

# 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

**JUNE 20, 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 May 16, 2024

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

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*)

**G. NEW BUSINESS:**

1. Planning Approval:  
Establish a church in a C-2 (General Commercial) zoning district located at 117 Prevost Drive; Iglesia Cristiana Pentecostal Ministerio Renacimiento, applicant (*Council District 3 / Bayou Cane Fire*)
2. Preliminary Hearing:  
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; Lots 1-19, Block 4; Parkwood Place Subdivision; Gem Builders, L.L.C., c/o Chris Erny and call for a Public Hearing on said matter for Thursday, July 18, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**H. STAFF REPORT**

**I. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

**J. PUBLIC COMMENTS**

**K. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 16, 2024

**E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 20, 2024 INVOICES AND THE TREASURER'S REPORT OF MAY 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) Variance Request: Variance from the drainage study  
c) 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: Tract "G-1" and "G-2," A Redivision of Tract "G" belonging to Roddy L. Matherne, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 478 & 516 Bourg-Larose Highway, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Roddy Matherne  
Surveyor: Keneth L. Rembert Land Surveyors  
b) Public Hearing  
c) Variance Request: Variance from the fire hydrant requirements due to the existing 4” waterline (same variance approved 10/19/2023)  
d) Consider Approval of Said Application
2. a) Subdivision: Lot Line Shift between Property belonging to Norie E. Hebert, or assigns and Lot 21, Block 33 of Crescent Park Addition  
Approval Requested: Process D, Minor Subdivision  
Location: 1305 Barataria Avenue & 1414 Lafayette Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Patty Lajaunie / Helen Hebert  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Variance Request: Variance from the minimum lot size requirement (Lot 21-B to be 5,563 sf in lieu of required 6,000 sf)  
d) Consider Approval of Said Application
3. a) Subdivision: Raw Land Division of Tract 5 (Bayouland YMCA) to Tracts 5-A and 5-B  
Approval Requested: Process A, Raw Land Division  
Location: 103 Valhi Blvd., Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Bayouland YMCA  
Surveyor: Red Stick Power, LLC  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action regarding the ratification of the 2023 HTRPC Annual Report

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

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)

**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 MAY 16, 2024**

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of May 16, 2024 of the HTRPC to order at 6:35 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Gold; 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. Robbie Liner, Chairman and Mr. Travion Smith. 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 Vice-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.
1. Mr. Thibodeaux stated he received an adjacent property owner letter for Item H.6 regarding the Evelyn B. Autin property and would abstain from discussing or voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of April 18, 2024."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC remit payment for the May 16, 2024 invoices and approve the Treasurer's Report of April 2024."
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated May 15, 2024, requesting to table Item G.1 [See *ATTACHMENT A*].
- a) Mrs. Poiencot moved, seconded by Mr. Soudelier: "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 June 20, 2024 as per the Developer's request [See *ATTACHMENT A*]."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated May 15, 2024, requesting to table Item G.2 until the next regular meeting [See *ATTACHMENT B*].
- a) Mrs. Poiencot moved, seconded by Mr. Thibodeaux: "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 June 20, 2024 as per the Developer's request [See *ATTACHMENT B*]."
- The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. **THERE WAS RECORDED: YEAS:** Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Mr. Liner and Mr. Smith. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

3. Mr. Pulaski read an email from Charles L. McDonald Land Surveyor, Inc., dated May 15, 2024, requesting to withdraw the Item G.3 [See *ATTACHMENT C*].

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*]
3. *WITHDRAWN as per the Developer's request.* Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC [See *ATTACHMENT C*].

H. APPLICATIONS / NEW BUSINESS:

1. The Vice-Chairman called to order the application by Susan Mary Desselle Neil requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to Susan Mary Desselle Neil, et ux (Tracts A & B).

- a) Ms. Susan Neil, applicant, 109 Dupre Lane, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to Susan Mary Desselle Neil, et ux (Tracts A & B)."

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

2. The Vice-Chairman called to order the application by S&A Capital Investments, LLC requesting approval of Process D, Minor Subdivision, for the Survey and Division of Lots 1-A thru 1-C, A Redivision of Lot 1.

- a) Mr. Ken Rembert, 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. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey and Division of Lots 1-A thru 1-C, A Redivision of Lot 1, S&A Capital Investments, LLC."

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

3. The Vice-Chairman called to order the application by Perry Martin requesting approval of Process D, Minor Subdivision, for the Survey Lots 3-A & 3-B, A Redivision of Lot 3.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
  - b) There was no one present to speak on the matter.
  - c) Mrs. Poiencot moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."
 

The Vice-Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
  - e) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Survey Lots 3-A & 3-B, A Redivision of Lot 3 belonging to Perry J. Martin."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  
4. The Vice-Chairman called to order the application by Pamela Dupont requesting approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision.
  - a) Mr. Ken Rembert, 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. Thibodeaux moved, seconded by Mr. McGuire: "THAT the Public Hearing be closed."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
  - e) Mr. McGuire moved, seconded by Mr. Thibodeaux: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision."
 

The Vice-Chairman called for a vote on the motion offered by Mr. McGuire. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.
  
5. The Vice-Chairman called to order the application by Lee M. & Sarah Luke requesting approval of Process D, Minor Subdivision, for the Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux.
  - a) Mr. Ken Rembert, 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. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the Public Hearing be closed."
 

The Vice-Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers;

ABSENT: Mr. Liner and Mr. Smith. THE VICE-CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval with no conditions.
- e) Discussion was held regarding the size of the lot.
- f) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Subdivision."

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

6. The Vice-Chairman called to order the application by Lee M. & Sarah Luke requesting approval of Process D, Minor Subdivision, for the Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they were requesting a variance from the fire hydrant distance requirements but was within the 10% allowance.
- b) The Vice-Chairman recognized Ora Lagarde, 3236 West Main Street, who requested information as to why she received a letter regarding this matter.
- c) Mr. Soudelier moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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

- d) Discussion was held regarding whether the property was already divided into two tracts. Mr. Rembert stated they couldn't find any information through their research and decided to bring the matter to the Commission as a precaution.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance request as it was keeping with HTRPC policy and approval of the application with no conditions.
- f) Discussion was held regarding the proposed use as residential and being locked into that use due to the fire hydrant distance being approved for residential and not commercial. If the use would change, a fire hydrant would have to be installed.
- g) Mrs. Poiencot moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux with a variance granted from the residential fire hydrant requirements for Tract 1 to be 256' in lieu of the required 250' (within 10% allowance) and conditioned upon municipal addresses being depicted on the plat."

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

I. STAFF REPORT:

- 1. Mr. Pulaski stated a draft Annual Report was given to the Commissioners and to let us know if they had any changes to it prior to the June meeting.

J. ADMINISTRATIVE APPROVAL(S):

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

- 1. Tracts 1-A and 1-B, A Redivision of Tract 1 and a certain Tract belonging to Amanda L. Charpentier, et al; Section 10, T17S-R18E, Terrebonne Parish, LA (111 Swamp Drive & 212 Nate Lane / Councilman Steve Trosclair, District 9)

2. Tracts 2 & 3, A Redivision of Property belonging to Debbie Ventura Yelverton, et al; Section 41, T17S-R18E, Terrebonne Parish, LA (4316 & 4320 Ferry Road / Councilman Steve Trosclair, District 9)
3. Lot Line Adjustment, Property belonging to A.K.C.C. Holdings, L.L.C.; Section 7 & 8, T16S-R17E, Terrebonne Parish, LA (2764 Coteau Road / Councilman John Amedée, District 4)
4. Lot Line Adjustment between Properties belonging to Paulette Chauvin Johnson, formerly the Estate of Paul Chauvin, Sr.; Section 55, T19S-R17E, Terrebonne Parish, LA (1636 Dr. Beatrous Road / Councilman Danny Babin, District 7)
5. Revised Tracts "A" & "B", A Redivision of Property belonging to Terrebonne Concrete, L.L.C.; Sections 39 & 105, T17S-R17E, Terrebonne Parish, LA (1001 Magnolia Avenue / Councilman Brien Pledger, District 1)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mrs. Poiencot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:06 p.m."

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

May (bmb)  
~~March~~ 15, 2024

Via: E-Mail: [bbecnel@tpcg.org](mailto: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 which was tabled for the April 18, 2024 meeting of the Planning Commission.

We are awaiting instructions from the Owner as to how he wishes to proceed with this matter. We request that this matter be placed on the agenda for the June 20th meeting of the Planning Commission.

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.  
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](mailto:dwaitz@waitzengineering.com)

Keneth L. Rembert

LAND SURVEYORS

since 1973

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

May 15, 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 has not yet been installed. In talking to the owner's representative today, the owner plans to have the fire hydrant installed by then.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

**From:** [Alisa Champagne](#)  
**To:** [Becky Becnel](#)  
**Subject:** Henderson Park Subdivision Division  
**Date:** Wednesday, May 15, 2024 2:42:10 PM

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Becky,

Please allow this email to be a notice to permanently remove item G(3) Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC to be permanently removed from the Planning Commission Agenda.

Please feel free to contact me if you have any questions.

Sincerely,

*Alisa Champagne, L.S.I.*  
*Charles L. McDonald,*  
*Land Surveyor, Inc.*  
*(985)876-4412*  
*(985)876-4806 (Fax)*

# 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:**

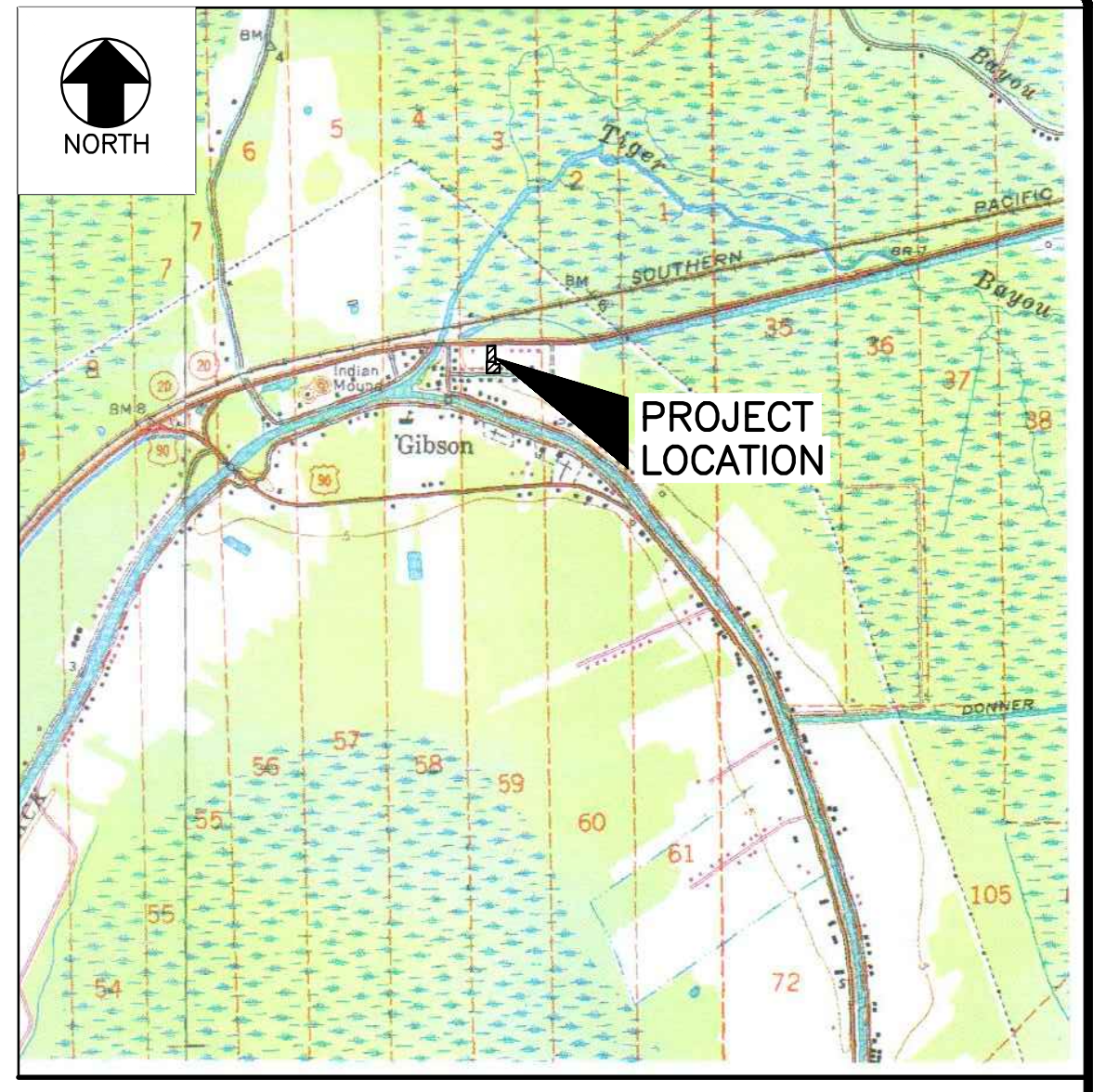
1. SURVEY OF TRACT A-B-C-D-A PROPERTY CLAIMED BY D.C. McINTIRE ESTATE IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 26, 1982 BY: KENETH L. REMBERT ENTRY #695408
2. SURVEY OF TRACTS A, B & C PROPERTY OF FRANCIS L. SICK ET AL IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: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

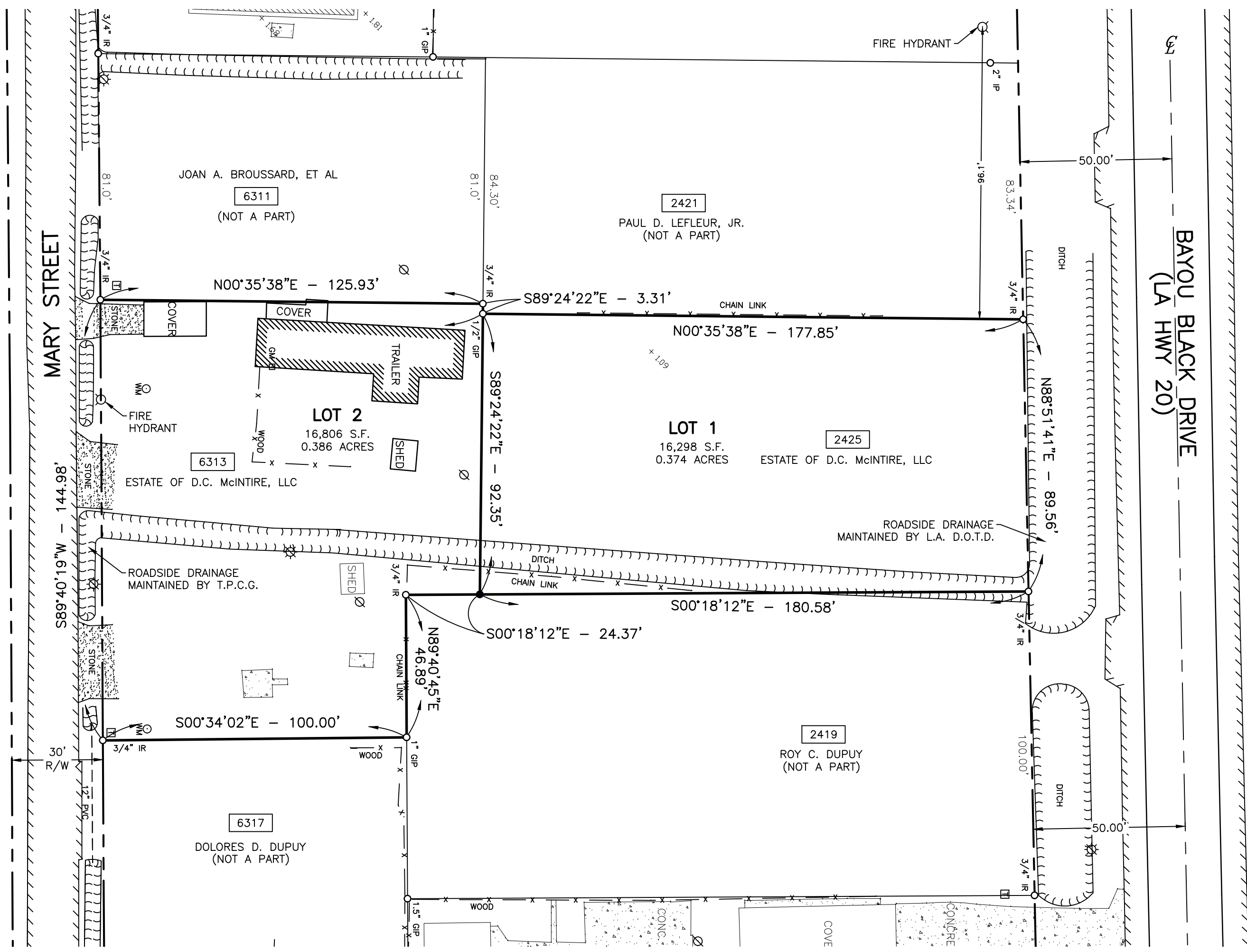
**NOTE:**  
BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES:  
NORTHING = 467,947.13; EASTING = 3,454,859.98



**VICINITY MAP**  
SCALE 1" = 2000'

**LEGEND**

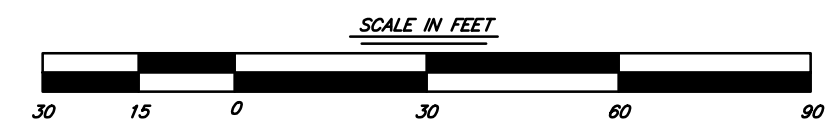
FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊘
EXISTING ANCHOR	→
EXISTING 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.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  
FREDERICK BOURGEOIS - MANAGER

DATE \_\_\_\_\_

**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	DATE: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	FIELD BOOK: 411
CHECKED: JMT	DATE: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	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. X 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:  
X Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ Community  
X Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
X Curb & Gutter  
X Roadside Open Ditches  
X Rear Lot Open Ditches  
X 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 date 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

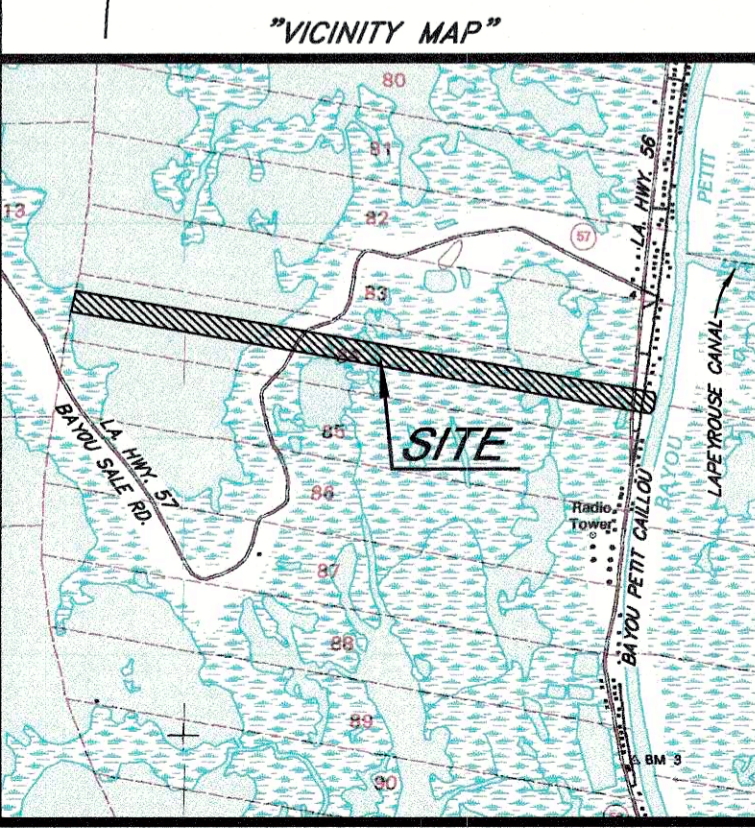
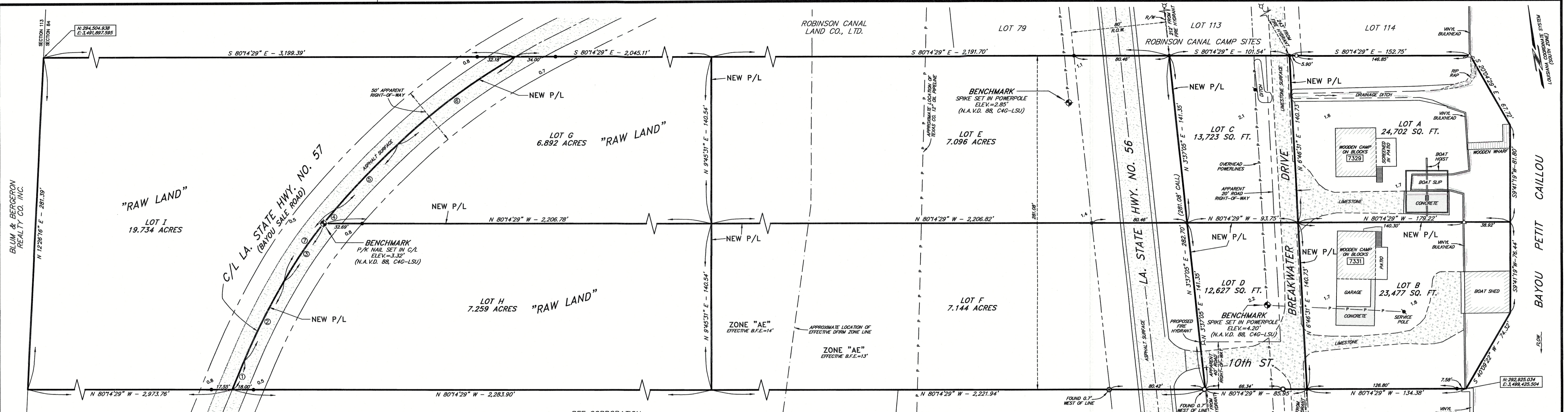
Print Name of Signature

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.

JOB NO. : 342 FIELD BOOK : 470 ADDRESS : 7325 BREAKWATER DR CAD NAME : PAUL-CARTER-BREAKWATER-DR-COCODRIE-PC-23-342  
 DRAWN BY : BM PAGES : 28-30 SURVEY FILE : "MAT7GUY.TXT" FOLDER : PAUL BARTELL CARTER CRD : PAUL CARTER - BREAKWATER DR-BAYOU SALE RD

**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.

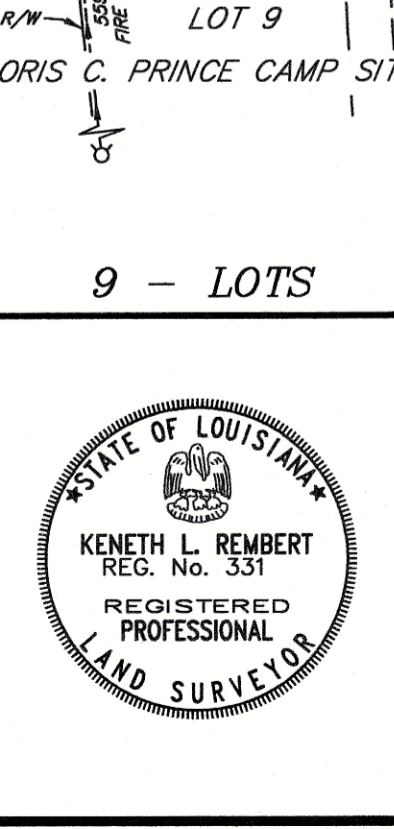
CURVE DATA	
1	ARC=26.41'-RAD=1,751.22' CH=N32°48'16"E - 26.41'
2	ARC=75.14'-RAD=581.19' CH=N36°06'32"E - 75.09'
3	ARC=59.34'-RAD=390.15' CH=N44°06'06"E - 59.28'
4	ARC=15.86'-RAD=390.15' CH=N49°36'54"E - 15.86'
5	ARC=76.12'-RAD=695.23' CH=N53°31'02"E - 76.08'
6	ARC=123.47'-RAD=506.45' CH=N63°10'02"E -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

4/1/24 BM TO SHOW PROPOSED FIRE HYDRANT



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

9 - LOTS

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

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

LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

# 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)

VARIANCE REQUESTED FOR FIRE HYDRANT SINCE NONE CAN BE PLACED ON A 4" WATERLINE WHICH WAS PREVIOUSLY APPROVED.

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

- TRACTS "G-1" & "G-2", A REDIVISION OF TRACT "G" BELONGING TO*
- Name of Subdivision: RODDY L. MATHERNE ET UX
  - Developer's Name & Address: RODDY MATHERNE 516 BOURG LAROSE HWY, BOURG, LA 70343  
Owner's Name & Address: RODDY & CARLA MATHERNE 516 BOURG LAROSE HWY, BOURG, LA 70343  
*All owners must be listed, attach additional sheet if necessary*
  - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

- Physical Address: 478 & 516 BOURG LAROSE HWY
- Location by Section, Township, Range: SECTION 77, T17S-R19E
- Purpose of Development: REDUCE SIZE OF APPROVED LOT FOR MORTGAGE PURPOSES
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
- Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
- Planned Unit Development: Y  N
- Date and Scale of Map: DATE: 5/17/24 SCALE: 1"=200'
- Council District / Fire Tax Area: 9 Troclair / Bourg Fire Dept.
- Number of Lots: 2
- Filing Fees: \$133.69

### CERTIFICATION:

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

KENETH L. REMBERT  
Print Applicant or Agent

  
Signature of Applicant or Agent

5/21/24

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.

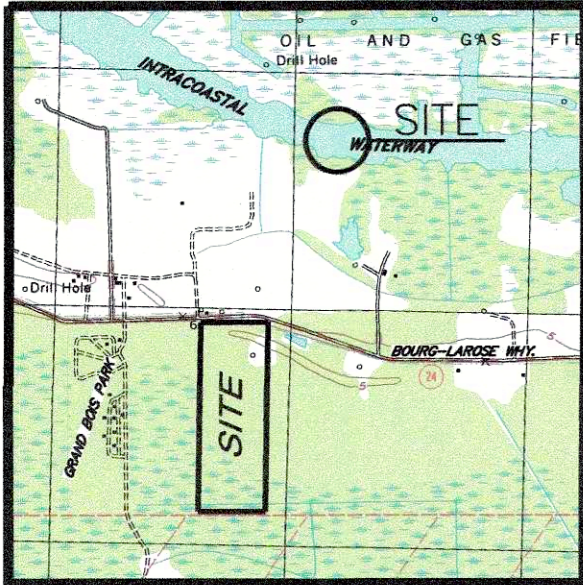
RODDY L. MATHERNE  
Print Name of Signature

5/21/24

PC24/ 6 - 1 - 20

Revised 11/3/2021



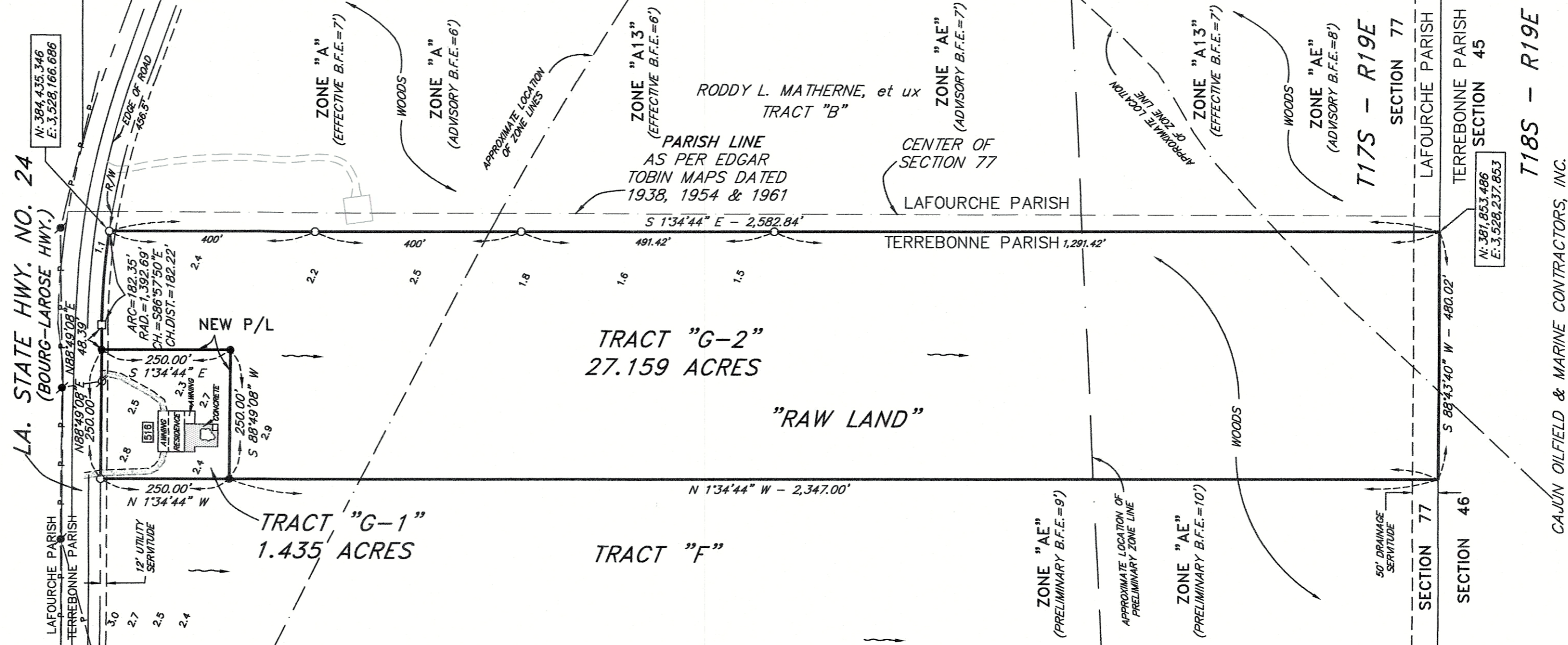


VICINITY MAP



BOURG-LAROSE, L.L.C.

LA. STATE HWY. NO. 24  
(BOURG-LAROSE HWY.)



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

MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING TRACTS "F", & "G", A REDIVISION OF PROPERTY BELONGING TO RODDY L. MATHERNE ET UX LOCATED IN SECTION 77, T17S-R19E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 2, 2023. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THESE TRACTS ARE LOCATED IN ZONES "A" & "A13" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225202, PANEL NO 0445, SUFFIX "C", AND DATED APRIL 17, 1985. (ZONE "A13" HAS A BASE FLOOD REQUIREMENT OF 6' & 7' AND ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 7'). (FIRM INDEX DATE MAY 4, 1992). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO LA-P108 PLACES THIS PROPERTY IN ZONES "A" & "AE" WITH BASE FLOOD REQUIREMENTS OF 6', 7' & 8". THE 2023 PRELIMINARY FIRM COMMUNITY NO. 22057C, PANEL NO. 0500 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "AE" AND HAS B.F.E. REQUIREMENTS OF 9' & 10'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS PROPERTY DRAINS TO THE HIGHWAY ROADSIDE DITCHES WHICH IS MAINTAINED BY THE STATE OF LA. AND TO THE PARISH DRAINAGE DITCH ALONG THE SOUTH PROPERTY LINE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES LDH MONUMENT
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING POWER POLE WITH LIGHT
  - ⊕ EXISTING FIRE HYDRANT
  - 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - ⊕ INDICATES BRASS DISK SET AT ELEV. 2.66' NAVD '88
  - 516 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 & RAW LAND  
DEVELOPER: RODDY L. MATHERNE

**SURVEY OF TRACT "G-1" AND "G-2"**  
A REDIVISION OF TRACT "G"  
BELONGING TO RODDY L. MATHERNE et ux  
LOCATED IN SECTION 77, T17S - R19E  
TERREBONNE PARISH, LOUISIANA

MAY 17, 2024

SCALE: 1" = 200'

*[Signature]*  
KENETH 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          | B. _____ Mobile Home Park          |
| _____ Re-Subdivision       | _____ Residential Building Park    |
| C. _____ Major Subdivision | _____ Conceptual/Preliminary       |
| _____ Conceptual           | _____ Engineering                  |
| _____ Preliminary          | _____ Final                        |
| _____ Engineering          | D. <u>  **  </u> Minor Subdivision |
| _____ 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)

\*\*\*\*

Variance request from the the 6,000 Sf. lot size requirement. The reason for the variance request is move the lot line so that both residences are on separate lots.

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

- Name of Subdivision: MAP SHOWING LOT LINE SHIFT BETWEEN PROPERTY BELONGING TO NORIE E. HEBERT AND LOT 21, BLOCK 33 OF CRESCENT PARK ADDITION
- Developer's Name & Address: Patty Lajaunie and Helen Hebert 1305 Barataria Street  
Owner's Name & Address: Patty Lajaunie and Helen Hebert 1305 Barataria Street  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Charles L. McDoanld, Land Surveyor, Inc.

### SITE INFORMATION:

- Physical Address: 1305 Barataria Ave. & 1414 Lafayette Street
- Location by Section, Township, Range: Section 101, T17S-R17E
- Purpose of Development: To shift the lot line so that both residences are on separate lots as shown on the plat.
- 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: Scale 1" = 30' / 16 May 2024
- Council District / Fire Tax Area: Council District 1 / City of Houma
- Number of Lots: 2 Lots
- Filing Fees: \$151.07

### CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

3 June 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.

Patty Lajaunie  
Print Name of Signature

Patty Lajaunie  
Signature

June 4, 2024  
Date

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

Reference Map: "CRESCENT PARK ADDITION TO THE CITY OF HOUMA" prepared by J. C. Waites, C.E. and James S. Webb dated February 1924.

NOTE: The tracts shown hereon shall utilize the T.P.C.G. approved drainage system for this subdivision.

**Proposed Land Use:**  
Single Family Residential

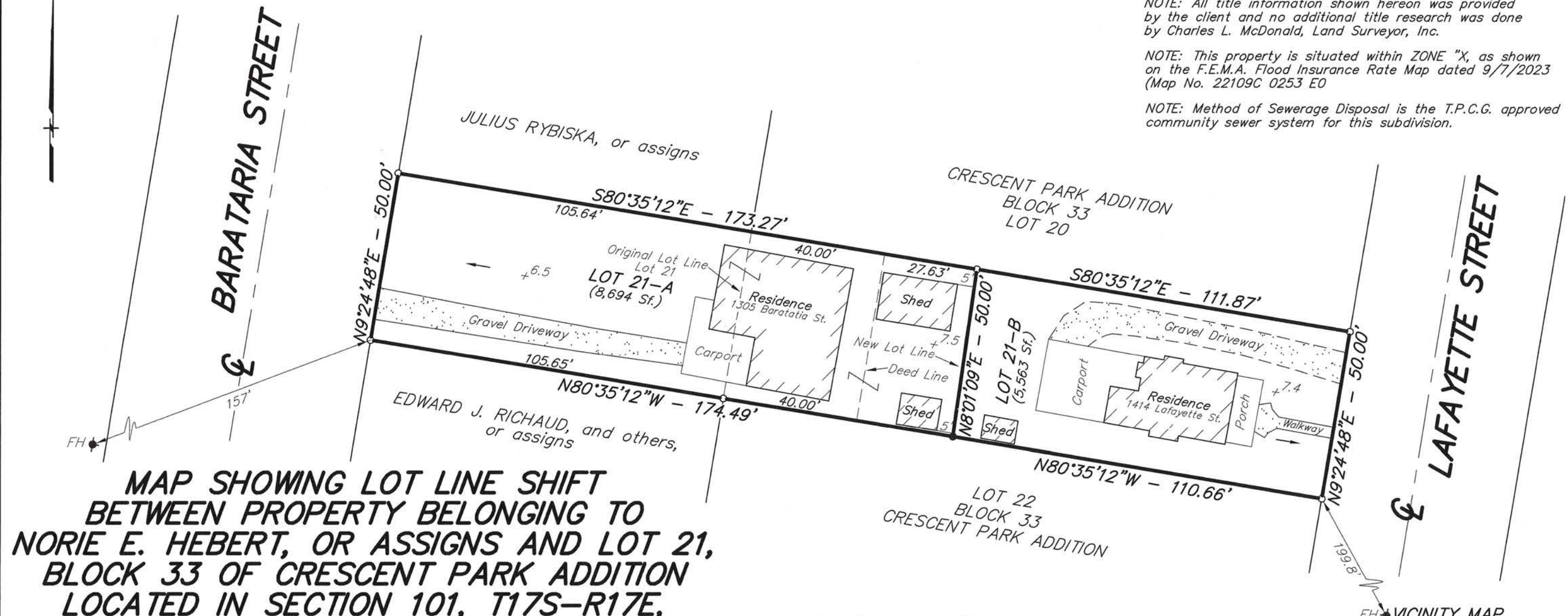
**GENERAL NOTES:**

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 9/7/2023 (Map No. 22109C 0253 E0)

NOTE: Method of Sewerage Disposal is the T.P.C.G. approved community sewer system for this subdivision.



**MAP SHOWING LOT LINE SHIFT BETWEEN PROPERTY BELONGING TO NORIE E. HEBERT, OR ASSIGNS AND LOT 21, BLOCK 33 OF CRESCENT PARK ADDITION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

16 MAY 2024

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

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

APPROVED:

*Charles L. McDonald*

REG. P.L.S. No. 3402

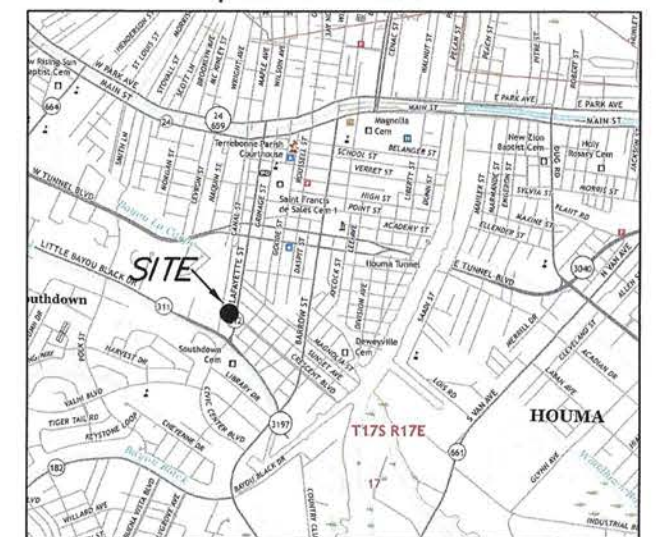


APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE TERREBONNE PARISH PLANNING COMMISSION

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

**LEGEND**

- Indicates 3/4" 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



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htprcinfo@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: TRACT 5 (BAYOULAND YMCA) RAW LAND DIVISION
- Developer's Name & Address: BAYOULAND YMCA, 103 VALHI BLVD., HOUMA, LA 70360  
Owner's Name & Address: SAME  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: TERRAL MARTIN, JR., RED STICK POWER  
(985) 284-4157

### SITE INFORMATION:

- Physical Address: 103 VALHI BLVD., HOUMA, LA 70360
- Location by Section, Township, Range: SEC 102, T 17S - R 17E
- Purpose of Development: CONVEYANCE OF PROPERTY
- 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: 7/17/25 1"=100'
- Council District / Fire Tax Area: DIST 6 / CITY OF HOUMA
- Number of Lots: 2
- Filing Fees: \$125.00

### CERTIFICATION:

I, ANGI FALGOUT, certify this application including the attached date to be true and correct.

ANGI FALGOUT

Print Applicant or Agent

6/3/2024

Date

Angi Falgout

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.

BOBBY ARCENAUX

Print Name of Signature

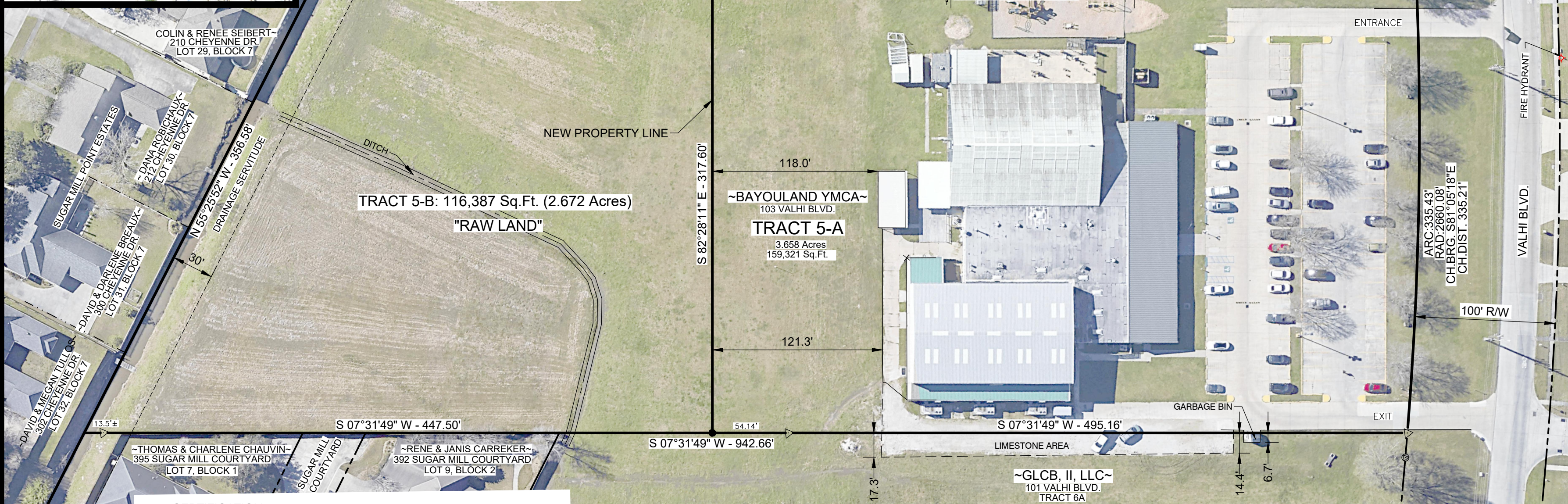
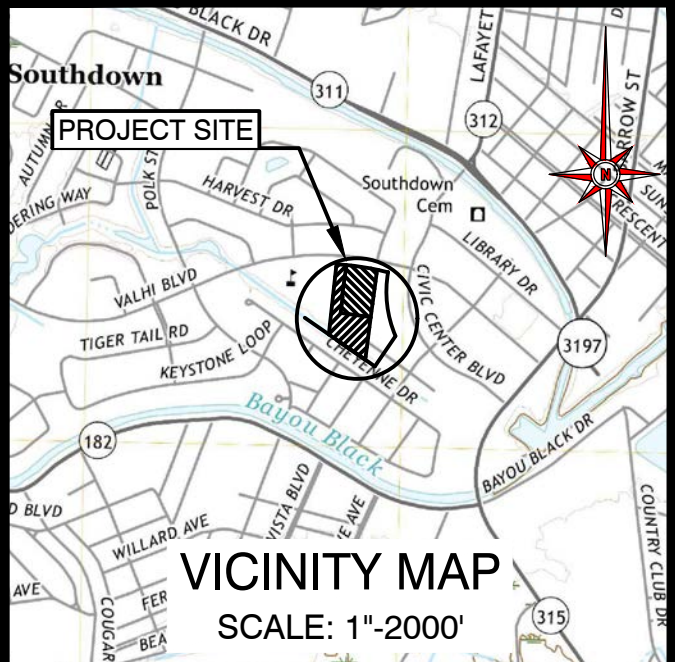
Bobby Arcenoux

Signature

Date

PC24/ 6 - 3 - 22

Revised 11/3/2021



**CERTIFICATION:**

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

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

**LEGEND:**

- - SET 3/4" IRON PIPE (UNLESS NOTED)
- ⊙ - FOUND 3/4" IRON PIPE
- △ - FOUND 1/2" IRON ROD
- ▲ - FOUND 5/8" IRON ROD
- - POINT OF INTERSECTION

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



**COORDINATE SYSTEM:** HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH  
 VERTICAL DATUM: NAVD88 GEOID 18

**REFERENCE MAP:** "SURVEY OF A RE-DIVISION OF TRACT C-5 IN SECTION 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY KENETH L. REMBERT, AND DATED JUNE 14, 1991.

**FLOOD ZONE:** FEMA MAP 22109C 0253E, EFFECTIVE 9/07/2023. THE SITE IS LOCATED WITHIN FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD.

**NOTES:**

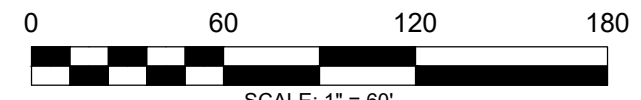
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**ZONING:** C-5

**SURVEY SHOWING RAW LAND DIVISION OF TRACT 5 (BAYOULAND YMCA ) TO TRACTS 5-A AND 5-B**

LOCATED IN THE SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, TERREBONNE PARISH, SECTION 102, T17S-R17E

JULY 17, 2023





P.O. Box 1446  
Houma, Louisiana 70361

Phone: 985-873-6793  
htrpcinfo@tpcg.org

www.tpcg.org/  
planning



## Master Plan Implementation and Update Status

- Parish-wide Long Term Recovery Plan was completed by TPCG and CSRS Consultants after a series of community meetings and online surveys including a final raft presentation in Sept 2023. This plan has and will continue to serve as a guide for hurricane recovery relative to the award of state and federal funding for recovery including the \$117M in CDBG-DR and HMGP.
- The Main Street Corridor Master Plan was completed with CSRS and Carbo Associates Landscape Architects along with TPCG and the Houma Restoration District Board. The plan was then presented to the HTRPC and subsequently recommend for adoption by the Parish Council. The Parish Council will be holding public hearings at their meetings in early Summer 2024.
- Construction of Rotary Centennial Plaza (aka Belanger Street Park) was completed in October 2023. This was one of the strategies and objectives for downtown revitalization in the HTRPC's Vision 2030 Comprehensive Master Plan. Christmas in the Plaza will likely become a Terrebonne tradition thanks to all of the community partners and volunteers who worked so hard to make it special.
- Community Sewer Expansion and Housing are both priority items for both the previous and new Parish Administrations and are included in Hurricane Ida Recovery and Action Plans under the CDBG-DR funds as well as the HMGP Reconstruction/Elevation Program.
- All of the above listed plans and projects as well as the 2023 Hazard Mitigation Plan Update which was adopted by the Council in March 2024 are to be used as appendices to the 2024 Comprehensive Master Plan Update. The Parish will be seeking to initiate this comp plan update in Fall 2024.
- New FEMA Flood Maps were adopted by the Parish on Sept 7, 2023. The Parish has since begun the process of a CLOMR with FEMA in order to submit revised flood maps that take into account all of the drainage and storm protection infrastructure that has been put in place to present day. We expect the FEMA approval process to take anywhere from 12-18 months to complete.
- P&Z Dept hired a new Planner I, BJ Schmill – welcome BJ!

## Goals for 2024

- Finalize the completion of the full Hurricane Ida Recovery Plan package by initiating the Comprehensive Master Plan update.
- Partner with MPO on Regional Bicycle and Pedestrian Plan update and incorporate paddle trails into plan.
- Revisions and updates to Subdivision Regulations including Major Subdivision Process C Engineering Phase, Minor Mobile Home Park Approval Procedures, development of RV/Travel Trailer Park regulations
- Improve the Parish's Community Rating System (CRS) rank back to a 7 in both the Parish and City of Houma

# Houma-Terrebonne Regional Planning Commission

## 2023 Annual Report

2023



Department of  
Planning & Zoning

### Mission Statement

The purpose of the Commission shall be to guide and coordinate the total development of Terrebonne Parish by examining the parish as a whole, through the elevation of population characteristics, economy, natural resources, land uses, transportation systems, public facilities, utilities, and services. The Commission also serves to monitor special needs and problems, both physical and social, and controls the development of Terrebonne Parish to the extent that these needs and problems are properly addressed to insure the health, safety, and welfare of all its citizens.

### HTRPC Members

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

### HTRPC Staff

Christopher Pulaski, PLA  
Planning & Zoning Director  
Becky Becnel, Minute Clerk,  
Code Enforcement Officer,  
Zoning Administrator  
B.J. Schmill, Planner I  
Derick Bercegeay,  
Commission Attorney

May 20, 2023

Honorable Jason W. Bergeron, Parish President, T.P.C.G.

Mr. John Amedée  
Council Chairman  
Terrebonne Parish Council

Re: Annual Report, 2023

Honorable Bergeron & Councilman Amedée:

The Houma-Terrebonne Regional Planning Commission established an ambitious set of goals and objectives for the year 2023 within our Annual Report. The Planning Commission and Planning Administration seek to build upon the successes and advances of previous years with continued efforts toward enhancing the quality of living and to secure orderly development in Terrebonne Parish.

As always, if you feel our energies should be directed into a particular direction, please let us know.

*Robbie Liner, Chairman*

Houma-Terrebonne Regional  
Planning Commission



Terrebonne Parish Consolidated Government and Houma Rotary Club officials celebrated a ribbon cutting for the official completion of the \$1.3 million Rotary Centennial Plaza on October 18, 2023. The plaza is intended to draw more visitors to downtown Houma.

"The goal is not to benefit yourself, but to help others," chairman of the Rotary committee Jerry Ledet said. "There was an underlying tone with everyone that our community lacked a gathering place, a place other than the courthouse... that our residents could gather together free of charge."

## Commissioner and Staff Training & Education

- Commissioners and Staff completed Ethics Training for Public Servants and Diversity Training and TPCG's Harassment, Discrimination, & Diversity

## Houma-Terrebonne Regional Planning Commission

The Houma-Terrebonne Regional Planning Commission held eleven (11) Regular Monthly Meetings in 2023 and no special meetings. There was no meeting held in July due to the lack of a quorum.

All applications are submitted to the Planning Commission and assigned a new application number.

- Applications Submitted: 50
- Applications Withdrawn: 2
- Applications Denied: 0
- Applications Pending: 2
- **Applications Approved: 46**

All Administrative Approvals submitted were signed by the Chairman, Robbie Liner; some by the Vice-Chairman, Jan Rogers (in the Chairman’s absence); and the Planning Director, Mr. Christopher Pulaski. In 2023, sixty-four (64) Administrative Approval applications were approved.

### HTRPC Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Approved	Pending	Total Lots/ Spaces
<b>Process A - Re-Subdivisions</b>						
<b>Process A - Raw Land Divisions</b>						
<b>Process B - Residential Building Parks</b>						
<b>Process B - Mobile Home Parks</b>						
Conceptual						n/a
C & P						n/a
Engineering						n/a
Final						
<b>Process C - Applications</b>						
Master Proposal						n/a
Conceptual						n/a
C & P	3			3		n/a
Engineering	5			5		n/a
Final	5			5		411
<b>Process D - Minor Subdivisions</b>						
	37	2		33	2	144
<b>Totals</b>	<b>50</b>	<b>2</b>	<b>0</b>	<b>46</b>	<b>2</b>	<b>555</b>



This Annual Report is in accordance with Article XI: 11.1 of the Houma-Terrebonne Regional Planning Commission’s By-Laws.



## Zoning & Land Use Commission

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, held eleven (11) Regular Monthly Meetings in 2023. There was no meeting held in July due to the lack of a quorum.

All applications are submitted to the Zoning and Land Use Commission and assigned a new application number.

- Applications Submitted: 14
- Applications Withdrawn: 0
- Applications Denied: 0
- Applications Pending: 0
- **Applications Approved: 14**



### Zoning & Land Use Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Pending Council Approval	Approved
Home Occupation	2			n/a	2
Parking Plan	2			n/a	2
Planned Building Group	1			n/a	1
Planned Unit Development				n/a	
Planning Approval	2			n/a	2
Rezoning Application	7				7
Special Plan (Truck Stops)				n/a	
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>



“Good plans shape good decisions. That’s why good planning helps to make elusive dreams come true.”

-Leslie Robert Bittel (b.1918), writer

