

Houma-Terrebonne Regional Planning Commission

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

JULY 18, 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 June 20, 2024

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street; Kirby Bonvillain, applicant (*Council District 1 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lots 1-27, Block 1; Lots 1-9, Block 2; Lots 1-39, Block 3; Lots 1-19, Block 4; Parkwood Place Subdivision; Gem Builders, L.L.C., c/o Chris Erny, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 148 Square Wolfe Lane; Karen Harris, applicant; and call for a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m. (*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; and call for a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m. (*Council District 5 / Bayou Cane Fire*)

H. STAFF REPORT

1. Discussion and possible action regarding an amendment to the Home Occupation definition in the zoning ordinance as it pertains to pet grooming services, and call a Public Hearing on said matter for Thursday, August 15, 2024 at 6:00 p.m.

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 June 20, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 18, 2024 INVOICES AND THE TREASURER'S REPORT OF JUNE 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: Estate of D.C. McIntire, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Consider Approval of Said Application
2. 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: Lots 5-A & 5-B, A Redivision of Revised Lot 5, Block 9, Addendum No. 3 to Mulberry Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 130 El Paso Drive, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Tammy G. Eschete
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Division of Parcel "E," Phase 1-B (Lots 1-5) of Alma Heights Subdivision belonging to Chau-Babi, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 6766 Alma Street, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Arlene Chandler
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Property belonging to Allemand's Crawfish Farms (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 1951 Butcher Road, Terrebonne Parish, LA
Government Districts: Council District / Fire District
Developer: Glenn & Patricia Allemand
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Variance Request: Variance from the fire hydrant distance requirements (Lot 1 to be 262.6' from a fire hydrant in lieu of the required 250')
c) Public Hearing
d) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," A Redivision of Property belonging to Clara Duplantis Walker, et al; Section 45, T18S-18E, 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 alo; Section 6, T16S-R17E, Terrebonne Parish, LA (*4283 West Park Avenue / Councilman John Amedée, District 4*)

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 JUNE 20, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 20, 2024 of the HTRPC to order at 6:08 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Robbie Liner and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier. Absent at the time of Roll Call was: Mr. Terry Gold, Mr. Travion Smith, and Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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 May 16, 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC remit payment for the June 20, 2024 invoices and approve the Treasurer's Report of May 2024."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated June 20, 2024, requesting to table Item G.1 until the next regular meeting[See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of July 18, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated June 19, 2024, requesting to table Item G.2 until the next regular meeting [See *ATTACHMENT B*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant a motion to table 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 July 18, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

G. OLD BUSINESS:

1. *Tabled until the next regular meeting as per the Developer's request.* Estate of D.C. McIntire, LLC 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 [See *ATTACHMENT A*].
2. *Tabled until the next regular meeting as per the Developer's request.* Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al. [See *ATTACHMENT B*]

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Roddy Matherne requesting approval of Process D, Minor Subdivision, for Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux.

- a) Mr. Beth Arceneaux, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated the application should be a Process A, Raw Land Division, rather than a Process D, Minor Subdivision and the variance from the fire hydrant requirements was not needed. Staff recommended conditional approval conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: 'Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.'
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process A, Raw Land Division, for Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: 'Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.'"

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

2. The Chairman called to order the application by Patty Lajaunie and Helen Hebert requesting approval of Process D, Minor Subdivision, for the Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She discussed the variance request from the minimum lot size requirement.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the spelling of Barataria on Lot 21-A being corrected.

- e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition with a variance granted from the minimum lot size requirement (Lot 21-B to be 5,563 sf in lieu of the required 6,000 sf and conditioned upon the spelling of Barataria on Lot 21-A be corrected.”

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

- 3. The Chairman called to order the application by Bayouland YMCA requesting approval of Process A, Raw Land Division, for the Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B.

- a) Mr. Terral Martin, Jr., Red Stick Power, LLC, discussed the location and division of property.
- b) The Chairman recognized Mr. Thomas Chauvin, 395 Sugar Mill Courtyard, who inquired about the intentions of the property.
- c) Ms. Angi Falgout, Bayouland YMCA, stated Mr. Lea Rutter was proposing to purchase the property and further develop Sugar Mill Courtyard.
- d) 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. McGuire, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat and a note placed on the plat stating: ‘Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.’”
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of Process A, Raw Land Division, for the Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B conditioned upon municipal addresses being depicted on the plat and a note placed on the plat stating: ‘Raw Land Division: The division of raw land as depicted heron does not constitute an approved public subdivision of land for development purposes. The development of these parcel(s) is limited to agricultural purposes only.’”

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

I. STAFF REPORT:

- 1. Mr. Pulaski discussed the 2023 Annual Report.
 - a) An error on the last page was pointed out along with the incorrect date.
 - b) Mrs. Poiencot moved, seconded by Mr. Rogers: “THAT the HTRPC ratify the 2023 HTRPC Annual Report, as amended.”

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

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10.”

1. Line Adjustment between Tract A and Tract B of Village East Shopping Center; Section 2, T17S-R18E, Terrebonne Parish, LA (*Village East Shopping Center / Councilman Brien Pledger, District 1*)
2. Revised Lots 85 & 86, Addendum No. 1 to Presque Isle Subdivision; Section 5, T17S-R18E, Terrebonne Parish, LA (*166 & 168 Presque Isle Drive / Councilman Steve Trosclair, District 9*)
3. Lot Line Shift of Property belonging to Perry Marie; Section 21, T19S-R18E, Terrebonne Parish, LA (*6042 Highway 56 / Councilwoman Kim Chauvin, District 8*)
4. Revised Lots 4 & 5 of Block 6, Connely Subdivision being a Redivision of Property belonging to Louisiana Realty Development, LLC; Section 8, T17S-R17E, Terrebonne Parish, LA (*8351 Park Avenue, 201 & 203 Ash Street / Councilman Steve Trosclair, District 9*)
5. Revised Lots 4 & 5 and Revised Lease Site 5-A, Block 2 of Addendum No. 1 to Henry's Subdivision belonging to James J. Whitney, III, et al; Section s56 & 57, T16S-R17E, Terrebonne Parish, LA (*132, 134, & 136 Sharlene Street / Councilman Charles "Kevin" Champagne, District 5*)
6. ALTA/NSPS Land Title Survey of Property belonging to Hancock Whitney Bank; Section 7, T17S-R17E, Terrebonne Parish, LA (*7910 Main Street / Councilman Charles "Kevin" Champagne, District 5*)
7. Lots A & B, Property belonging to Frisco & Harley Investments, LLC; Section 9, T17S-R17E, Terrebonne Parish, LA (*9059 East Main Street / Councilman Brien Pledger, District 1*)
8. Lot Line Shift between Lot 15, Lot 16, and Lot 17A of the Conrad J. Lirette Division belonging to Beverly Chapman Gathen; Section 13, T17S-R16E, Terrebonne Parish, LA (*2716 Savanne Road / Councilman Danny Babin, District 7*)
9. Lot Line Shift between portions of Lots 41, 42, & 43, Block 1 to Houma Brick and Box Co. Subdivision; Section 6, T17S-R17E, Terrebonne Parish, LA (*354½ & 356 Morrison Avenue/Councilman Carl Harding, District 2*)
10. Survey of Tract "A-1" & Revised Tract 1, A Redivision of Property belonging to Samuel P. Henry, et al; Sections 4, 22, & 23, T18S-R19E, Terrebonne Parish, LA (*Ray Ellender Ct/Councilman Steve Trosclair, District 9*)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

- N. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:25 p.m."

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

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

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, P.E., L.S.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

June 20, 2024

Via: E-Mail: bbecnel@tpcg.org

Houma-Terrebonne Regional Planning Commission
P. O. Box 1446
Houma, LA 70361-1446

Attention: Becky M. Becnel, Minute Clerk

RE: REQUEST TO TABLE SUBDIVISION – SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2 (MINOR SUBDIVISION) LOCATED IN SECTION 3, T16S-R14E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: ESTATE OF D.C. MCINTIRE, L.L.C. – ENGINEER'S PROJECT NO. 2024-027

Dear Becky:

This letter is to formally request to Table the above referenced matter for the meeting this evening. We request that this matter be placed on the agenda for the July 18, 2024 meeting of the Planning Commission.

Our client wishes to proceed by submitting a Drainage Study and removing the request for the Variance previously requested.

If you should have any questions or require additional information, please advise.

Sincerely,

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

James M. Templeton, P.L.S.

JMT/dth

cc: TPCG Engineering Dept.
Jacob A. Waitz, P.E., L.S.I.
Estate of D.C. McIntire, L.L.C.
File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: dwaitz@waitzengineering.com

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

June 19, 2024

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

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 2-Lots A Thru I, property of Paul B. Carter et al

Dear Chris:

Please let this letter serve as a request to keep the above item on the table and be considered for approval at the next planning commission meeting. The fire hydrant needed still has not yet been installed. The owner plans to have the fire hydrant installed by then.

Thank you.

Sincerely,


Thomas W. Rehage

TWR/eda

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

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

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

SITE INFORMATION:

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

CERTIFICATION:

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

FREDERICK BOURGEOIS, MANAGER

Print Applicant or Agent

Date

3/14/2024

Signature of Applicant or Agent

Frederick Bourgeois

FREDERICK BOURGEOIS, MANAGER

Print Name of Signature

Date

3/14/2024

Signature

Frederick Bourgeois

REFERENCE MAPS & BEARINGS:

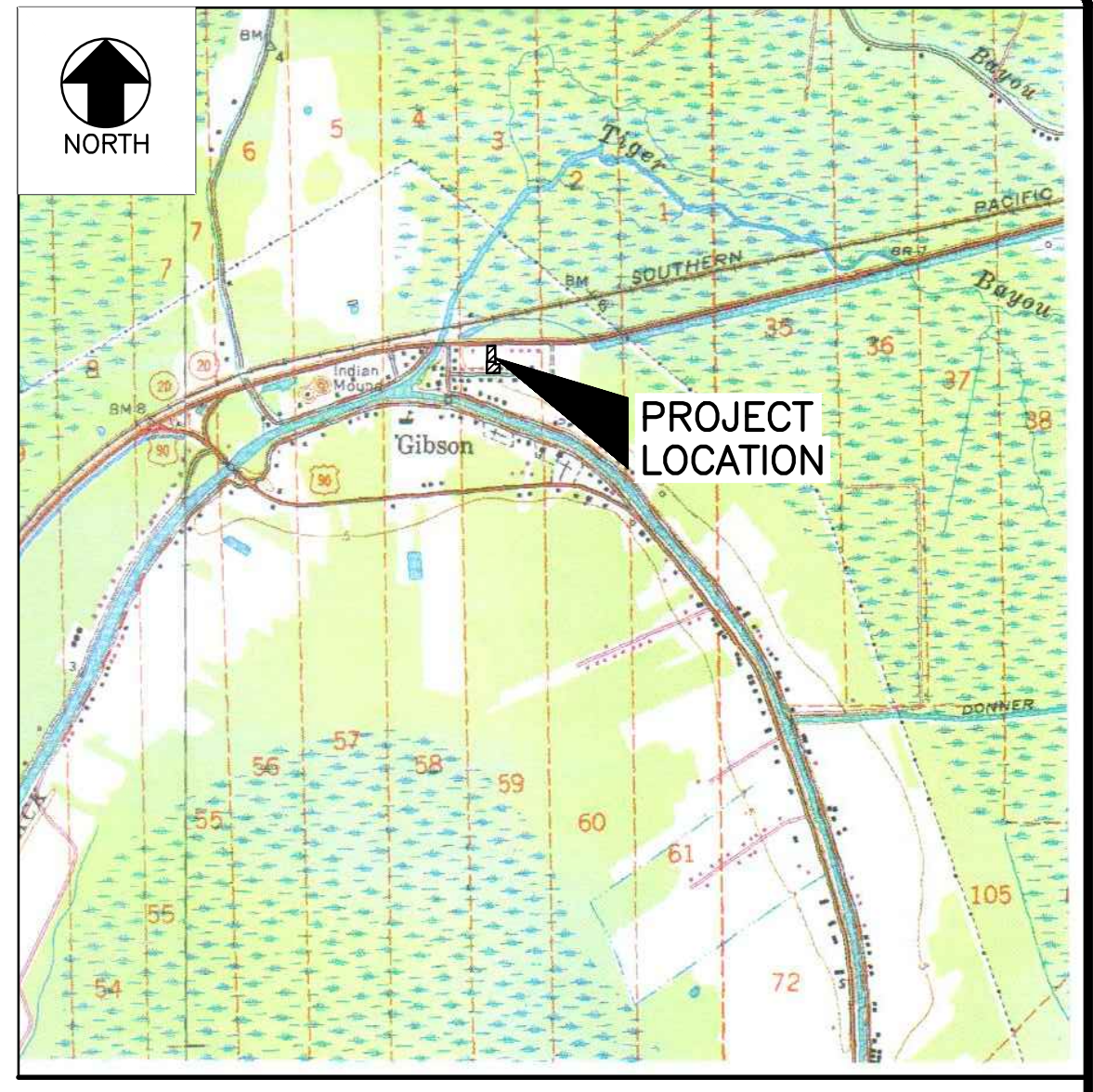
1. SURVEY OF TRACT A-B-C-D-A PROPERTY CLAIMED BY D.C. McINTIRE ESTATE IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 26, 1982 BY: KENETH L. REMBERT ENTRY #695408
2. SURVEY OF TRACTS A, B & C PROPERTY OF FRANCIS L. SICK ET AL IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: JUNE 27, 1984 BY: KENETH L. REMBERT ENTRY #765545

3. SURVEY OF 0.172 ACRE TRACT BELONGING TO SHAWN M. AND JAMIE GASPAR LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON
4. SURVEY OF REVISED TRACT 1 & REVISED TRACT 2 A REDIVISION OF TRACT 1 & TRACT 2 - BELONGING TO ALBERT RANNEFELD, ET AL - LOCATED IN SECTION 2, T14S-R16E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON

5. SURVEY OF PROPERTY BELONGING TO ROBERT D. AND NICOLE LEJEUNE, ET AL LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: (REVISED) OCTOBER 31, 2016 BY: JAMES M. TEMPLETON ENTRY NO.: 1520426

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

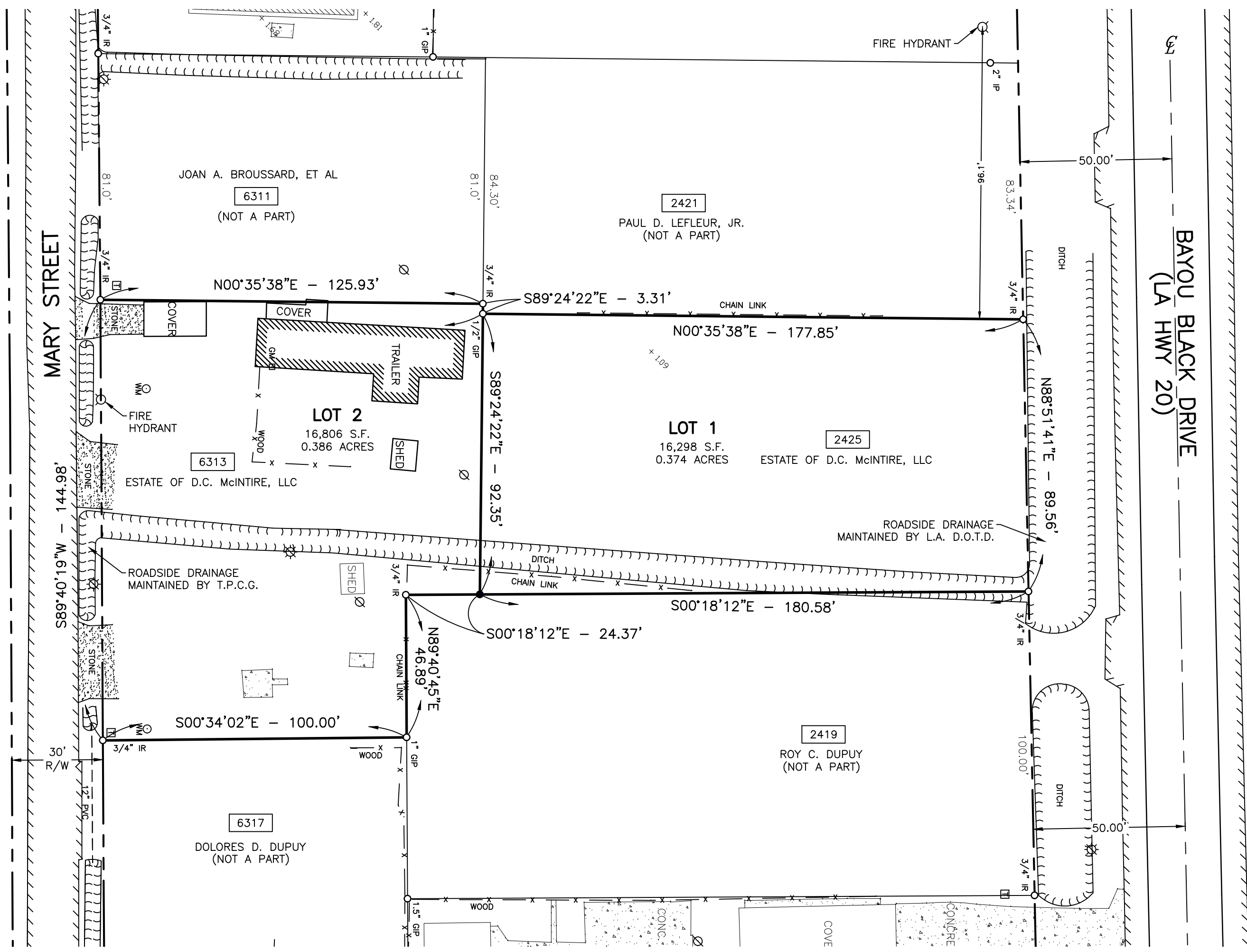
NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 467,947.13; EASTING = 3,454,859.98



VICINITY MAP
SCALE 1" = 2000'

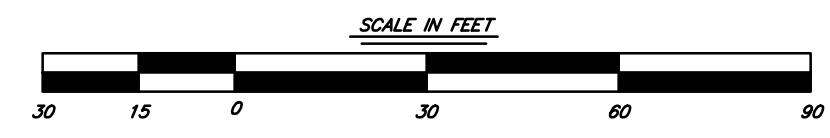
LEGEND

FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	●WV
EXISTING FIRE HYDRANT	⊗
EXISTING WATER METER	○WM
EXISTING GAS VALVE	●GV
EXISTING GAS METER	□GM
EXISTING SEWER MANHOLE	⊙
DRAINAGE FLOW	→
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	⊗X
LAND HOOK	⌞



- NOTES:**
- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
 - LAND USE = RESIDENTIAL

DATE OF SURVEY: FEBRUARY 28, 2024



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE AE, WITH A B.F.E. OF 6.0'.
FEMA MAP COMMUNITY PANEL NUMBER 22109C0075 E; DATED: SEPTEMBER 7, 2023

CERTIFICATIONS
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 SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____
FOR: _____

APPROVALS
ESTATE OF D.C. McINTIRE, LLC DATE _____
FREDERICK BOURGEOIS - MANAGER

SURVEY AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF D.C. McINTIRE, LLC INTO LOT 1 AND LOT 2 LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017
DWAITZ@WAITZENGEERING.COM

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 411
CHECKED: JMT	CHECKED: JMT	PAGE: 25
DATE OF PLAT: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	JOB NO: 24-027

DATE	DESCRIPTION	BY

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

11/30/23

Date

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

PAUL B. CARTER

Print Name of Signature

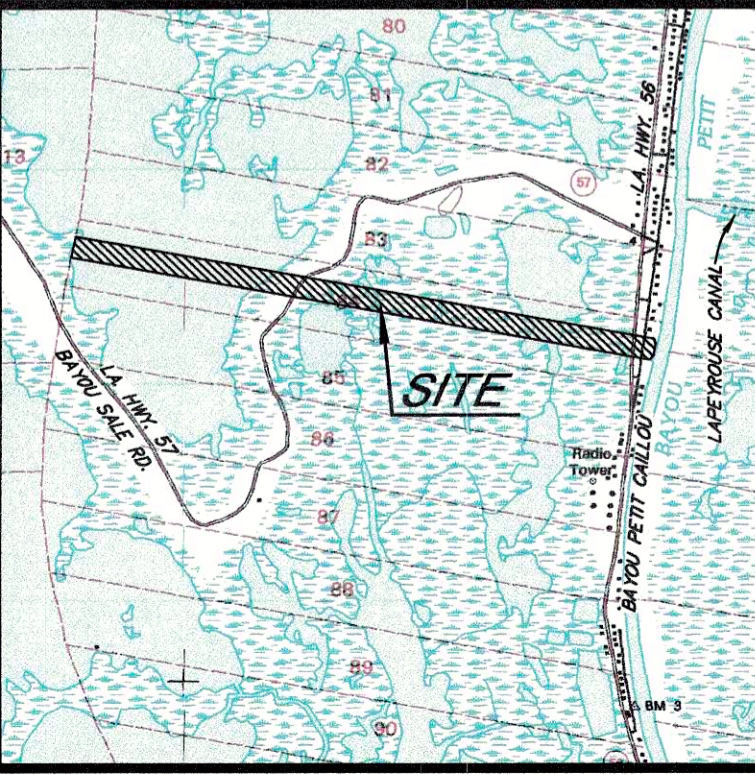
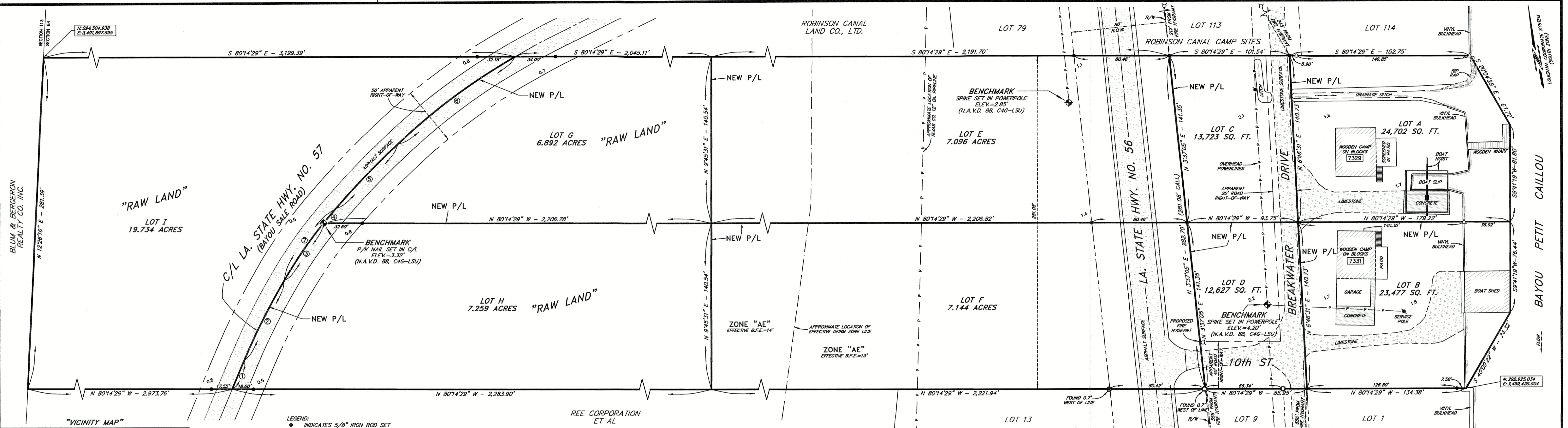
x

Paul B. Carter
Signature

11/30/23

Date

PC24/ 4 - 1 - 11



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

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

Raw Land Division

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

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

NO.	ARC	RAD	CH
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: 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

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 5-A AND 5-B, A REDIVISION OF REVISED LOT 5, BLOCK 9
ADDENDUM NO. 3 TO MULBERRY HEIGHTS SUBDIVISION
2. Developer's Name & Address: TAMMY G. ESCHETE 205 BELLINGRATH DR. HOUMA, LA 70360
Owner's Name & Address: SEE ATTACHED LIST
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: 130 EL PASO ^{Blvd.} DR HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 104, T17S-R17E
6. Purpose of Development: CREATE SEPARATE LOT 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: 6/16/24 SCALE: 1"=20'
12. Council District / Fire Tax Area: 7 Babin / COH Fire
13. Number of Lots: 2
14. Filing Fees: \$ 330.76

CERTIFICATION:

I, THOMAS W. REHAGE, certify this application including the attached date to be true and correct.

THOMAS W. REHAGE
Print Applicant or Agent

6/25/24
Date

Thomas W. Rehage
Signature of Applicant or Agent

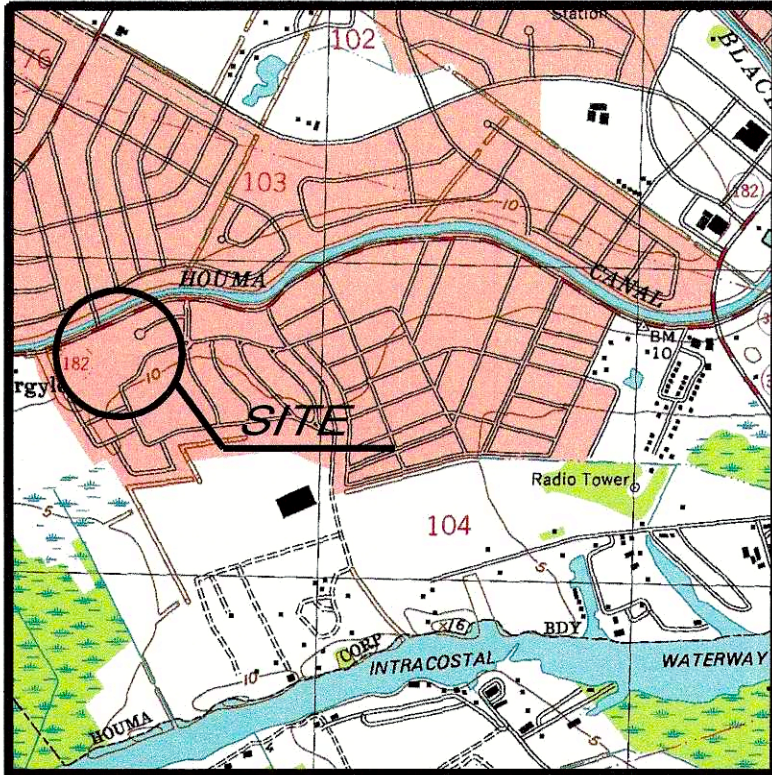
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of 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.

TAMMY G. ESCHETE
Print Name of Signature

6/25/24
Date

Tammy G. Eschete
Signature

PC24/ 7 - 1 - 23



"VICINITY MAP"

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE STRUCTURES 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 "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0253, 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.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 203437 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE, AND MAP NO. 1605. NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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.

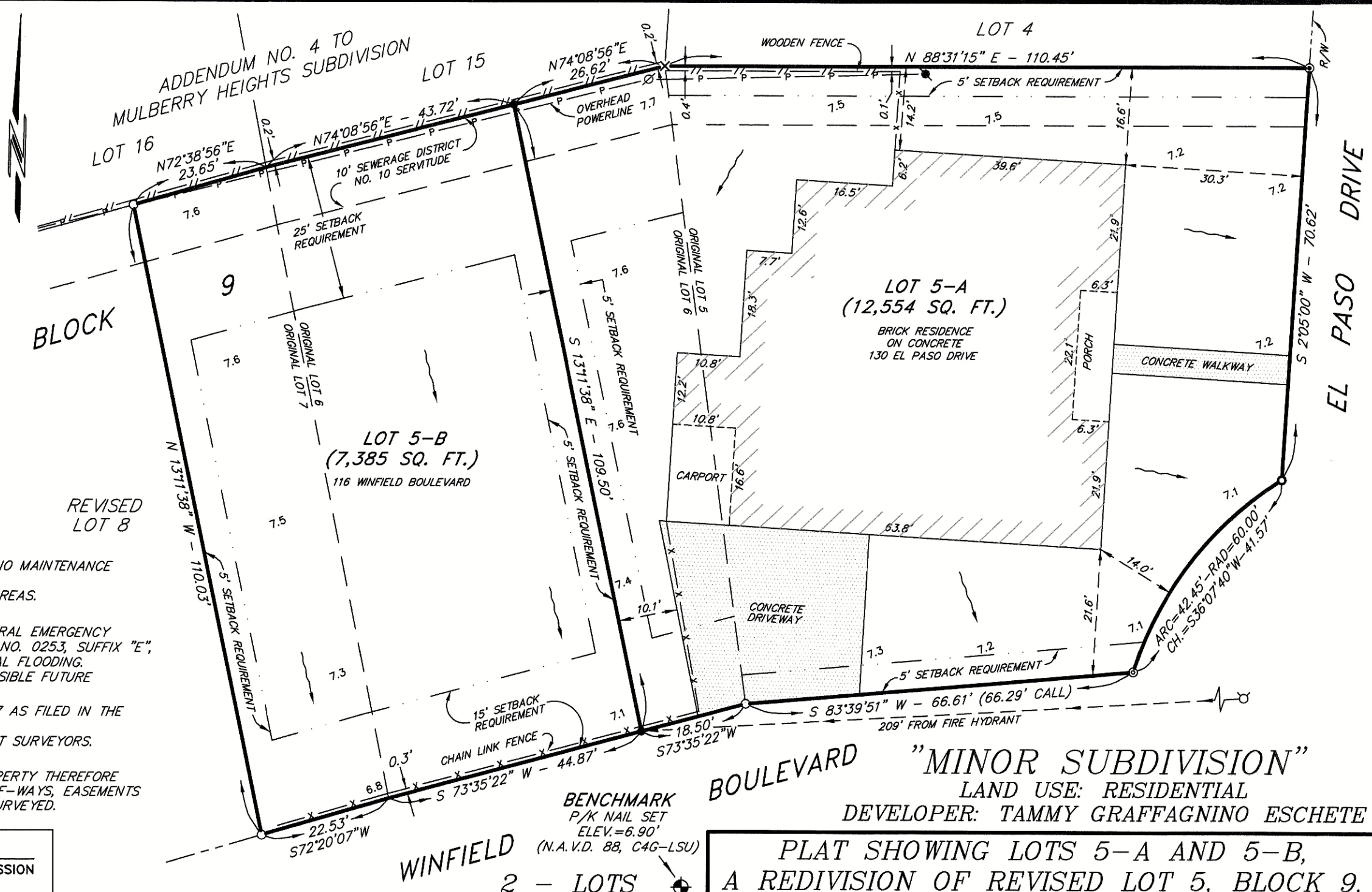
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

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

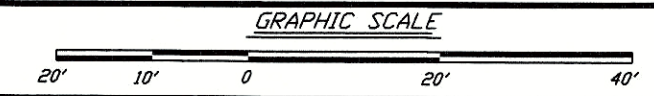
- LEGEND:
- INDICATES 5/8" IRON ROD FOUND
 - INDICATES 5/8" IRON ROD SET
 - ✕ INDICATES CHISELED X FOUND
 - ⊙ INDICATES 1/2" IRON PIPE FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - ⊙ INDICATES 1" IRON PIPE FOUND
 - ⊙ INDICATES POWER POLE
 - ⊙ INDICATES POWER POLE WITH LIGHT
 - ⊙ INDICATES SPOT ELEVATION
 - ⊙ INDICATES EXISTING FIRE HYDRANT
 - INDICATES DRAINAGE FLOW



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: TAMMY GRAFFAGNINO ESCHETE

PLAT SHOWING LOTS 5-A AND 5-B,
A REDIVISION OF REVISED LOT 5, BLOCK 9,
ADDENDUM NO. 3 TO
MULBERRY HEIGHTS SUBDIVISION
LOCATED IN SECTION 104, T17S-R17E,
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" = 20'
DATE: 18 JUN 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
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. ** _____ Minor Subdivision

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

Variance request from the required distance of 250'. The distance to the nearest fire hydrant is 262.6' which is less than the allowable 10% overage for the distance between fire hydrants.

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF PARCEL "E" PHASE 1-B OF ALAMA HEIGHTS SUBDIVISION BELONGING TO CHAU-BABI, L.L.C.
2. Developer's Name & Address: Arlene Chandler 531 Maple Avenue Houma LA
- Owner's Name & Address: CHAU-BABI, L.L.C. 400 Lafayette Street Houma, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 6766 Alma Street
5. Location by Section, Township, Range: Sec. 5 & 95, T17S-R17E
6. Purpose of Development: To divide the existing tract into five lots of record as shown on the plat.
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: 1 July 2024 / 1" = 60'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 5 Lots
14. Filing Fees: _____

CERTIFICATION:

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


Alisa Champagne
Print Applicant or Agent

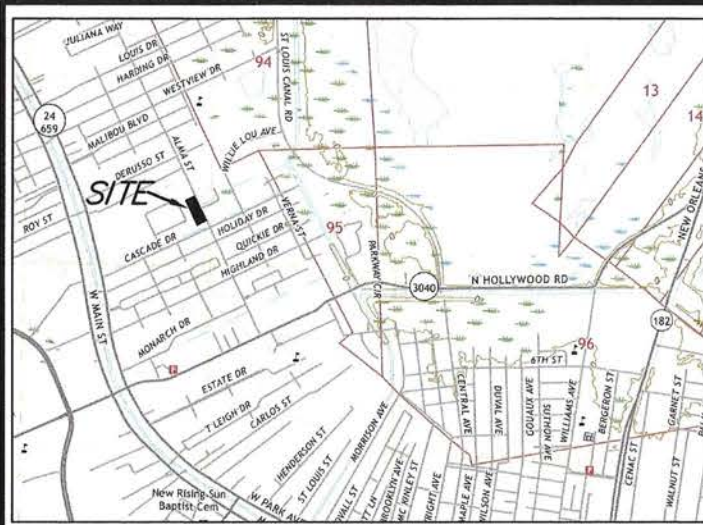

Signature of Applicant or Agent

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.

ARLENE BABIN RENTALS, LLC
Print Name of Signature
7/3/24
Date


Signature



VICINITY MAP

LEGEND

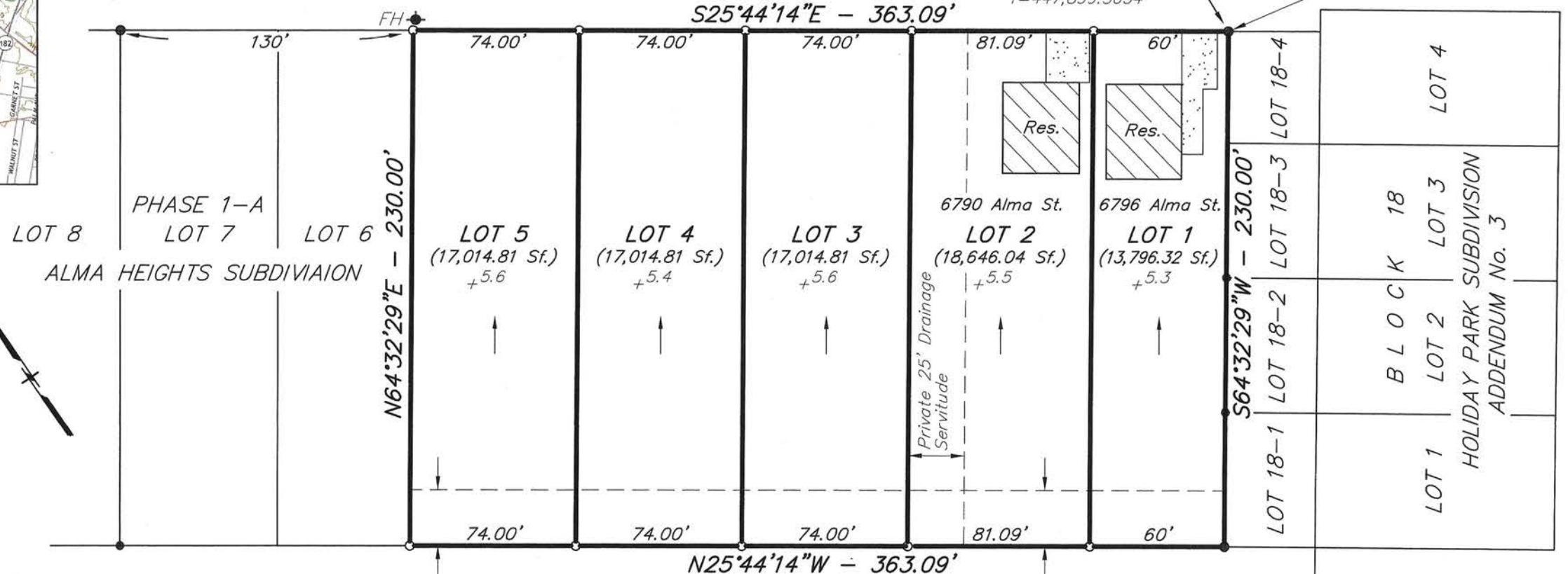
- Indicates 1/2" Iron Rod Fd. Unless Noted
- Indicates 1/2" Pipe Set Unless Noted
- +0.0 Indicates Natural Ground Elevation
- FH ♦ Indicates Existing Fire Hydrant
- ← Indicates Drainage Flow

Proposed Land Use:
Single Family Residential

Reference Map:
"PHASE 1-A OF ALMA HEIGHTS SUBDIVISION"
prepared by Charles L. McDonald, Surveyor, Inc.
dated 10 February 1987"

"ADDENDUM No. 3 TO HOLIDAY PARK S/D"
prepared by Douglass S. Talbot, C.E. -
Surveyor dated October 11, 1972.

ALMA HEIGHTS SUBDIVISION
PHASE 1-A



BENCHMARK
Top of 1/2" Iron Rod
Elev. 5.5' (NAVD 88)
X=3,451,922.8539
Y=447,899.3034

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

**MAP SHOWING THE DIVISION OF PARCEL "E"
PHASE 1-B OF ALMA HEIGHTS SUBDIVISION
BELONGING TO CHAU-BABI, L.L.C.
LOCATED IN SECTION 5 & 95, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 60'

1 JULY 2024

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurveyor@aol.com

CAD #7133

MISTY BAYOU APARTMENTS
(B&T LEASING, INC., or assigns)

Sewer Note:
Method of sewer discharge shall be either the T.P.C.G. Community Sewer System for this area or an Individual Treatment Plant System.

If an Individual Treatment Plant System is utilized, the lots shown hereon shall utilize the T.P.C.G. maintained roadside ditch along Alama Street for sewer discharge.

GENERAL NOTES:

- NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.
- NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.
- NOTE: This property is situated within ZONE "X" as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0251 E)
- NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)



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

APPROVED: *Charles L. McDonald*

REG. P.L.S. No. 3402

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
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ 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: MAP SHOWING DIVISION OF PROPERTY BELONGING TO ALLEMANDS CRAWFISH FARMS
Developer's Name & Address: _____
2. Address: Glenn & Patricia Allemand 1933 Butcher Road Schriever, LA 70395
Owner's Name & Address: Glenn & Patricia Allemand 1933 Butcher Road Schriever, LA 70395
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

4. Physical Address: 1951 Butcher Road Schriever, LA
5. Location by Section, Township, Range: Section 101, T15S-R16E
6. Purpose of Development: To divide the original tract into two lots of record as shown on the plat
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:
1 July 2024 / 1" = 100'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2 Lots
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

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.

Glenn Allemand
Print Name of Signature


Signature

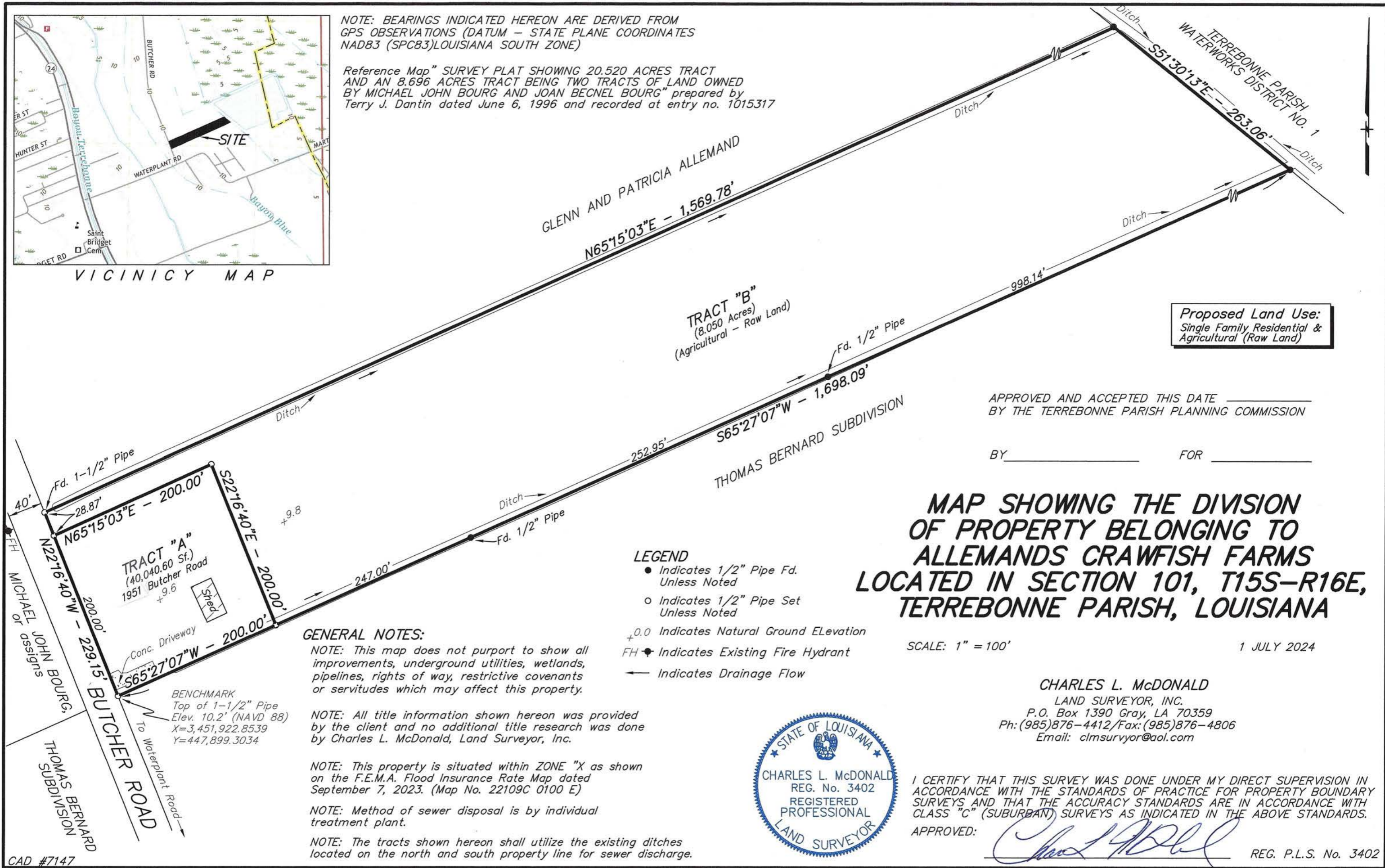
7-3-2024
Date



VICINITY MAP

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Reference Map "SURVEY PLAT SHOWING 20.520 ACRES TRACT AND AN 8.696 ACRES TRACT BEING TWO TRACTS OF LAND OWNED BY MICHAEL JOHN BOURG AND JOAN BECNEL BOURG" prepared by Terry J. Dantin dated June 6, 1996 and recorded at entry no. 1015317



GLENN AND PATRICIA ALLEMAND
 N65°15'03"E - 1,569.78'

TRACT "B"
 (8,050 Acres)
 (Agricultural - Raw Land)

Proposed Land Use:
 Single Family Residential &
 Agricultural (Raw Land)

APPROVED AND ACCEPTED THIS DATE _____
 BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

**MAP SHOWING THE DIVISION
 OF PROPERTY BELONGING TO
 ALLEMANDS CRAWFISH FARMS
 LOCATED IN SECTION 101, T15S-R16E,
 TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

1 JULY 2024

- LEGEND**
- Indicates 1/2" Pipe Fd. Unless Noted
 - Indicates 1/2" Pipe Set Unless Noted
 - +0.0 Indicates Natural Ground Elevation
 - FH ♦ Indicates Existing Fire Hydrant
 - ← Indicates Drainage Flow

GENERAL NOTES:

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NOTE: Method of sewer disposal is by individual treatment plant.

NOTE: The tracts shown hereon shall utilize the existing ditches located on the north and south property line for sewer discharge.



CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P.O. Box 1390 Gray, LA 70359
 Ph: (985)876-4412/Fax: (985)876-4806
 Email: clmsurveyor@aol.com

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

APPROVED:  REG. P.L.S. No. 3402