

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman  
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

**APRIL 16, 2026, 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**

*Revised 4/9/2026*

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

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

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

We remind the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.

### **D. APPROVAL OF MINUTES:**

1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of March 19, 2026

### **E. COMMUNICATIONS:**

### **F. NEW BUSINESS:**

1. Home Occupation:  
Establish a notary business in a R-1 (Single-Family Residential) zoning district; 421 Douglas Drive; David Coffman, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planned Unit Development:  
Gold Estates, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive; Lot 4, Block 1, Woodlawn Ranch Acres, Add. No. 3; Ironman Properties of America, LLC, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearing:  
Rezone from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al; Terrebonne Parish Consolidated Government, applicant; and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m. (*Council District 6 / City of Houma & Bayou Cane Fire*)

### **G. STAFF REPORT**

1. Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts, and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m.

### **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 ALLEGIANCE**

### **B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

We remind the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.

**D. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 19, 2026

**E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 16, 2026 INVOICES AND THE TREASURER'S REPORT OF MARCH 2026**

1. Martin & Pellegrin, CPAs to present 2025 Annual Audit for ratification and acceptance

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Redivision of Lot "E" to Property belonging to Rodney G. Huffaker, et ux, to Lot "E-1" & Lot "E-2  
Approval Requested: Process D, Minor Subdivision  
Location: 1633 Savanne Road, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Alicia & William Johnston  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres  
Approval Requested: Process D, Minor Subdivision  
Location: 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Ironman Properties of America, LLC  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
b) Public Hearing  
c) Variance Request: 1) Variance for 25' frontage in lieu of 50' required frontage (50x50 box)  
2) Variance for 10' between buildings in lieu of 15' required distance  
d) Consider Approval of Said Application
3. a) Subdivision: The Cottages at Cypress Ridge, Phase A  
Approval Requested: Process C, Major Subdivision-Final  
Location: LA Hwy. 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Prime Land Developments, LLC  
Engineer: Milford & Associates, Inc.  
b) Consider Approval of Said Application

**H. STAFF REPORT:**

1. Alex Hobdy, Center for Planning Excellence (CPEX), to present an update on the Complete Streets Policy development
2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
3. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) [May 2, 2026, 8:00 a.m. to Noon, South Central Planning & Development Commission] and the annual ethics and sexual harassment training for 2026

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

1. Lot Line Shift between Revised Lots 36, 38, 40, & 42, Block 2 to Sugar Ridge West; Section 104, T17S-R17E, Terrebonne Parish, LA (*Sugar Ridge Drive / Councilman Danny Babin, District 7*)
2. Revised Tracts C & D, Lot Line Shift of Property belonging to Brandon Trahan; Section 49, T17S-R16E, Terrebonne Parish, LA (*4245 Bayou Black Drive / Councilman Danny Babin, District 7*)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF MARCH 19, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 19, 2026 of the HTRPC to order at 6:27 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 26, 2026."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the March 19, 2026 invoices and approve the Treasurer's Report of February 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Crescent Farms Plantation, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract.
- a) Mr. David Patterson, LandSource, LLC, discussed the location and division of property.
- b) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of the property being wetlands. Mr. Pulaski stated the property was bottom land hardwood.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat, method of sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract conditioned upon municipal addresses being depicted on the plat, method of

sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.”

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

2. The Chairman called to order an application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Mrs. Joan Schexnayder, Parish Engineer, TPCG Engineering Division, read a memo dated March 19, 2026 regarding the punch list items for the development [See *ATTACHMENT A*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon approval of the rear lot drainage and resolving remaining items on the Engineering report.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B, with an exception granted for rear lot drainage [Blocks 2 & 4] and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated March 19, 2026 [See *ATTACHMENT A*].”

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

H. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 that they needed to make it a priority. He stated they would be scheduling a date, on a Saturday, for the training with Mart Black and Pat Gordon and to be held at South Central Planning & Development Commission’s office.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

1. Lot Line Shift of Property belonging to Ke-Jo Enterprises, L.L.C. being a portion of Josephine Subdivision, Add. No. 1; Section 105. T17S-R17E, Terrebonne Parish, LA (214 & 216 Patterson Street / Councilwoman Kim Chauvin, District 8)
2. Lot Line Shift between Lot 2, Lot 3, & Lot 4, Block 6, Addendum No. 4, to Allemand Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (202 Royce Street / Councilman John Amedée, District 4)

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
  - a) Mr. Thibodeaux inquired about South Central Planning & Development Commission and Barataria Terrebonne Estuary Foundation’s program for home sewerage treatment system upgrades. Mr. Pulaski stated he did not know much about it but Pat Gordon would.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS:

1. Mrs. Joan Schexnayder presented Mr. Gene Milford, P.E., the Andrew M. Lockett Award for Civic Activities from the Louisiana Engineering Society.

M. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:46 p.m."

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



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




TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361  
985-868-5050 • WWW.TPCG.ORG



March 19, 2026  
2<sup>nd</sup> Review  
Item G.2

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **The Cottages at Cypress Ridge Phase B  
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Pollution Control
  - b. Department of Health and Hospitals for water and sewer
3. 24.7.6.1.10 Waiting on approval from TPCG Roads Division for signage plan.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc:  
F.E. Milford, III. P.E., (email)  
Utilities (email)  
Planning Commission (email)  
Engineering Division  
Reading File (electronic)  
Council Reading File (electronic)

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A.  Raw Land  
 Re-Subdivision
- C.  Major Subdivision  
 Conceptual  
 Preliminary  
 Engineering  
 Final
- B.  Mobile Home Park  
 Residential Building Park  
 Conceptual/Preliminary  
 Engineering  
 Final
- D.  Minor Subdivision

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

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

1. Name of Subdivision: Redivisojn of Lot "E" to properety belonging to Rodney G. Huffaker et ux, to Lot "E-1" & "E-2"
2. Developer's Name & Address: Alicia & William Johnston 187 Juliana Way Houma, LA 70364  
Owner's Name & Address: Alicia & William Johnston 187 Juliana Way Houma, LA 70364  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, PLSX

### SITE INFORMATION:

4. Physical Address: 1633 Savanne Road
5. Location by Section, Township, Range: Section 72, T17S-R16E
6. Purpose of Development: Divide lot for construction purposes
7. Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
8. Sewerage Type:  
 Community  
 Individual Treatment  
 Package Plant  
 Other
9. Drainage:  
 Curb & Gutter  
 Roadside Open Ditches  
 Rear Lot Open Ditches  
 Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map: Date: 3/26/2026 Scale: 1"=100'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: \_\_\_\_\_
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

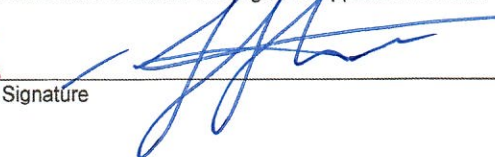
Alisa Champagne  
Print Applicant or Agent

  
Signature of Applicant or Agent

3/26/2026  
Date

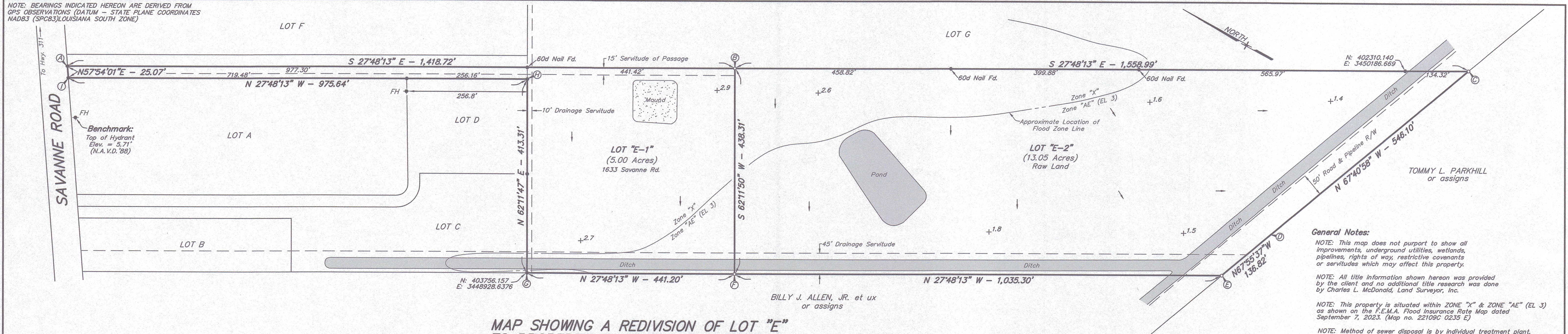
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each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

William M. Johnston IV  
Print Name of Signature

  
Signature

3-30-2026  
Date

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



**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" & ZONE "AE" (EL 3) as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map no. 22109C 0235 E)  
 NOTE: Method of sewer disposal is by individual treatment plant.  
 NOTE: Lots shown hereon shall use the existing privately maintained ditches along the southern and western sides. The property owners shall perpetually maintain all necessary private drainage structures to said drainage destinations.

**MAP SHOWING A REDIVISION OF LOT "E" TO PROPERTY BELONGING TO RODNEY G. HUFFAKER et ux, TO LOT "E-1" & LOT "E-2" LOCATED IN SECTION 72, T17S - R16E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 26 MARCH 2026

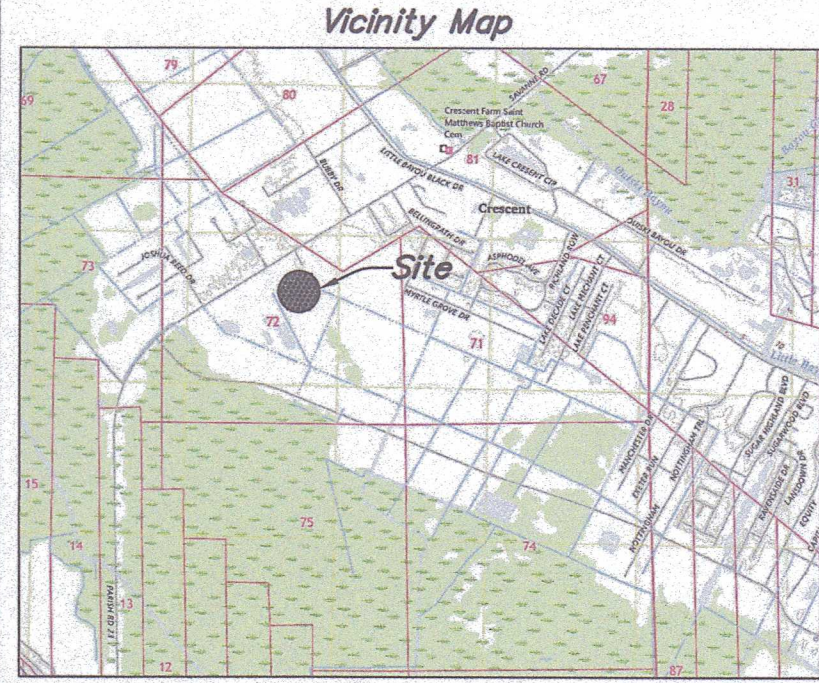
**CHARLES L. McDONALD**  
 LAND SURVEYOR, INC.  
 P.O. Box 1390 Gray, LA 70359  
 Ph: (985)876-4412/Fax: (985)876-4806  
 Email: clmsurveyor@aol.com

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: *[Signature]* REG. P.L.S. No. 3402



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

**Reference Maps:**  
 "PLATS SHOWING LOTS A THRU G, A REDIVISION OF PROPERTY BELONGING TO TO RODNEY G. HUFFAKER et ux" prepared by Kenneth L. Rembert, Surveyor, dated June 3, 2019.



- Legend:**
- Indicates 1/2" Pipe Set Unless Noted
  - Indicates 5/8" Rod Fd. Unless Noted
  - +0.0 Indicates Ground Elevation
  - FH ● Indicates Existing Fire Hydrant
  - Indicates Drainage Flow

DATE	BY

**LOT "E-1" & LOT "E-2" ALICIA & WILLIAM JOHNSTON**

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

DRAWN: A.M.C.  
 CHECKED: C.L.M.  
 SCALE: 1" = 100'  
 DATE: 26 MAR 26

JOB # 7400 CAD # 7400 (William Johnston) FILE #

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

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## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. \_\_\_\_\_ Raw Land  
\_\_\_\_\_ Re-Subdivision
- B. \_\_\_\_\_ Mobile Home Park  
\_\_\_\_\_ Residential Building Park  
\_\_\_\_\_ Conceptual/Preliminary Engineering  
\_\_\_\_\_ Final
- C. \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Conceptual  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Engineering  
\_\_\_\_\_ Final
- D.   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)

  X  

Variance requested 25' frontage in lieu of 50' frontage required

Variance requested for 10' between buildings in lieu of the 15' required distance.

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

1. Name of Subdivision: "Gold Estates" a redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres
2. Developer's Name & Address: Ironman Properties of America, LLC PO Box 61 Bourg, LA 70343  
Owner's Name & Address: Ironman Properties of America, LLC PO Box 61 Bourg, LA 70343  
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald Land Surveyor, Inc

### SITE INFORMATION:

4. Physical Address: 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128 & 130 Gold Dr
5. Location by Section, Township, Range: Section 6, T17S-R18E
6. Purpose of Development: Sale of townhomes
7. Land Use:  
  X   Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
8. Sewerage Type:  
\_\_\_\_\_ Community  
  X   Individual Treatment  
  X   Package Plant  
\_\_\_\_\_ Other
9. Drainage:  
\_\_\_\_\_ Curb & Gutter  
  X   Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
10. Planned Unit Development: Y  N
11. Date and Scale of Map: Date: 3/25/2026 Scale: 1"=30'
12. Council District / Fire Tax Area: \_\_\_\_\_
13. Number of Lots: 16
14. Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

Alisa Champagne

Print Applicant or Agent

3/27/2026

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.

Ironman Properties of America, LLC

by: Terry Gold

Print Name of Signature

3/27/2026

Date

Signature



# Houma-Terrebonne Regional Planning Commission

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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 checked="" 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 type="checkbox"/> Minor Subdivision      |
| <input checked="" 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: The Cottages at Cypress Ridge, Phase A
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. Thibodaux, LA 70301  
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. Thibodaux, LA 70301  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:


- Physical Address: LA Hwy. 24
- Location by Section, Township, Range: Section 4 T16S-R16E/R17E
- Purpose of Development: Residential Planned Unit Development
- 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:  
25 MAR 26 Scale of Map: 1" = 60'
- Council District / Fire Tax Area:  
2 / Schriever
- Number of Lots: 54
- Filing Fees: \$785.00

### CERTIFICATION:


I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent


30 MAR 26  
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.

  
Print Name of Signature

3/24/26  
Date

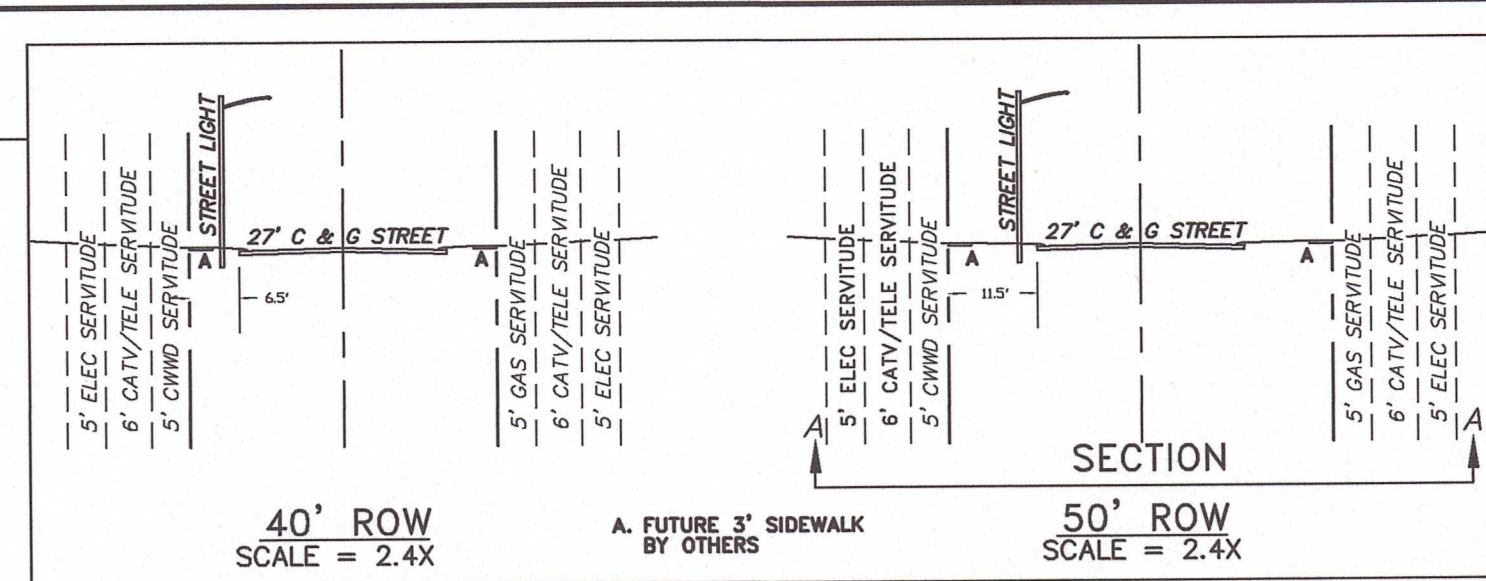
  
Signature

PC26/ 4 - 3 - 7

Revised 11/3/2021



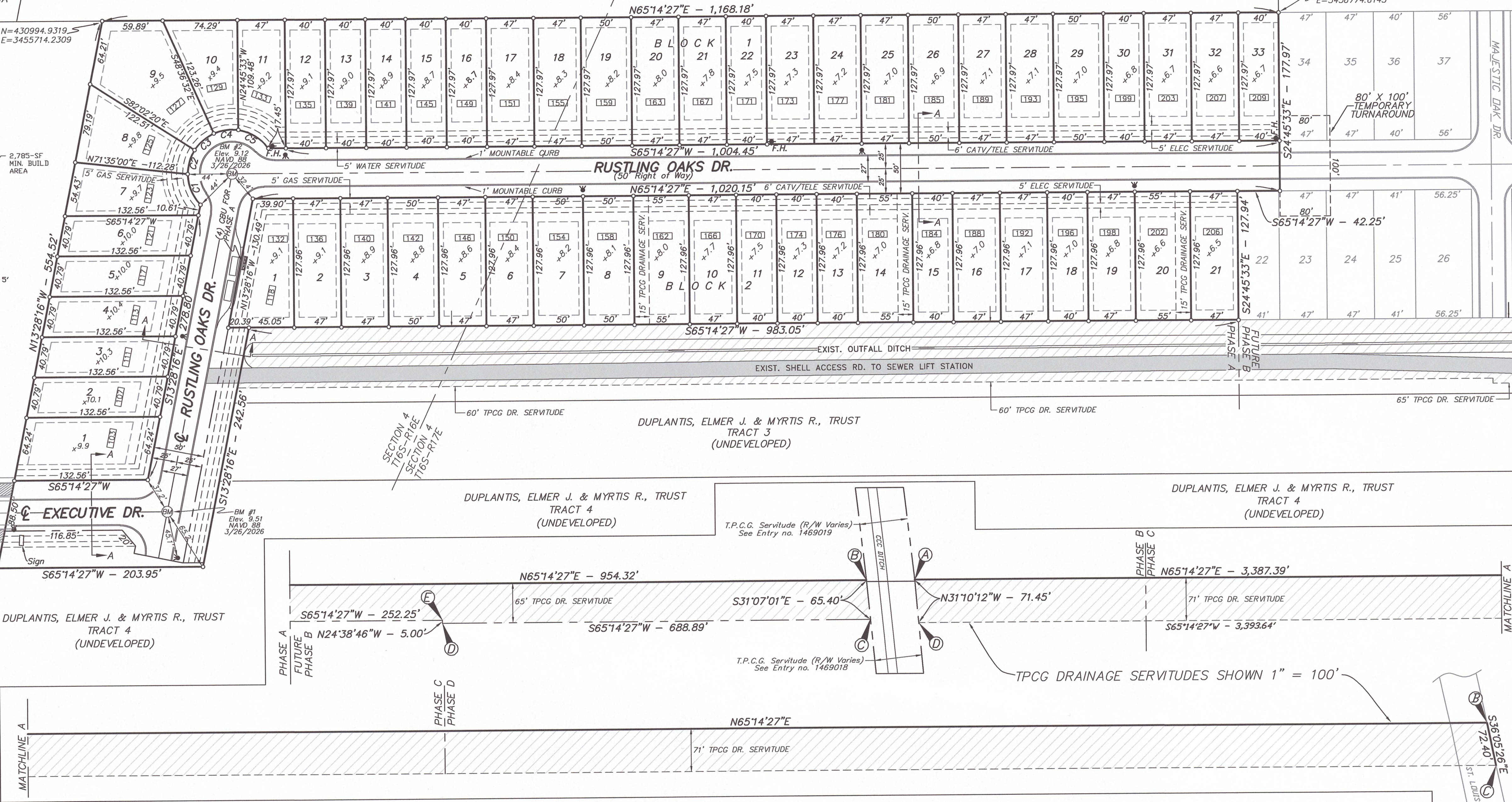
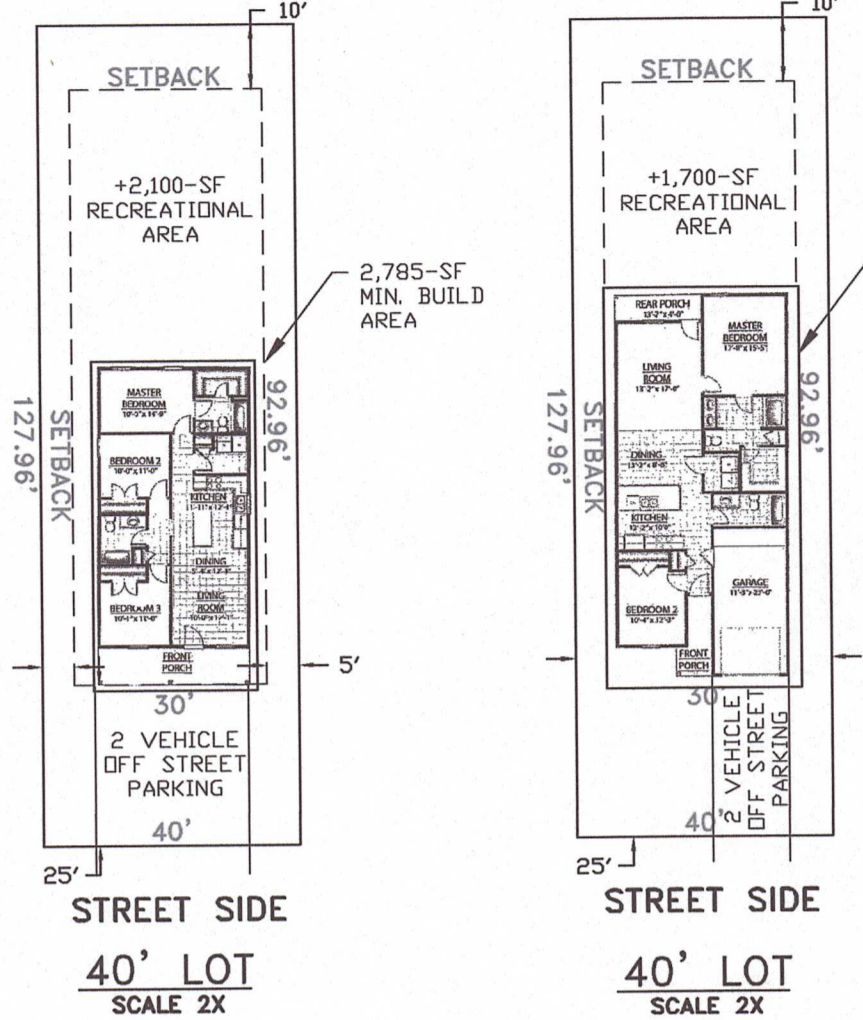
**PROJECT SITE**  
LEBOUEF, DANIEL JOHN & SUSANNA



SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC

SUSANNA KENNEDY LEBOUEF, OR ASSIGNS UNDEVELOPED

VICINITY MAP



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

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

**DEDICATION OF STREETS AND SERVITUDES**  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE, AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

**GENERAL NOTES:**

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

NOTE: This property is situated within ZONE "X" as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 00095 & 00100 E)

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**REFERENCE MAPS:**

"SURVEY OF TRACT 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ETAL" prepared by Kenneth L. Rembert, Surveyor dated April 6, 1977.

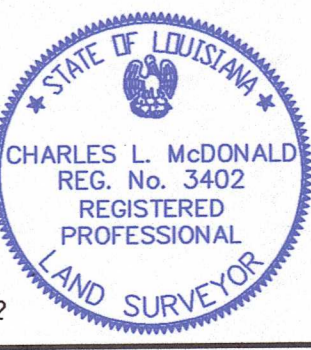
"ALTA/ACSM LAND TITLE SURVEY OF THE REMAINDER OF TRACT "B" OF THE REDIVISION OF PROPERTY BELONGING TO MYRTIS ROBICHAUX DUPLANTIS, ETAL" prepared by Charles L. McDonald, Land Surveyor, Inc. dated December 6, 2010.

"WALLACE J. THIBODAUX ESTATES" prepared by Milford & Associates, Inc. Consulting Engineers dated May 25, 2005 and recorded at entry no.1217736.

"WALLACE J. THIBODAUX ESTATES ADDENDUM No. 1 PHASE A & B" prepared by Milford & Associates, Inc. Consulting Engineers dated January 3, 2006 and recorded at entry no.1232595.

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

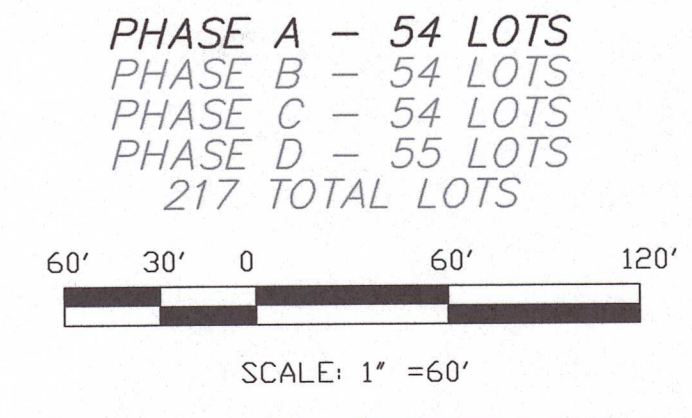
APPROVED: \_\_\_\_\_ REG. P.L.S. No. 3402



Curve #	Length	Radius	Chord Direction	Chord Length
C1	33.81'	44.00'	S46° 50' 11"E	32.98'
C2	25.07'	44.00'	S08° 25' 55"E	24.84'
C3	25.67'	44.00'	S24° 40' 34"W	25.31'
C4	25.00'	44.00'	S57° 40' 02"W	24.66'
C5	35.84'	44.00'	N82° 43' 11"W	34.86'

**LEGEND**

- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM BENCHMARK BRASS DISC SET IN CONCRETE
- x+x FINISH C/L LOT GRADE ELEVATIONS
- 0000 HOUSE NUMBERS



DATE	REVISION	BY

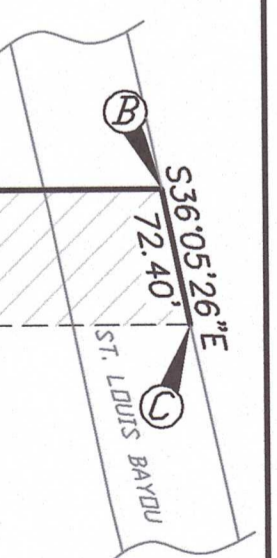
LAND USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT  
FINAL PLAT

THE COTTAGES AT CYPRESS RIDGE (PHASE A)  
PRIME LAND DEVELOPMENTS, LLC  
SECTION 4, T16S - R16E/R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS, HOUMA, LOUISIANA  
DRAWN: A.M.C.  
CHK'D: FEM III  
SCALE: 1" = 60'  
DATE: 25 MAR 26

CHARLES L. McDONALD,  
LAND SURVEYOR, INC. P.O. Box 1390 Gray, LA 70359  
JOB # 25-47 CAD # 2547-SD\_RD FILE #

CURB & GUTTER DRAINAGE  
TPCG COMMUNITY SEWER  
SCHRIEVER FIRE DISTRICT  
ATMOS GAS  
COMCAST  
ENERGY/SLECA  
COUNCIL DISTRICT NO. 2  
SCHOOL DISTRICT NO. 2  
ROAD LIGHTING DISTRICT NO. 1





# PLANNING COMMISSIONER TRAINING (ACT 859)

Saturday, May 2, 2026  
8:00 AM to Noon

South Central Planning & Development Commission  
5058 West Main  
Gray, LA

The Louisiana Chapter of the American Planning Association and South Central Planning and Development Commission are co-hosting a Planning Commissioner Workshop on Saturday, May 2, 2026, in Gray LA. This workshop is to help new commissioners and board of adjustment members meet the requirements of Act 859 (RS 33:103.1).

The workshop is offered free of charge, but **seating is limited** so advance registration is requested so that we can plan for the number of chairs, refreshments, etc. Please fill out the form below and e-mail your response to [mblack@tpcg.org](mailto:mblack@tpcg.org).

***Please respond by Noon on Thursday, April 23, 2026.***

***Although the law applies only to newly appointed Commissioners, this workshop is open to all Commissioners and Zoning Board members, as well as elected officials. Even experienced Commissioners, elected officials, and staff will benefit from attending the session***

Yes! I will attend the Planning Commissioner Workshop!

To register, email this completed form to:  
[mblack@tpcg.org](mailto:mblack@tpcg.org) by Noon, Thursday, April 23, 2026.

General Questions about the session? Call:  
**Mart Black, FAICP**  
Co-Chair, APA LA Commissioner Education Committee  
Cell: (985) 873-6889  
Email: [mblack@tpcg.org](mailto:mblack@tpcg.org)

PLANNING COMMISSIONER TRAINING	
DATE:	Saturday, May 2, 2026
TIME:	8:00 AM to Noon
LOCATION:	SCPDC 5058 West Main Gray, LA

Name \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_

Agency/Municipality/ Parish \_\_\_\_\_

## **AGENDA**

- 8:00 AM Welcome & Introductions
- 8:10 AM Historical Perspective
- 8:40 AM Planning & Law
- 9:15 AM Role of the Planning Commissioner in  
Development of the Comprehensive Plan
- 9:45 AM - Break-
- 10:00 AM Implementing the Comprehensive Plan
- 10:45 PM Ethics & Professionalism
- 11:15 PM State of the Practice
- 11:45 PM Emerging Issues in Planning
- 12:00 PM Louisiana Planning Resources and Wrap-Up



## **FACILITATORS**

MART BLACK, FAICP  
DIRECTOR, DEPARTMENT OF COASTAL RESTORATION AND PRESERVATION  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
HOUMA, LOUISIANA

JOANNE C. PORET, AICP  
PLANNING CONSULTANT  
MONROE LOUISIANA