

Houma-Terrebonne Regional Planning Commission

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

JANUARY 15, 2026, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of December 18, 2025
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 6634 & 6642 West Main Street; Timothy A. Emerson, applicant; and call a Public Hearing on said matter for Thursday, February 26, 2026 @ 6:00 p.m. (*Council District 3 / Bayou Cane Fire*)
- G. STAFF REPORT:**
 - 1. *Public Hearing*
Continue discussion and possible action regarding the placement of modular structures in residential zoning districts
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 18, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 15, 2026 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2025**
- F. COMMUNICATIONS**

G. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Tract B into Lot TS and Tract B-2-A, Village East Shopping Center
Approval Requested: Process D, Minor Subdivision
Location: 9475 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: Mainland Houma LA, LLC
Surveyor: Linfield, Hunter, & Junius, Inc.

b) Public Hearing

c) Consider Approval of Said Application

H. STAFF REPORT:

- 1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2025 and upcoming requirements for 2026

I. ADMINISTRATIVE APPROVAL(S):

- 1. Survey and Division of Lots 7 thru 10, Block 1 of Canafax Place Subdivision into Lot 7A, Lot 8-9 and Lot 10A belonging to James D. Canafax, et ux; Section 105, T17S-R17E, Terrebonne Parish, LA *(110 Agnes Street / Councilwoman Kim Chauvin, District 8)*
- 2. Revised Tracts "A" & 1 belonging to Hunter D. Parra, et ux and Parra Rentals, LLC; Section 60, T16S-R17E, Terrebonne Parish, LA *(Capri Court & 2639 Bayou Blue Road / Councilman Charles "Kevin" Champagne, District 5)*
- 3. Revised Tract "A" belonging to P & K Danos Holdings, LLC; Sections 80 & 81, T17S-R16E, Terrebonne Parish, LA *(110 Ellendale Boulevard / Councilman Clyde Hamner, District 5)*

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

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

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

- Name of Subdivision: Minor Resubdivision of Village East Shopping Center Tract B into Lot TS and Tract B-2-A
- Developer's Name & Address: Mainland Houma LA, LLC: 1905 Acklen Ave., Nashville TN 37212
Owner's Name & Address: Mainland Houma LA, LLC: 1905 Acklen Ave., Nashville TN 37212
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Linfield, Hunter & Junius, Inc.

SITE INFORMATION:

- Physical Address: 9475 E Park Ave. Houma, LA 70363 (Tractor Supply)
- Location by Section, Township, Range: Section 2, T-17-S, R-18-E
- Purpose of Development: To create an outparcel for future development with use to be determined.
- 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: 09-19-25; Scale: 1" = 50'
- Council District / Fire Tax Area: Council District 1 / Fire Tax District: Village East
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

I, Vincent Leco - Linfield, Hunter & Junius, Inc., certify this application including the attached date to be true and correct.

Vincent Leco, P.E. - Linfield, Hunter & Junius, Inc.

Print Applicant or Agent

Signature of Applicant or Agent

12-26-25
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.

Trey Hart - Mainland Houma LA, LLC

Print Name of Signature

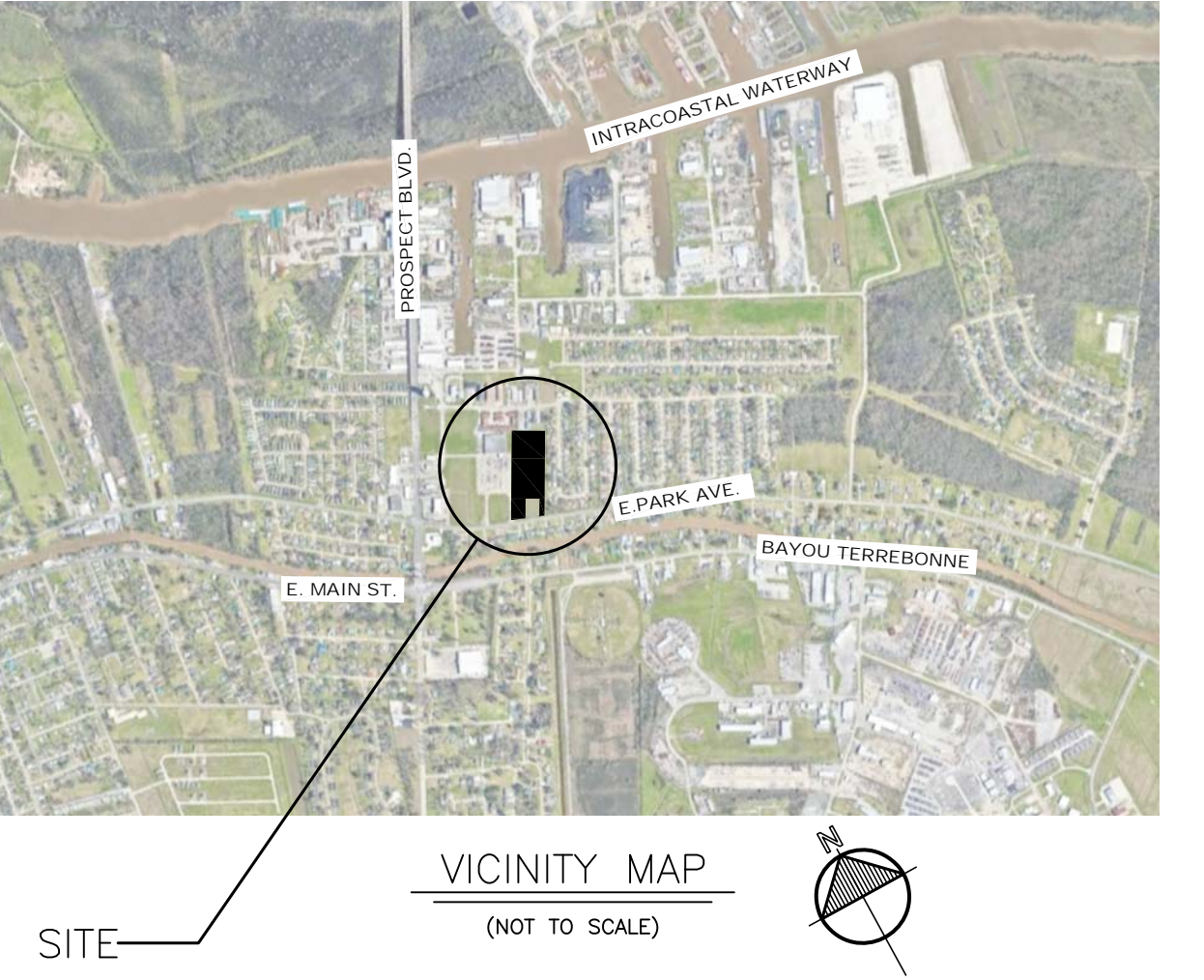
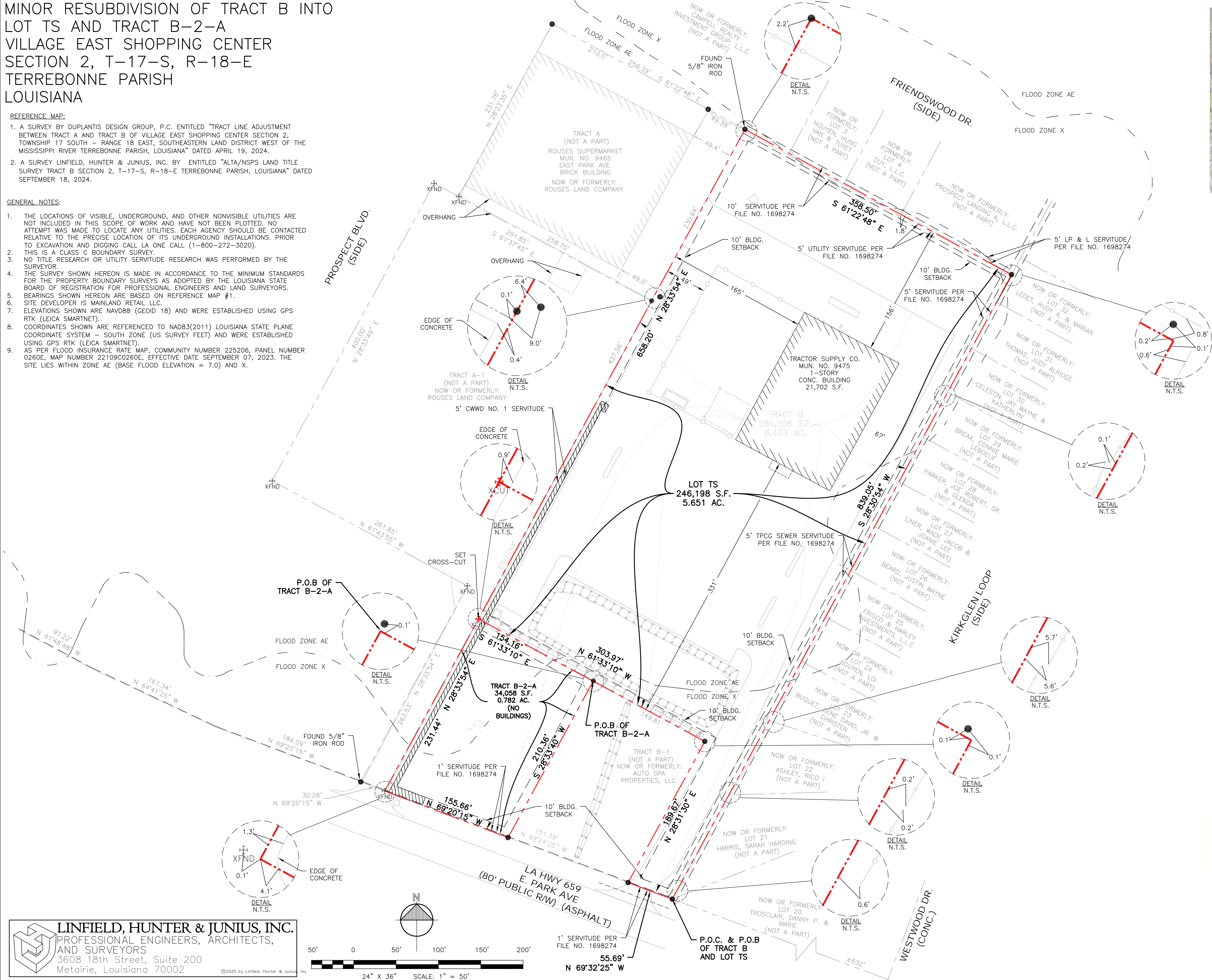
Signature

12-26-25
Date

MINOR RESUBDIVISION OF TRACT B INTO
LOT TS AND TRACT B-2-A
VILLAGE EAST SHOPPING CENTER
SECTION 2, T-17-S, R-18-E
TERREBONNE PARISH
LOUISIANA

- REFERENCE MAP:
1. A SURVEY BY DUPLANTIS DESIGN GROUP, P.C. ENTITLED "TRACT LINE ADJUSTMENT BETWEEN TRACT A AND TRACT B OF VILLAGE EAST SHOPPING CENTER SECTION 2, TOWNSHIP 17 SOUTH - RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER TERREBONNE PARISH, LOUISIANA" DATED APRIL 19, 2024.
 2. A SURVEY LINFIELD, HUNTER & JUNIUS, INC. BY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TRACT B SECTION 2, T-17-S, R-18-E TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 18, 2024.

- GENERAL NOTES:
1. THE LOCATIONS OF VISIBLE, UNDERGROUND, AND OTHER NONVISIBLE UTILITIES ARE NOT INCLUDED IN THIS SCOPE OF WORK AND HAVE NOT BEEN PLOTTED. NO ATTEMPT WAS MADE TO LOCATE ANY UTILITIES. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
 2. THIS IS A CLASS C BOUNDARY SURVEY.
 3. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 4. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 5. BEARINGS SHOWN HEREON ARE BASED ON REFERENCE MAP #1.
 6. SITE DEVELOPER IS MAINLAND RETAIL LLC.
 7. ELEVATIONS SHOWN ARE NAVD88 (GEOID 18) AND WERE ESTABLISHED USING GPS RTK (LEICA SMARTNET).
 8. COORDINATES SHOWN ARE REFERENCED TO NAD83(2011) LOUISIANA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (US SURVEY FEET) AND WERE ESTABLISHED USING GPS RTK (LEICA SMARTNET).
 9. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 225206, PANEL NUMBER 0260E, MAP NUMBER 22109C0260E, EFFECTIVE DATE SEPTEMBER 07, 2023. THE SITE LIES WITHIN ZONE AE (BASE FLOOD ELEVATION = 7.0) AND X.



STANDARD ABBREVIATIONS

- | | |
|--------|-----------------------|
| AC. | ACRES |
| CONC. | CONCRETE |
| EXIST. | EXISTING |
| MUN. | MUNICIPAL |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R/W | RIGHT-OF-WAY |
| S.F. | SQUARE FEET |

LEGEND

- | | |
|--|-------------------------|
| | PROPERTY LINE |
| | EXIST. OVERHANG/CANOPY |
| | EXIST. CHAIN LINK FENCE |
| | EXIST. WOODEN FENCE |
| | EXIST. BUILDING |
| | FLOOD ZONE BOUNDARY |
| | AMENDED PROPERTY |
| | EXIST. DITCH |
| | FOUND 3/4\"/> |
| | FOUND CROSS-CUT |
| | SET CROSS-CUT |
| | EXIST. POWER POLE |
| | EXIST. FIRE HYDRANT |

NGS BENCHMRK

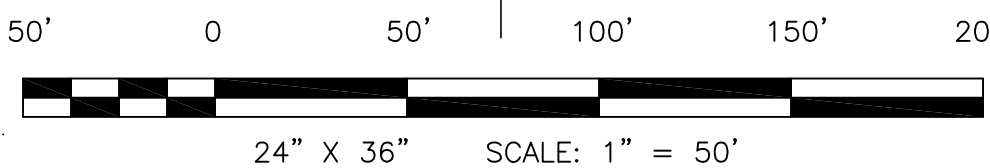
BENCHMARK NAME	NORTHING	EASTING	ELEVATION
HUM D 1979	391384.15	3495040.59	4.66'
SBTB 01 1995	396629.53	3491395.75	N/A

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

BY _____ FOR _____

LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS,
AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002

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NATHAN J. JUNIUS, P.E., P.L.S.
DATE: SEPTEMBER 19, 2025
LH&J JOB No. 23-078
(504) 833-5300
SHEET 1 OF 2
09-19-2025

MINOR RESUBDIVISION OF TRACT B INTO
LOT TS AND TRACT B-2-A
VILLAGE EAST SHOPPING CENTER
SECTION 2, T-17-S, R-18-E
TERREBONNE PARISH
LOUISIANA

SURVEYOR'S DESCRIPTION:

TRACT B:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS TRACT B ON THAT CERTAIN SURVEY ENTITLED, "TRACT LINE ADJUSTMENT BETWEEN TRACT A AND TRACT B OF VILLAGE EAST SHOPPING CENTER SECTION 2, TOWNSHIP 17 SOUTH - RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER TERREBONNE PARISH, LA" PREPARED BY DENNIS L. GOWIN, P.L.S. DATED APRIL 19, 2024 AND APPROVED AND ACCEPTED ADMINISTRATIVELY ON MAY 16, 2024 BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR TERREBONNE PARISH, LOUISIANA AS FILE NUMBER 1698274, BOOK 2751, PAGE 242., AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERLY PROPERTY LINE OF TRACT B, AND THE WESTERLY PROPERTY LINE OF LOT 20, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 149.81 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED SOUTH 28°33'40" WEST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 210.36 FEET TO A FOUND 3/4" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE, PROCEED ALONG SAID RIGHT-OF-WAY NORTH 69°20'15" WEST, A DISTANCE OF 155.66 FEET TO A POINT AND CORNER MARKED BY A FOUND CROSS CUT IN CONCRETE;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND TRACT B, A DISTANCE OF 659.00 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD, BEING THE SOUTHEAST CORNER OF TRACT A AND THE NORTHEAST CORNER OF TRACT A-1;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND TRACT B, A DISTANCE OF 230.64 FEET TO A CAPPED 5/8" IRON ROD, BEING THE NORTHWEST CORNER OF TRACT B AND THE NORTHEAST CORNER OF TRACT A;

THENCE, PROCEED SOUTH 61°22'48" EAST A DISTANCE OF 358.50 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON PIPE, BEING THE NORTHEASTERN CORNER OF TRACT B;

THENCE, PROCEED SOUTH 28°30'54" WEST A DISTANCE OF 839.05 FEET TO A FOUND 3/4" IRON PIPE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING A 80 FOOT RIGHT-OF-WAY, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 6.433 ACRES;

LOT TS:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS LOT TS ON THIS SURVEY ENTITLED, "MINOR RESUBDIVISION OF TRACT B INTO LOT TS AND TRACT B-2-A SECTION 2, T-17-S, R-18-E TERREBONNE PARISH LOUISIANA" PREPARED BY NATHAN J. JUNIUS, P.E., P.L.S. DATED SEPTEMBER 19, 2025, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERLY PROPERTY LINE OF LOT TS, AND THE WESTERLY PROPERTY LINE OF LOT 20, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO LOT TS AND TRACT B-1/TRACT B-2-A, A DISTANCE OF 303.97 FEET TO A POINT AND CORNER MARKED BY A SET CROSS-CUT;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A-1 AND LOT TS, A DISTANCE OF 427.56 FEET TO A POINT MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND LOT TS, A DISTANCE OF 230.64 FEET TO A CAPPED 5/8" IRON ROD, BEING THE NORTHWEST CORNER OF LOT TS AND THE NORTHEAST CORNER OF TRACT A;

THENCE, PROCEED SOUTH 61°22'48" EAST A DISTANCE OF 358.50 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON PIPE, BEING THE NORTHEASTERN CORNER OF LOT TS;

THENCE, PROCEED SOUTH 28°30'54" WEST A DISTANCE OF 839.05 FEET TO A FOUND 3/4" IRON PIPE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING A 80 FOOT RIGHT-OF-WAY, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 5.651 ACRES;

TRACT B-2-A:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS LOT TS ON THIS SURVEY ENTITLED, "MINOR RESUBDIVISION OF TRACT B INTO LOT TS AND TRACT B-2-A SECTION 2, T-17-S, R-18-E TERREBONNE PARISH LOUISIANA" PREPARED BY NATHAN J. JUNIUS, P.E., P.L.S. DATED SEPTEMBER 19, 2025, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERLY PROPERTY LINE OF LOT TS, AND THE WESTERLY PROPERTY LINE OF LOT 20;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 149.81 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED SOUTH 28°33'40" WEST ALONG A LINE COMMON TO TRACT B-2-A AND TRACT B-1, A DISTANCE OF 210.36 FEET TO A FOUND 3/4" IRON ROD ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE, PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 69°20'15" WEST, A DISTANCE OF 155.66 FEET TO A POINT AND CORNER MARKED BY A FOUND CROSS CUT IN CONCRETE;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A-1 AND TRACT B-2-A, A DISTANCE OF 231.44 FEET TO A POINT AND CORNER MARKED BY A SET CROSS CUT, BEING THE SOUTHWEST CORNER OF LOT TS AND THE NORTHWEST CORNER OF TRACT B-2-A;

THENCE, PROCEED SOUTH 61°33'10" EAST ALONG A LINE COMMON TO TRACT B-2-A AND LOT TS, A DISTANCE OF 154.16 FEET TO A POINT MARKED BY A FOUND 3/4" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 0.782 ACRES;