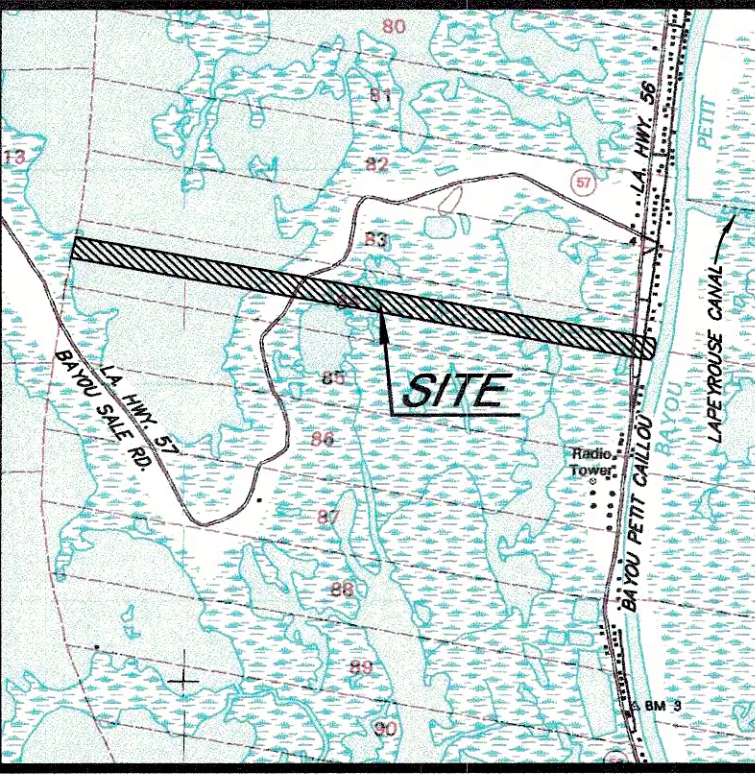
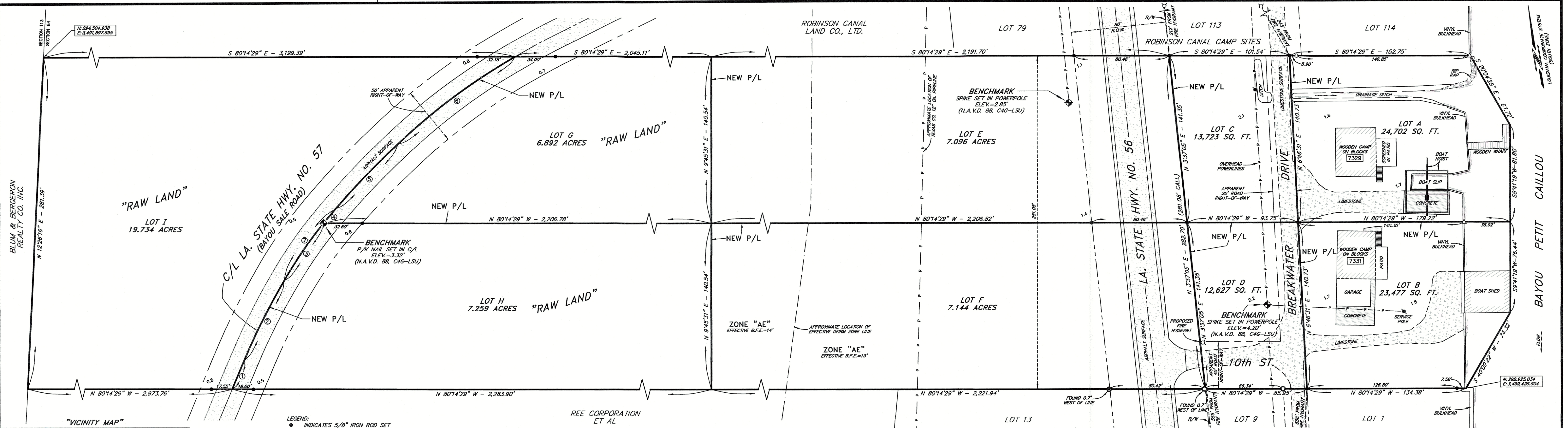
Print Name of Signatory

11/30/23

Date

x 
Signature

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 P/K NAIL IN CONCRETE FOUND
 - ⊙ EXISTING POWER POLE
 - ⊙ 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 BFE 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

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" = 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

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:

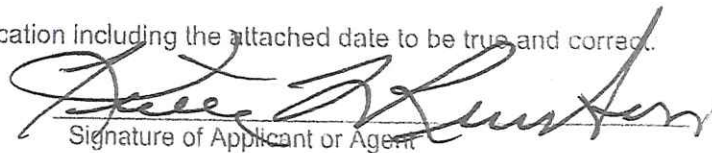
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

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

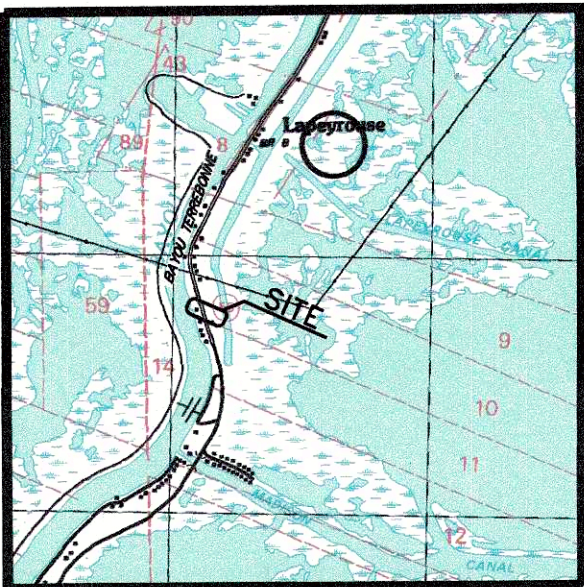
Print Name of Signature

7/29/24

Date

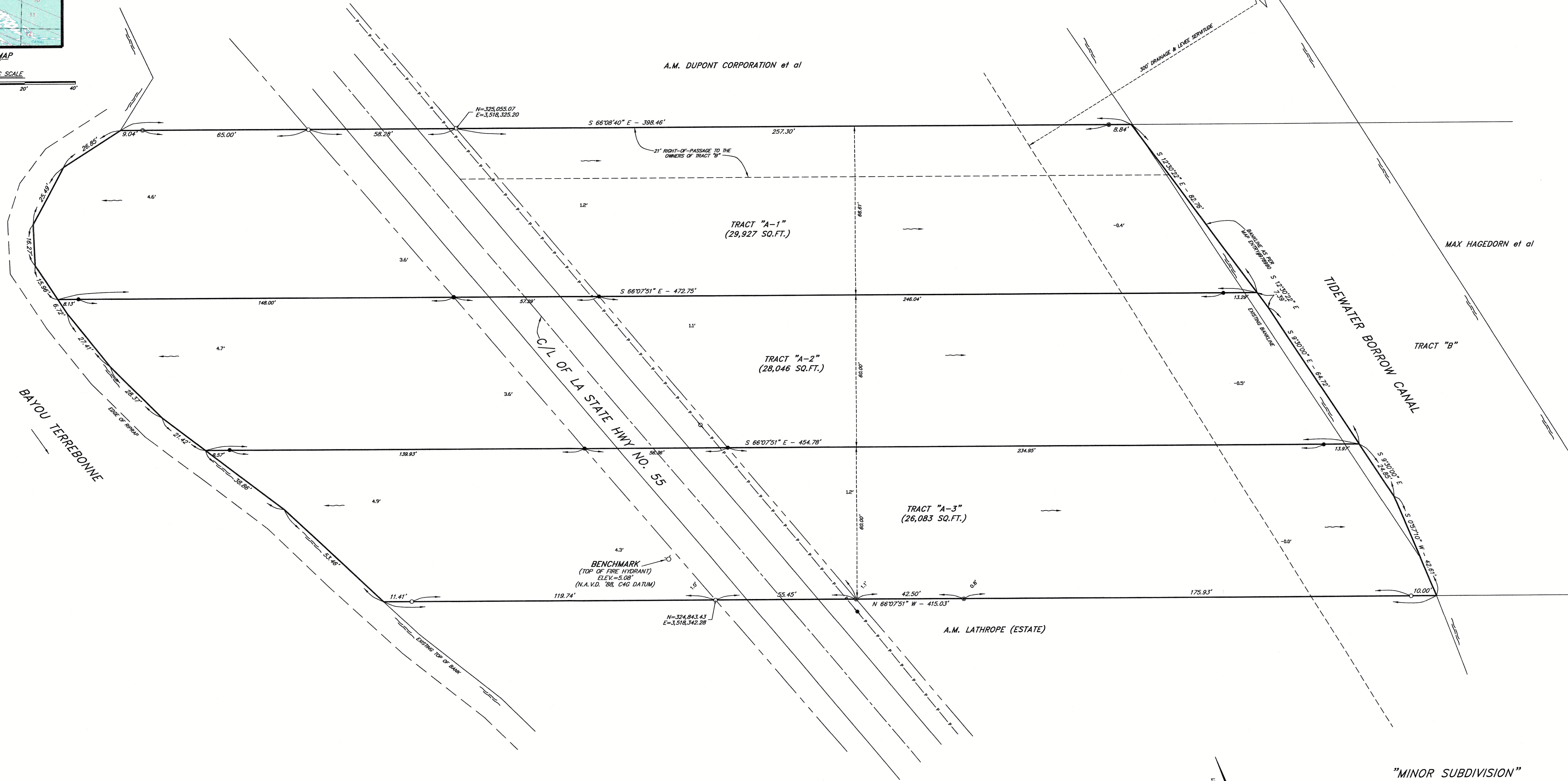
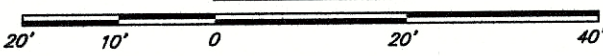

Signature

PC24/ 8 - 1 - 26



VICINITY MAP

GRAPHIC SCALE



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

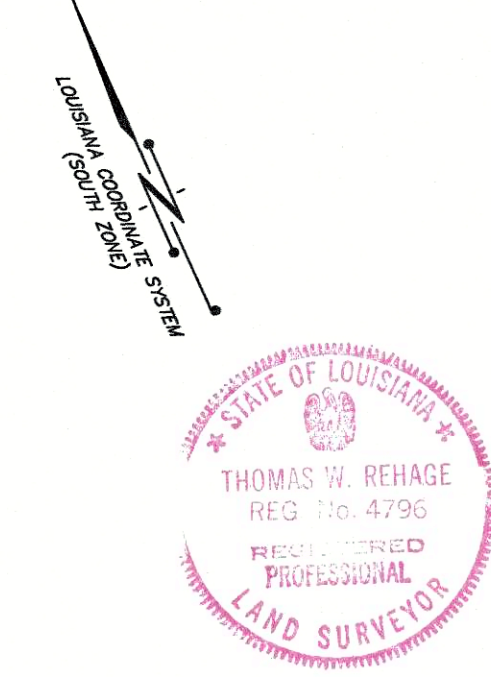
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 978990 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.
THESE TRACTS ARE LOCATED IN ZONE "AE" 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
- 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: 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 Calou Fire
13. Number of Lots: 3
14. Filing Fees: \$ 163.56

CERTIFICATION:

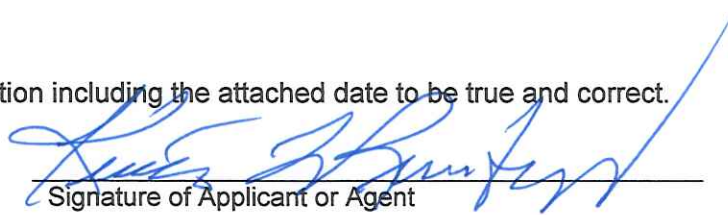
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

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.

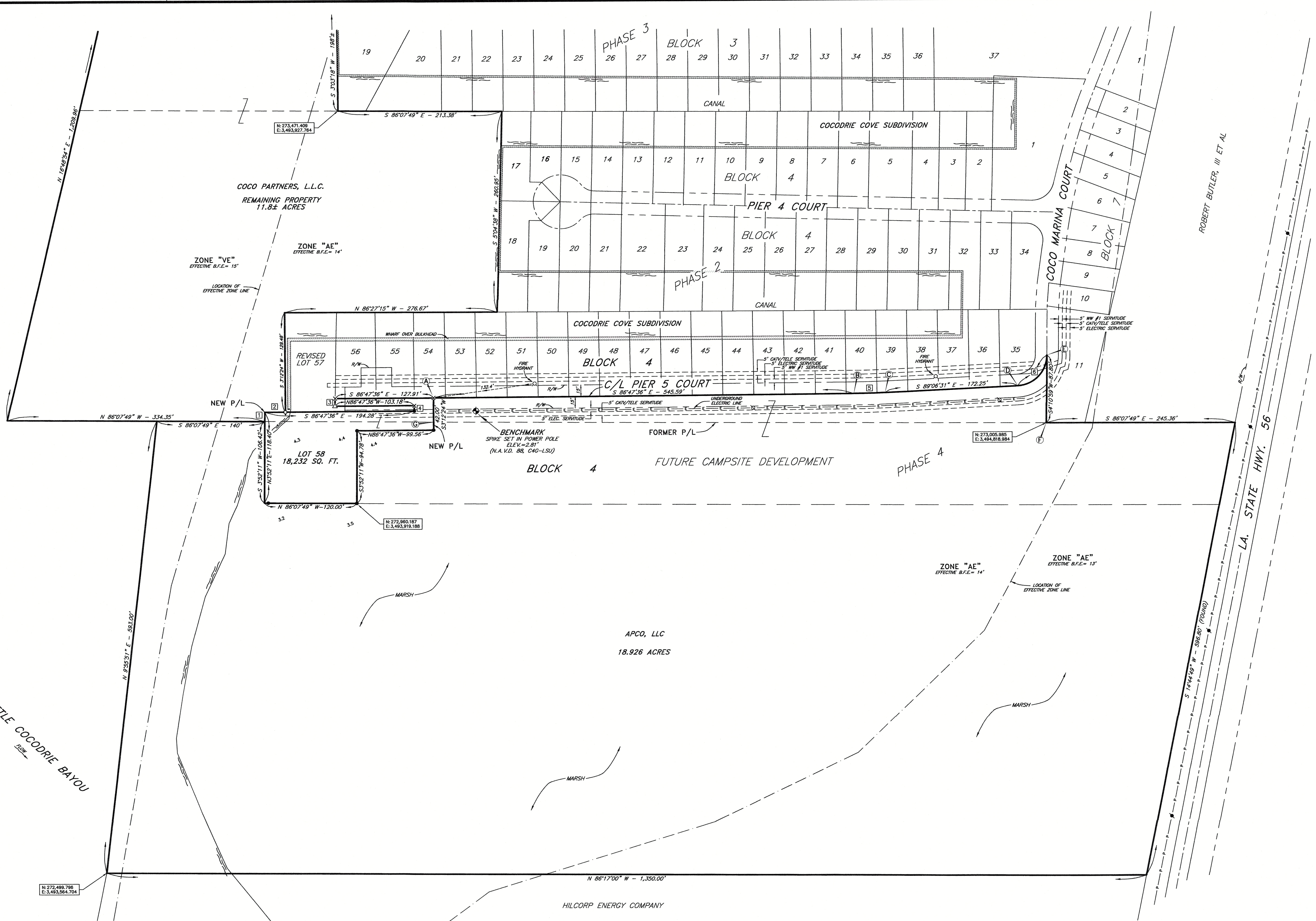
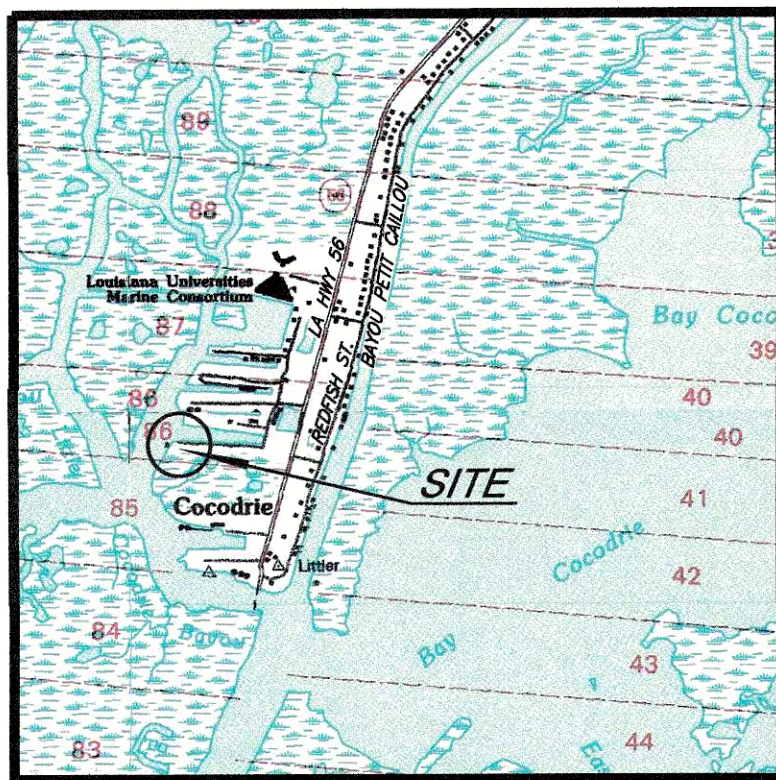
Arlen B. Cenac, Jr.

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

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 GEDD 18. 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=N47°32'04"E-54.92'	

LEGEND:
 X CHISELED "X" SET IN CONCRETE
 INDICATES 5/8" IRON ROD SET
 O INDICATES 5/8" IRON ROD FOUND
 Δ 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 THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

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: 4796



"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

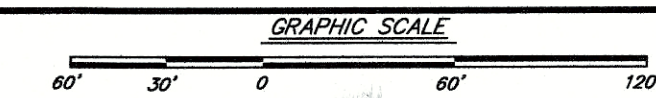
Keneth L. Rembert, PLS
 LAND SURVEYORS
 635 SCHOOL STREET, HOUMA, LOUISIANA 70360
 (985) 878-2782 FAX - (985) 878-1641

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

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:

- 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.
- 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
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: LA State Hwy No. 24
- Location by Section, Township, Range: Section 1, T16S-R16E & Sections 144 & 145, T15S-R16E
- Purpose of Development: Owner wants to divide tract
- 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 21, 2024 Scale: 1"=100'
- Council District / Fire Tax Area: 2 Harding / Schriever Fire
- Number of Lots: 7
- Filing Fees: \$ 134⁰⁰

CERTIFICATION:

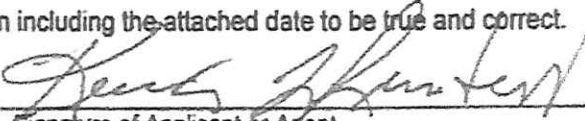
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

July 29, 2024

Date


Signature of Applicant or Agent

Zachary Deroche

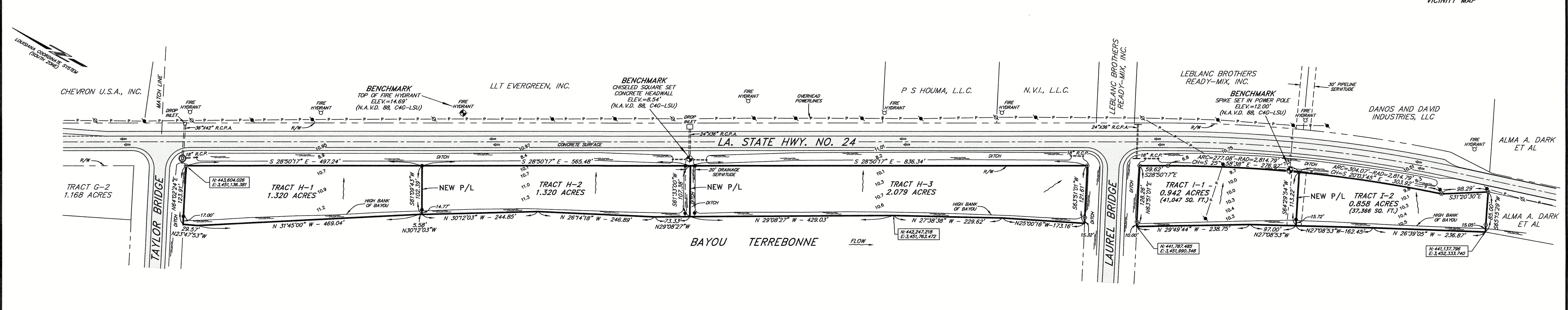
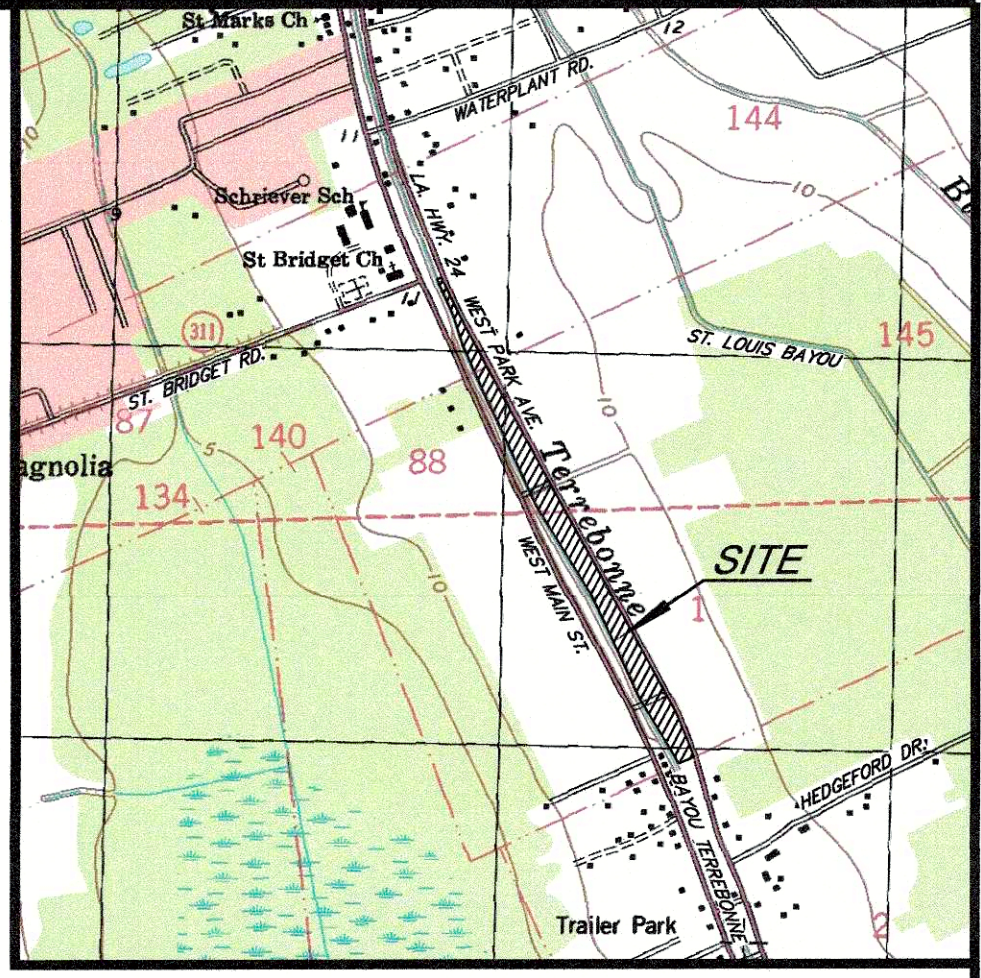
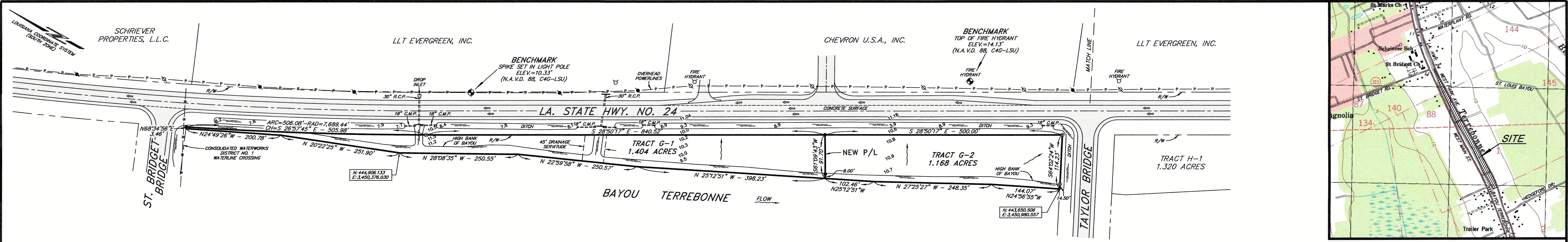
Print Name of Signature

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
 - INDICATES 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 GEOD 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" = 60'
- 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

July 29, 2024
Date

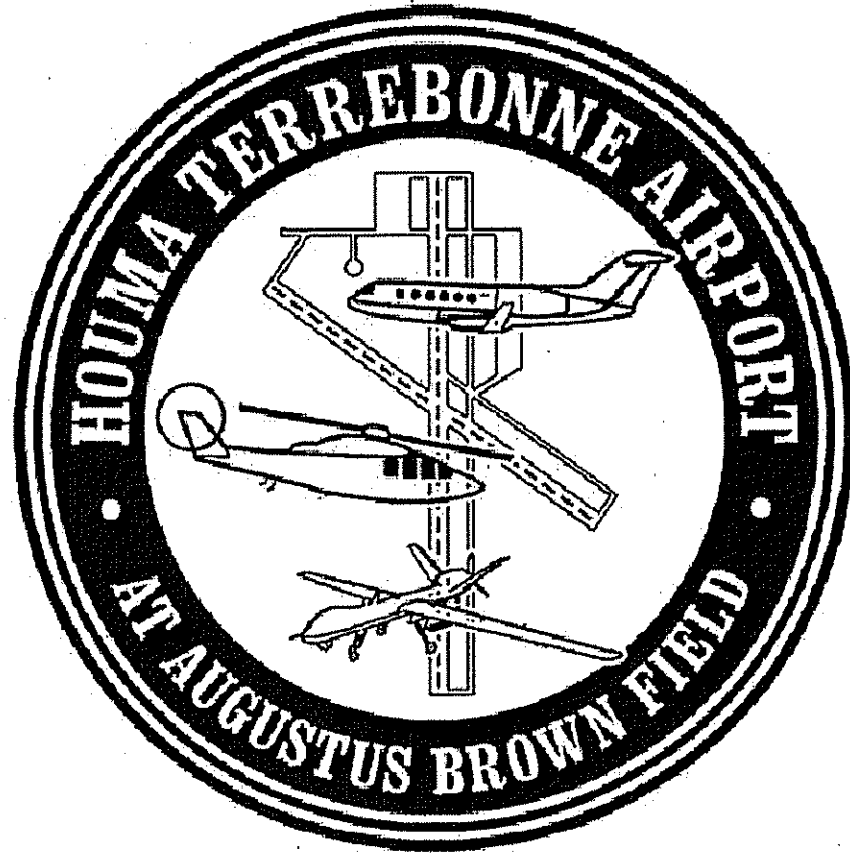

Signature of Applicant or Agent

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.

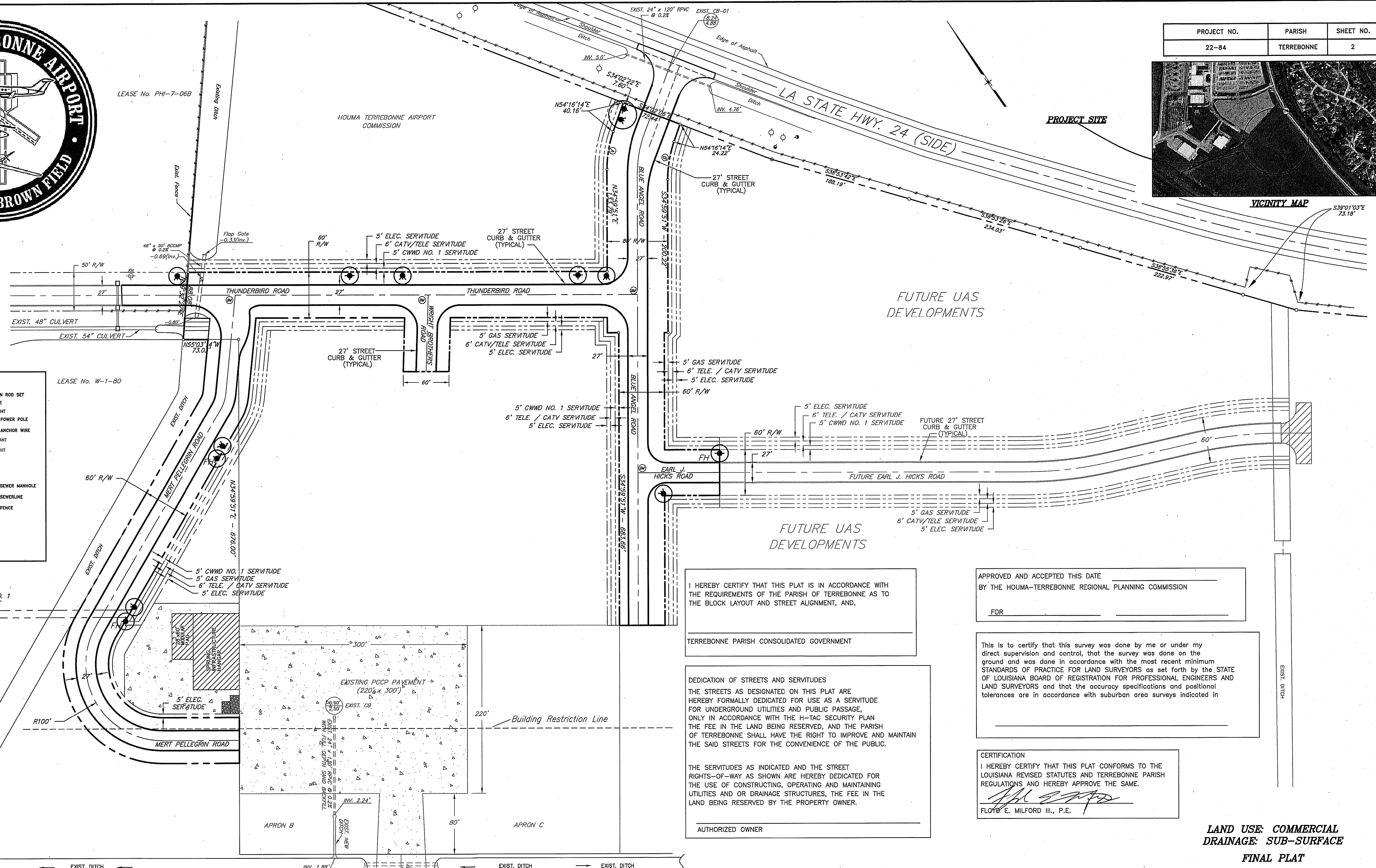
Myrden "Mert" Pellegrin
Print Name of Signature

July 26, 2024
Date


Signature



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.

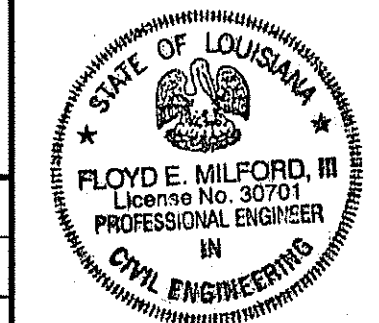
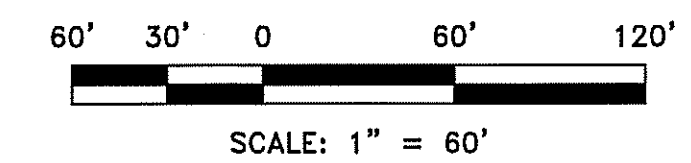
**LAND USE: COMMERCIAL
 DRAINAGE: SUB-SURFACE
 FINAL PLAT**

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).

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.

CURVE (A)	CURVE (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.)



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

DATE	REVISION	BY