



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Tyler Legnon, Secretary
A'ron Wolfe

Willie Newton, Vice Chair
Joe Harris
Connie Bourg, Alternate Member

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT MEETING NOTICE Revised 3/5/2026

DATE: Monday, March 16, 2026
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of December 16, 2025
5. New Business:
 - a. Special Exception & Interpretation: Exception to allow for the construction and operation of a youth tutoring and after-care facility as well as an interpretation as to whether said facility falls within the definition of an elementary and/or secondary school on an R-1 zoned lot located at 108 Smith Lane. (Council District 2; City of Houma Fire Department) *Diana M. Collins, applicant.*
6. Next Meeting Date: Monday April 20, 2026
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF December 16, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of December 16, 2025, of the Board of Adjustment to order at 5:05 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Willie Newton, Secretary, Mr. Tyler Legnon, Mr. A'ron Wolfe, and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Henri Lucio, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mrs. Legnon: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of November 18, 2025."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Legnon, and Mr. Wolfe; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 30' to 10' for the construction of a 2-unit apartment building on a C-2 zoned lot located at 440 Magnolia Street.
 - 1) The Chairman stated that an email was received on December 16, 2025, to withdraw the item from the agenda. He continued that the email mentioned revisions being made to site plan and the location would no longer require a variance.
6. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the construction of a Boat & RV Storage Facility on C-3 zoned lots located at 135 & 149 Valhi Lagoon Crossing.
 - 1) The Chairman recognized Mr. Dustin Richard of Stingray Rentals, LLC, 408 Tigerlily Drive, who stated that the exception is to allow for a 29-unit Boat and RV Storage Facility located at 135 & 149 Valhi Lagoon Crossing.
 - 2) The Chairman recognized Mr. Tom Hassell of 5151 Pinehurst Place, who expressed concerns regarding landscaping, size of the business sign and maintenance of the facility.
 - 2) The Chairman recognized Mr. Cyrus Theriot Jr. of 2150 Pinehurst Place, who expressed his concerns regarding traffic issues, decrease in property value, landscaping, and drainage.
 - 3) The Chairman recognized an email received on December 10, 2025, from Ms. Jenny Cunningham of 211 Woodwind Drive, which stated she was against the request. She expressed concerns regarding decrease in property value, increase in crime for the vicinity, unsafe surroundings for a nearby park, traffic issues and trash/dumping concerns.
 - 4) There was no one else from the public present to speak on the matter.
 - 5) Mr. Legnon moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Newton, and Mr. Wolfe; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 5) Mr. Lucio discussed the Staff Report and stated that the applicant is requesting an exception for the placement of a Boat and RV storage facility on C-3 zoned lots located at 135 & 149 Valhi Lagoon Crossing. He stated while the applicant is not intending to install

a perimeter fence nor controlled access, he is planning to install security cameras on the facility to serve as a deterrent to criminal activity. He stated that staff recommends approval on the conditions that the applicant install landscaping along the front of the development in a manner similar to the landscape requirements set forth in Section 28-76 of the Overlay District, and that the applicant uses earth tone colors for the exterior of the facility.

6) Mr. Legnon moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the exception request on the condition that the applicant install landscaping along the front of the development in a manner similar to the landscape requirements set forth in Section 28-76 of the Overlay District and that earth tone colors be used for the exterior of the facility."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mr. Newton, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. ELECTION OF OFFICERS FOR 2026:

a) CHAIRMAN:

Mr. Legnon moved, seconded by Mr. Wolfe, "THAT Mr. Matthew Chatagnier be nominated for Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b) VICE-CHAIRMAN:

Mr. Chatagnier moved, seconded by Mr. Legnon, "THAT Mr. Willie Newton be nominated for Vice Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

c) SECRETARY:

Mr. Wolfe moved, seconded by Mr. Chatagnier, "THAT Mr. Tyler Legnon be nominated for Secretary of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

8. ADOPTION OF 2026 MEETING DATES:

a) The Board adopted the meeting and deadline dates for 2026 as presented.

9. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, January 20, 2026.

10. BOARD OF ADMUSTMENT MEMBER COMMENT:

a) Board Members and Staff wished everyone a happy and safe holiday.

11. PUBLIC COMMENT: None

12. Mr. Legnon moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:38 p.m."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Newton, and Mr. Legnon, and Mr. Wolfe; NAYS: None; ABSTAINING: Mr. Chatagnier and Mrs. Bourg; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Board of Adjustment*

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

DIANA M. COLLINS

3. Applicant's Address:

1123 DEWEY STREET
HOUMA, LA 70360

4. Applicant's Phone:

(985) 381-3379

5. Applicant's Email:

Dianam360@belkouth.net

6. Physical Address
Of Request:

108 SMITH LANE A#B
HOUMA, LA 70360

7. Interest in Ownership:

100%

7. Date of
Application:

3/4/26

8. Explanation of
Request:

CONSTRUCTION & OPERATION OF A
YOUTH TUTORING & AFTER CARE
FACILITY.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Diana M. Collins
Signature of Applicant or Agent

DIANA M. COLLINS
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

DmC 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.

Diana M. Collins
Signature of Owner

DIANA M. COLLINS
Printed Name of Owner

March 5, 2026
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

Diana Collins
1123 Dewey St.
Houma, La 70360
985-3813379
Dianam360@bellsouth.net

Reason for Amendment:

The purpose of this rezoning request is to permit the operation of a Youth Community After-School Program at this location. The program will offer academic assistance, enrichment activities, and a safe, structured environment for youth during after-school hours. The proposed use supports community development, meets local needs, and is consistent with the surrounding area's character.

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Development Schedule:

Following approval of the rezoning, the applicant will complete the required permits and minor site preparations. The Youth Community After-School Program is expected to open within **3 to 6 months**, serving local youth during after-school hours.

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Public Need

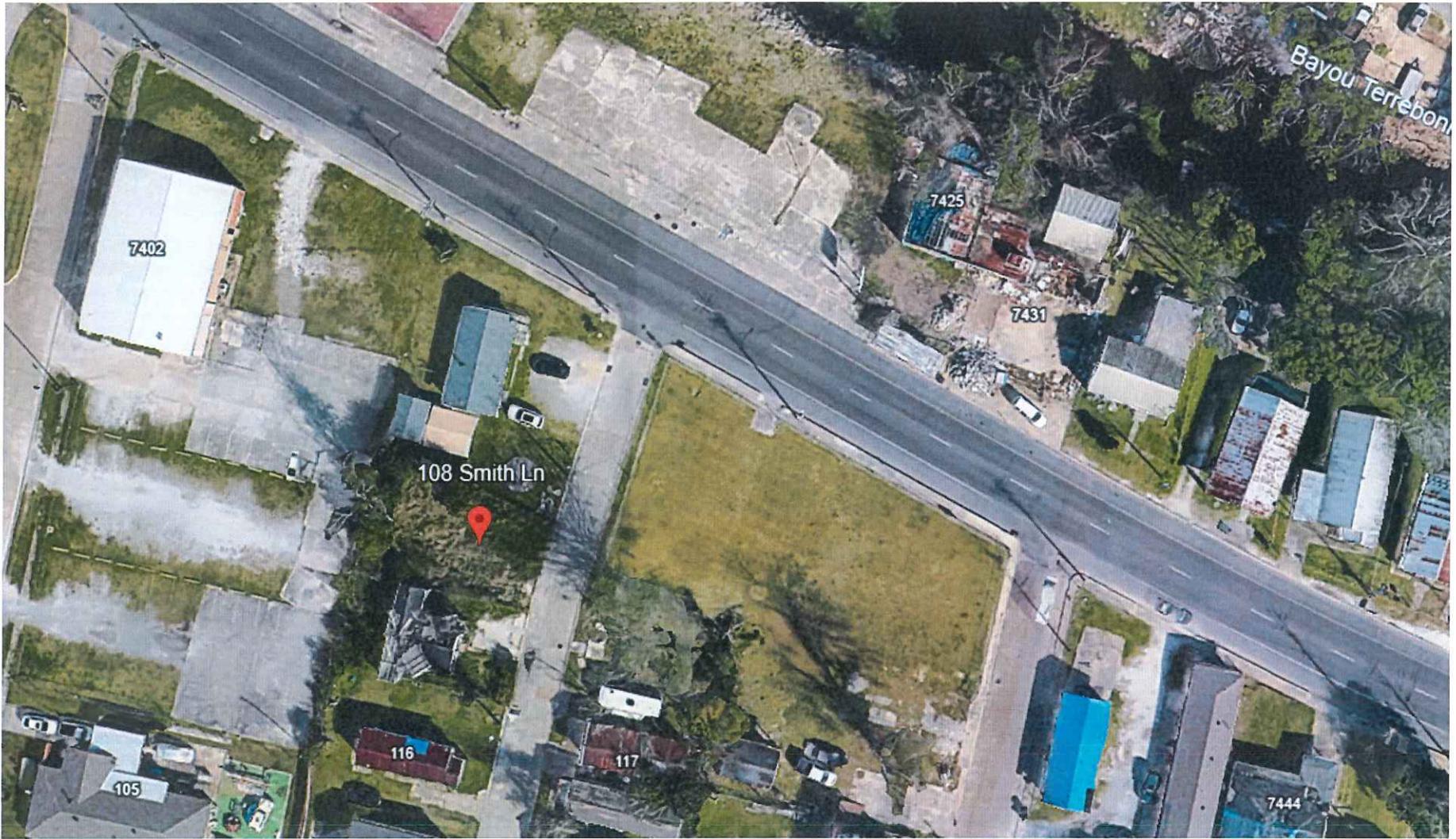
Changing conditions in the area show an increased need for community-based after-school services. The proposed amendment would allow for the development of a supervised after-school program that supports working families, promotes youth safety, and provides educational enrichment. This use advances the public health, safety, and general welfare while responding to current community needs in a compatible manner.

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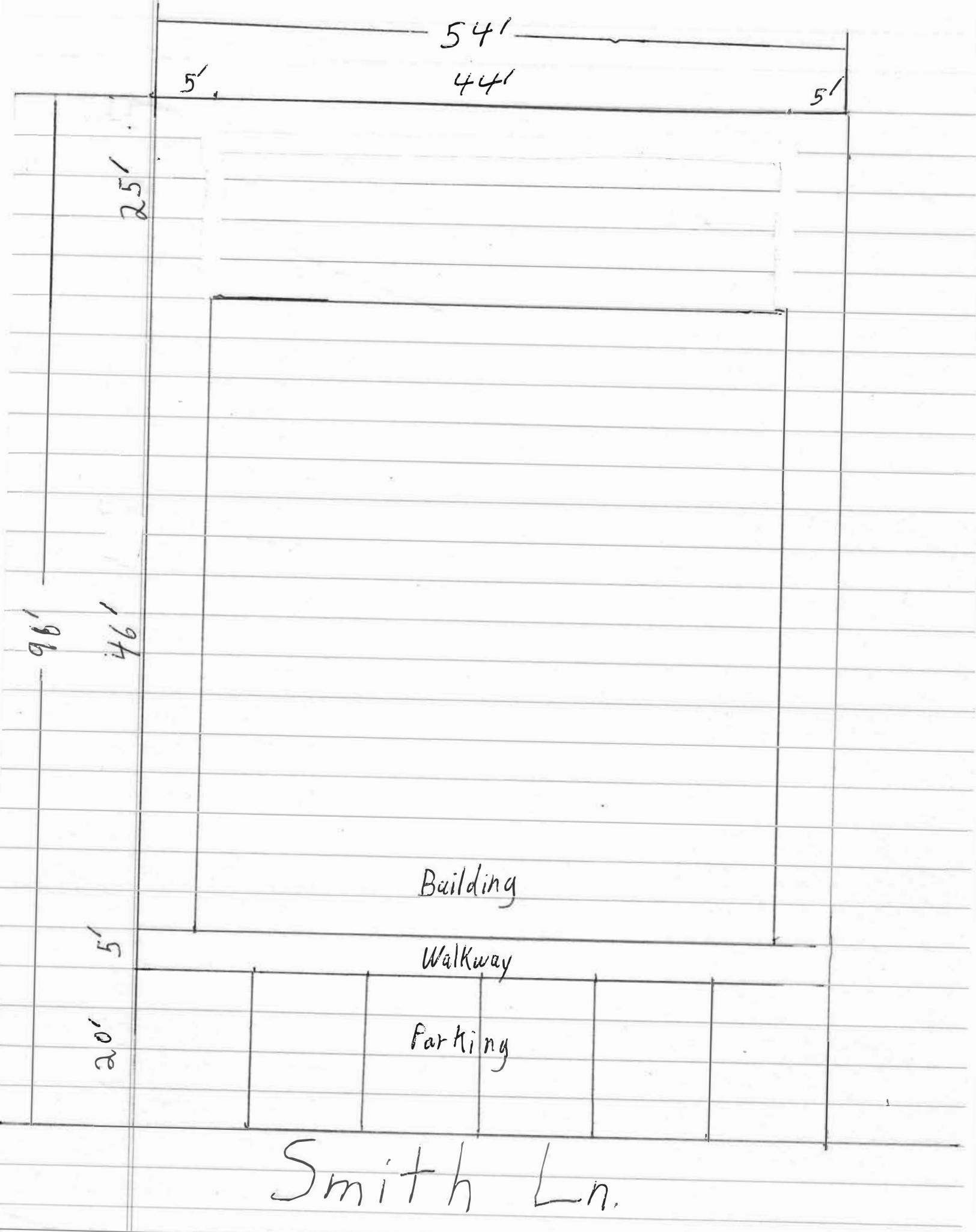
Effect of Amendment

The proposed zoning map amendment would allow for the establishment of an after-school program at 108 Smith Lane location. Surrounding land uses consist primarily of residential development with nearby institutional and neighborhood-serving uses. The proposed amendment will not adversely affect the character of the surrounding area and is compatible with existing land uses. It is expected to have a positive impact by providing a community-based service that supports families and enhances neighborhood stability.

Diana Collins



108 Smith Lane



54'

44'

5'

5'

25'

96'

46'

Building

Walkway

Parking

5'

20'

Smith Ln.



108 Smith Lane



108 Smith Lane



108 Smith Lane - Potential Vehicle Lineup Area