

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D. .... Chairman  
W. Alex Ostheimer ..... Vice-Chairman  
Gloria Foret ..... Secretary/Treasurer  
Richard Elfert ..... Member  
James A. Erny ..... Member  
Jeremy Kelley ..... Member  
Keith Kurtz ..... Member  
Gerald Schouest ..... Member  
Wayne Thibodeaux ..... Member

**MAY 16, 2013, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

*Revised 5/14/2013*

## **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of April 18, 2013

### **D. COMMUNICATIONS**

### **E. NEW BUSINESS:**

1. Parking Plan:  
Creation of 95 parking spaces, new restaurant; 1327 St. Charles Street; MMGC, Inc., applicant

### **F. STAFF REPORT**

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. ADJOURN**

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

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 18, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 18, 2013

### **D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 16, 2013 INVOICES and TREASURER'S REPORT OF APRIL 2013**

1. Martin & Pellegrin to present 2012 Annual Audit for ratification and acceptance

### **E. PLANNING**

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

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

1. a) Subdivision: *Estate of Hebert Cox, Proposed Division into 8 Tracts*  
Approval Requested: Process D, Minor Subdivision  
Location: 4279 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Cleon E. Bridges, Jr.  
Surveyor: T. Baker Smith, Inc.

- b) Consider Approval of Said Application

2. a) Subdivision: Re-Subdivision of Tract 1 of Chauvin Family Subdivision into Tract 1, Tract 1-A, 1-B, & 1-C  
Approval Requested: Process A, Re-Subdivision  
Location: 153 Redbarn Court, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Benny & Patty Rhodes  
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase C  
Approval Requested: Process C, Major Subdivision-Final  
Location: Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Sugar Rentals, LLC  
Engineer: GSE Associates, LLC

b) Consider Approval of Said Application
4. a) Subdivision: Theriot Meadows, Redivision of Lots BW-1, BW-2, & BW-3 belonging to Baron's A/C & Heating, Inc. into Lots 1 thru 6  
Approval Requested: Process A, Re-Subdivision  
Location: 1760 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Baron Tregle  
Surveyor: T. Baker Smith, Inc.

b) Consider Approval of Said Application
5. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC  
Approval Requested: Process A, Re-Subdivision  
Location: Professional Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: LeGrace Properties, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
6. a) Subdivision: Campsites, Revised Lot A-2 and Lots B-1 thru B-30, Property of Lawrence J. Boquet, Jr., et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 6600 Block of LA Highway 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Lawrence J. Boquet, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
7. a) Subdivision: Tracts 1-A and 1-B, A Division of Tract 1, Property belonging to Mickey J. Lajaunie, et ux  
Approval Requested: Process A, Re-Subdivision  
Location: 4430 Southdown Mandalay Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Mickey J. Lajaunie, et ux  
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
8. a) Subdivision: Tracts A & B, A Redivision of Property belonging to Robert H. Shockley, Jr., et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 219 Azalea Drive, Donner, Terrebonne Parish, LA  
Government Districts: Council District 2 / Donner-Chacahoula Fire District  
Developer: Loney Grabert  
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tract BIB, Property belonging to Paul Cox, et al  
Approval Requested: Process A, Re-Subdivision  
Location: 4149 Bayou Black Drive (LA Hwy. 182), Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Black Fire District  
Developer: Capital Growth Buchalter  
Surveyor: Linfield, Hunter, & Junius, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Tract "A", A Redivision of a portion of Property belonging to Walter Land Company  
Approval Requested: Process D, Minor Subdivision  
Location: 283 Thompson Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Walter Land Company  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Nicholas J. Theriot (Tract A-B-C-D-A)  
Approval Requested: Process D, Minor Subdivision  
Location: 5262 Hwy. 56, Chauvin, Terrebonne Parish, LA  
Government Districts: Council District 8 / Little Caillou Fire District  
Developer: Nick Theriot  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Redivision of the East One-Half of Tract "A-B-C-D-A" belonging to CRT Services, L.L.C.  
Approval Requested: Process D, Minor Subdivision  
Location: 138 Menard Road, Terrebonne Parish, LA  
Government Districts: Council District 1 / Bayou Dularge Fire District  
Developer: Bryan Bascle  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Proposed Rome Woodward Street (Main Port Court) (Roadway)  
Approval Requested: Process C, Major Subdivision- C&P & Engineering  
Location: 203-499 Main Port Court, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Terrebonne Port Commission  
Surveyor/Engineer: T. Baker Smith, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
6. a) Subdivision: Trinity Commercial Park  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Lots 5, 6, & 7 of Block 5, A Redivision of Lots 5, 6, 7, & 8 of Block 5, Capital Commercial Development, Phase 4A, Property belonging to Terre South Investments, Inc., Section 84, T17S-R17E, Terrebonne Parish, LA
2. Lots 1-A and 2-A, A Redivision of Property belonging to Faye Breaux, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Tract 1 belonging to Ken J. Arceneaux, et als, Section 41, T17S-R18E, Terrebonne & Lafourche Parishes, LA

4. Revised Lots 2-A, 2-B, & 2-C, A Redivision of Lots 2-A, 2-B, & 2-C, Property belonging to Shirley Duplantis Dupre, Section 41, T17S-R18E, Terrebonne Parish, LA
5. Redivision of Property belonging to Floyd E. Milford, Jr., Section 101, T17S-R17E, Terrebonne Parish, LA
6. Reconfiguration of Lot 20, Block 2 of Southern Comfort Waterfront Community, Section 32, T20S-R17E, Terrebonne Parish, LA
7. Survey and Redivision of a Batture Tract, Being the Property of the Milka Pellegrin Corporation and of Lot 4 of Milka Pellegrin Subdivision, Being the Property belonging to Troy and Ellen Ledet, into Revised Lot 4 and the Remaining Batture Tract, Sections 23 & 24, T18S-R18E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments
  - a) Discussion and possible action regarding fencing around retention ponds
  - b) Discussion and possible action regarding removing stumps in retention ponds

**M. PUBLIC COMMENTS**

**N. ADJOURN**

2/11/13/18

**Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission**

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 590-8141

**Zoning & Land Use Commission  
Application**

Name: MMGC, INC  
Address: P.O. Box 9012 Houma, LA 70361  
Phone: 985-856-2462

Application For:  Planning Approval \$10.00/application  Home Occupation \$10.00/application  
 Parking Plan \$50.00/plan  Special Plan \$10.00/application

The premises affected are situated at 1327 ST. CHARLES ST. in a C-2 Zoning District. The legal description of the property involved in this application is: SEE ATTACHED LEGAL DESCRIPTION

Has any previous application been filed in connection with these premises?  Yes  No  
Applicant's interest in the premises affected: CONTRACTOR  
Approximate cost of work involved: \$598,996.00  
Explanation of property use: RESTAURANT, Need; 95 parking spaces  
Plot Plan attached:  Yes  No Drainage Plan attached:  Yes  No  
Ground Floor Plan and Elevations attached:  Yes  No

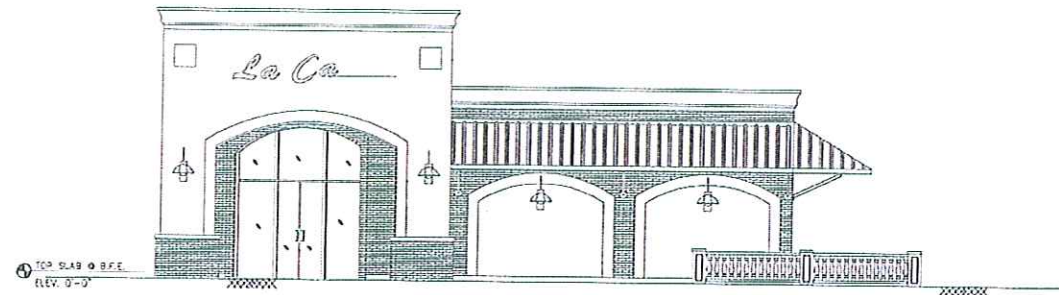
**Address of adjacent property owners:**

- RUTHERLAND CO  
206 CREOLE ST  
THIBODAO LA 70301
- JAN RESIDENTIAL CENT.  
213 LAKE MEUNIER CT  
HOUMA, LA 70360
- \_\_\_\_\_

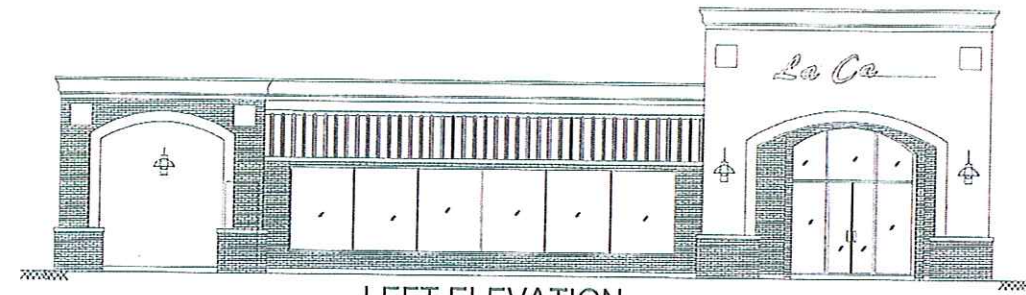
[Signature]  
Signature of Applicant or Agent  
223-3213  
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.  
[Signature]  
Signature of Applicant or Agent  
4-8-13  
Date

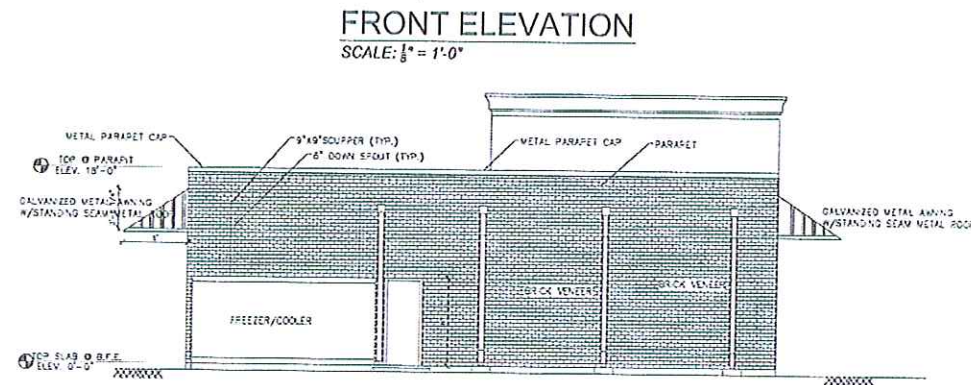




**FRONT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

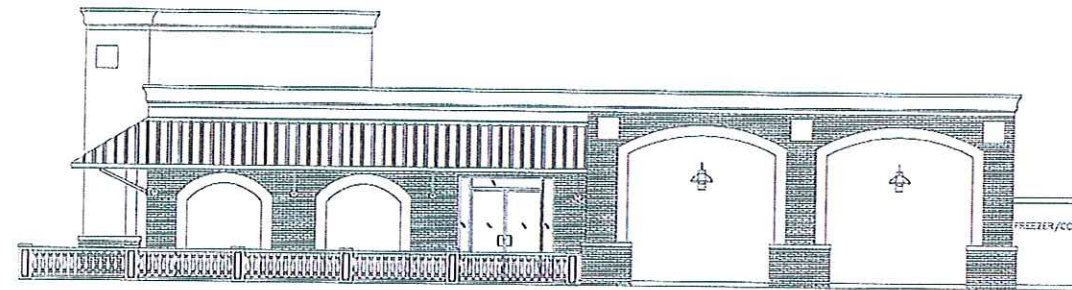


**LEFT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

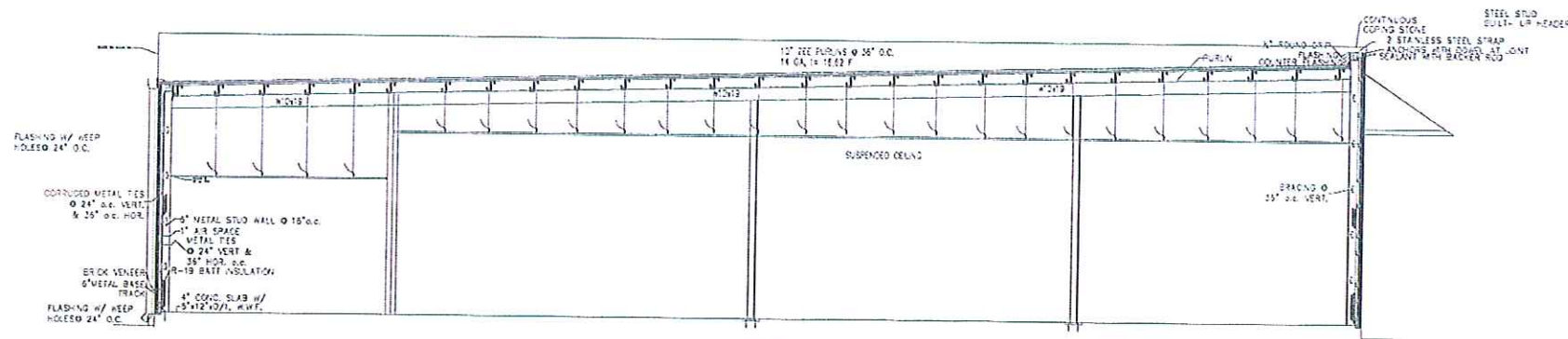


**FRONT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$

**REAR ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$



**RIGHT ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$



**SECTION**  
SCALE:  $\frac{1}{16}'' = 1'-0''$

2 TALL BRICK FENCE

Issue	Description	Date
A	For review and comment	9-17-12
B	Revised	10-23-12
C	Revised	01-08-13

**NEW RESTAURANT**  
St. Charles St. @ Old Towne Blvd. Ct.  
HOUMA, LOUISIANA

**ARROW ENGINEERING & CONSULTING**  
DARRELL FUSSELL, P.E.  
fussell.2@juno.com  
Phone: 985-237-5908