

# 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

**MAY 21, 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**

**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 April 16, 2026

**E. COMMUNICATIONS**

**F. PUBLIC 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 (*Council District 6 / City of Houma & Bayou Cane Fire*)

**G. OLD BUSINESS:**

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*)

**H. NEW BUSINESS:**

Preliminary Hearing:

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision; Reginald Patterson & Barry Billiot, applicants; and call a Public Hearing for Thursday, June 18, 2026 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**I. STAFF REPORT:**

1. *Public Hearing*

Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts

2. *Public Hearing*

Discussion and possible action regarding notaries as home occupations

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. 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 April 16, 2026

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 21, 2026 INVOICES AND THE TREASURER’S REPORT OF APRIL 2026**

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Property (Tracts A1 & A2) belonging to SLMJ Land Company, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 2081 West Park Ave., Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Jonathan Cheramie  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV  
Approval Requested: Process D, Minor Subdivision  
Location: 304 Mozart Drive, Terrebonne Parish, LA  
Government Districts: Council District 1 / Grand Caillou Fire District  
Developers: Downing Brown / Jessica Medina Damas  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Variance Request: Variance for minimum lot sizes to be 5,625 sq. ft. in lieu of the required 6,000 sq. ft.  
  
d) Consider Approval of Said Application
3. a) Subdivision: Lot 1 [Houma Development Tract 3]  
Approval Requested: Process D, Minor Subdivision  
Location: 1789 Martin Luther King Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Hutton Development, LLC  
Surveyor: Tommy Semmes, Jr., P.L.S.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**H. STAFF REPORT:**

1. Discussion regarding the CDBG-DR Stormwater Master Plan
2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
3. Approval of Resolution regarding required Act 859 Training received by Commissioners on May 2, 2026
4. Reminder to those who haven’t completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

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

1. Lot Line Adjustment between Lots 2 and 3, Block 1 of Myrtle Grove Heights Subdivision; Section 9, T17S-R17E, Terrebonne Parish, LA (*104 Grenes Street / Councilman Steve Trosclair, District 9*)
2. Lot Line Adjustment between Lot 5-B-2, Lot 6-A, Lot 6-B-2, Lot 7-A, & Lot 7-B of the Redivision of a Portion of Four Point Estates Subdivision; Section 22, T20S-R17E, Terrebonne Parish, LA (*908, 910, 911, 912, 913, 914, 915, 916, & 917 Four Point Road, Dulac / Councilman Danny Babin, District 7*)
3. Survey and Redivision of Tract J and the Revised AMK, L.L.C. Tract belonging to Jimmy's Towing & Recovery, L.L.C. into Tract J-1 and Tract K; Section 96, T17S-R17E, Terrebonne Parish, LA (*411 North Hollywood Road / Councilman Charles "Kevin" Champagne, 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**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**MEETING OF APRIL 16, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 16, 2026 of the HTRPC to order at 7:18 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Jan Rogers, Vice-Chairman. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning 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.
1. Mr. Gold recused himself from Item G.2 regarding his minor subdivision application for Gold Estates.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Mr. Smith: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 19, 2026.”  
  
The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Gold: “THAT the HTRPC remit payment for the April 16, 2026 invoices and approve the Treasurer’s Report of March 2026.”  
  
The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Pernell Pellegrin, Martin & Pellegrin, CPAs, presented the 2025 Annual Audit to the Commission for ratification and acceptance.
    - a) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC ratify and accept the 2025 Annual Audit as presented by Martin & Pellegrin, CPAs.”  
  
The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski informed everyone that it was Mr. Lucio’s birthday.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Alicia & William Johnston requesting approval for Process D, Minor Subdivision, for the Redivision of Lot “E” to Property belonging to Rodney G. Huffaker, et ux, to Lot “E-1” & Lot “E-2”.
    - a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the division of property was for mortgage purposes.
    - b) There was no one from the public to speak on the matter.
    - c) Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon submitting all utility service availability letters and add the note from the original plat (approved in 2019) to the current plat in reference to Lots E-1 & E-2 (remove references to Lot F & G).
- e) Mr. Gold moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Redivision of Lot "E" to Property belonging to Rodney G. Huffaker, et ux, to Lot "E-1" & Lot "E-2" conditioned upon the submittal of all utility service availability letters and add the note from the original plat (approved in 2019) to the current plat in reference to Lots E-1 & E-2 (remove references to Lot F & G)."

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

- 2. The Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting approval for Process D, Minor Subdivision, for Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property.
- b) There was no one from the public to speak on the matter.
- c) Mr. McGuire moved, seconded by Mr. Smith: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the variances requested and that the one regarding the frontage was not needed but they did need a variance from the minimum lot size required as depicted on the plat in lieu of the 3,600 sq. ft. He further discussed the Staff Report and stated Staff recommended approval of the minimum lot size variance as well as the variance for 10' between buildings in lieu of the 15' required distance and conditional approval provided upon the submittal of all utility service availability letters and the existing fire hydrant on the corner of Gold Drive and Highway 56 be depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres with variances from the minimum lot size requirement as depicted on the plat in lieu of 3,60 sq. ft. and 10' between buildings in lieu of 15' and conditioned upon the submittal of all utility service availability letters and the existing fire hydrant at the corner of Gold Drive and Highway 56 be depicted on the plat."

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

- 3. The Chairman called to order an application by Prime Land Developments, LLC requesting final approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.

- b) Mr. Pulaski, on behalf of the Parish Engineer, TPCG Engineering Division, read a memo dated April 16, 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 compliance with Engineering punch list items and submittal of a construction bond in an amount subject to approval by the Developer and TPCG Administration.
- d) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC grant final approval of the application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase A, conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated April 16, 2026 [See *ATTACHMENT A*] and submittal of a construction bond in an amount subject to approval by the Developer and TPCG Administration.”

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

H. STAFF REPORT:

- 1. Ms. Jessica Kemp, Center for Planning Excellence (CPEX) gave a presentation and update on the Complete Streets Policy.
- 2. Mr. Pulaski stated the 2025 Annual Report had not yet been completed but will be for the next meeting on May 21, 2026.
- 3. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 have an opportunity to do so on Saturday, May 2, 2026 from 8:00 a.m. to Noon at South Central Planning & Development Commission’s office.

I. ADMINISTRATIVE APPROVAL(S):

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

- 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*)

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

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Bercegeay informed the Commission that the TPCG Council did not get a second for the motion to approve the Recreational Vehicles & RV Parks regulations, so they did not get passed.

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 as well as the status on the sidewalk project on Highway 316 from Park to Lost Bayou.
  - b) Mr. Billiot informed the Commission that the Houma United Nations would have as booth at Jazz Fest and encouraged anyone there to visit.
- 2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

M. Mr. Smith moved, seconded Mr. Billiot: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 8:04 p.m.”

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



April 16, 2026

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** *JES*  
**Staff Engineer** *BSO*

SUBJECT: **The Cottages at Cypress Ridge Phase A  
Final Inspection**

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Lights are not installed.
2. A bond or a letter of credit in the amount of 125% the cost to pave is required for the temporary turnarounds.
3. Date set should be stamped on the benchmarks.
4. Pollution Control:
  - a. Service Connection Agreement and payment has not been received.
  - b. Gravity Main Deficiencies:
    1. There is a low point between manhole 3 & 4. This needs to be to proper grade to flow properly.
  - c. Manhole Deficiencies:
    1. Manhole #1 - The invert of the manhole is higher than the pipe invert causing the camera not to fit for inspection.
    2. Manhole #2 is at the incorrect invert causing it to flow to the service.
  - d. Sewer Service Deficiencies:
    1. Lot #20 has the service pipe cut at ground level.
5. Drainage
  - a. Culverts 2, 10, damaged 15"RPVC cross drain culvert (bore thru).
  - b. Manhole 5A, lifting cables need to be cut.
  - c. CB-01 7, CB-08 13 seal voids under decking.
  - d. CB-08 17, CB- O8, seal voids in CB, CB not sealed properly, remove wood form, 24" RPVC culvert protruding into CB
  - e. Culvert 18, size on record drawings is incorrect.
  - f. CB-07 19, seal voids in CB, remove wood form.
  - g. Culvert 24, culvert damaged between 1st & 2nd joints.
  - h. Sheet 4B of the record drawings shows a culvert that was not installed.

**The Cottages at Cypress Ridge Phase A  
Final Inspection**

JES Memo to CP dated 4/16/2026

Page 2 of 2

6. Roads:
  - a. Cracked panel on Rustling Oaks Dr. at 132
  - b. Cracked curbing on Rustling Oaks Dr. at 140, 185, 188, & 192

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: F.E. Milford, III, P.E.  
Planning Commission  
Ernest Brown  
Engineering Division  
Reading File  
Council Reading File

# Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446  
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

April 2026

## HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		35,518.39
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems April 2026)	323.19	
USA Today Media Corp. (Publications - March)	1,060.65	
TPCG (March 2026 Postage)	180.38	
American Planning Association (2026 Membership Dues)	705.00	
United States Treasury (1st Quarter Taxes)	145.35	
CHASE BANK (Service Fees)	40.00	
TOTAL EXPENDITURES	2,454.57	
SUBTOTAL	33,063.82	
ACCOUNTS RECEIVABLE	1,868.62	
ENDING BALANCE	34,932.44	
Chase Bank - Savings Account		28,429.05
Chase One Bank - Checking Account		6,503.39
TOTAL		<u>34,932.44</u>

ROBBIE LINER, Chairman  
 JAN ROGERS, Vice Chairman  
 BARRY SOUDELIER, Secretary/Treasurer  
 MICHAEL BILLIOT  
 TERRY GOLD  
 CLARENCE MCGUIRE  
 ANGELE POIENCOT  
 TRAVION SMITH  
 WAYNE THIBODEAUX

CHRISTOPHER M. PULASKI, PLA  
 Director  
 BECKY M. BECNEL  
 Minute Clerk  
 DERICK BERCEGEAY  
 Legal Advisor  
 Terrebonne Parish  
 Consolidated Government  
 Planning & Zoning Department  
 www.tpcg.org/planning

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
 2026 - APRIL TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.48
Interest on Checking Account	0.06
David C. Coffman	10.00
Charles L. McDonald Land Surveyor, Inc	500.00
Charles L. McDonald Land Surveyor, Inc	177.20
Charles L. McDonald Land Surveyor, Inc	145.88
Prime Land Developments, LLC	785.00
Charles L. McDonald Land Surveyor, Inc	125.00
Brandon M. Trahan/Julie B. Trahan	125.00

Secretary/Treasurer

\$ 1,868.62

Approved by: \_\_\_\_\_ Title

Chairman

Approved by: \_\_\_\_\_ Title

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
P. O. BOX 1446  
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
5/21/2026		Michael Billiot	Per Diem	46.17
5/21/2026		Terry Gold	Per Diem	46.17
5/21/2026		Robbie R. Liner	Per Diem	46.17
5/21/2026		Clarence McGuire Jr.	Per Diem	46.17
5/21/2026		Angele Poiencot	Per Diem	46.17
5/21/2026		Jan J. Rogers	Per Diem	46.17
5/21/2026		Travion Smith	Per Diem	46.17
5/21/2026		Barry J. Soudelier	Per Diem	46.17
5/21/2026		Wayne Thibodeaux	Per Diem	46.17
5/13/2026		Becky Becnel	Reimbursement	3,643.97
5/21/2026	50020	Martin & Pellegrin, CPAs	2025 Audit	3,000.00
5/21/2026	GZ-01497	TPCG	April Postage	180.68
5/21/2026	7678751	USA Today Media Corp	April Adverting	519.10
TOTAL OPERATING EXPENDITURES				7,759.28

Date	Invoice	Vendor	Description	Amount
5/21/2026		H-T Reg. Plan Comm	Transfer	5,000.00

5/21/2026 \_\_\_\_\_ Secretary/Treasurer  
Date Title

5/21/2026 \_\_\_\_\_ Chairman  
Date Approved by: Title

5/21/2026 \_\_\_\_\_ Accountant  
Date Approved by: *Dana C. LeCompte* Title

Receipts May 1st through May 31st 2026

Delta Coat Consultants, LLC	198.08
Charles L. McDonald Land Surveyor, Inc	145.88
Charles L. McDonald Land Surveyor, Inc	171.00
AvidXChange, Inc./Hutton Real Estate Services, Inc.	177.20
Richard J. Cenac, III	125.00
Charles L. McDonald Land Surveyor, Inc	125.00
David Waitz Engineering & Surveying, Inc.	125.00

1,067.16

Chase Bank Money Market Account Balance \$24,496.21

Chase Bank Checking Account Balance \$3,744.11

# Houma-Correboune 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 checked="" 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: SLMJ Land Company, LLC Tracts A1 and A2
- Developer's Name & Address: Jonathan Cheramie, 320 Grand Lakes Dr, Thibodaux, LA 70301  
Owner's Name & Address: SLMJ Land Company, LLC, 320 Grand Lakes Dr, Thibodaux, LA 70301  
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Delta Coast Consultants, LLC

### SITE INFORMATION:

- Physical Address: 2081 West Park Avenue, Schriever, LA 70395
- Location by Section, Township, Range: Section 144, T15S-R16E
- Purpose of Development: Tract A2 is being created to be sold as Raw Land. Owner to keep Tract A1.
- 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: May 4, 2026 1" = 100'
- Council District / Fire Tax Area: Coun. Dist. 4, John Amadee / Schriever Fire Dist.
- Number of Lots: 2
- Filing Fees: \$198.08

### CERTIFICATION:

I, Chad J. Robichaux, certify this application including the attached data to be true and correct.

Chad J. Robichaux

Print Applicant or Agent

May 4, 2026

Date

Chad J. Robichaux  
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.

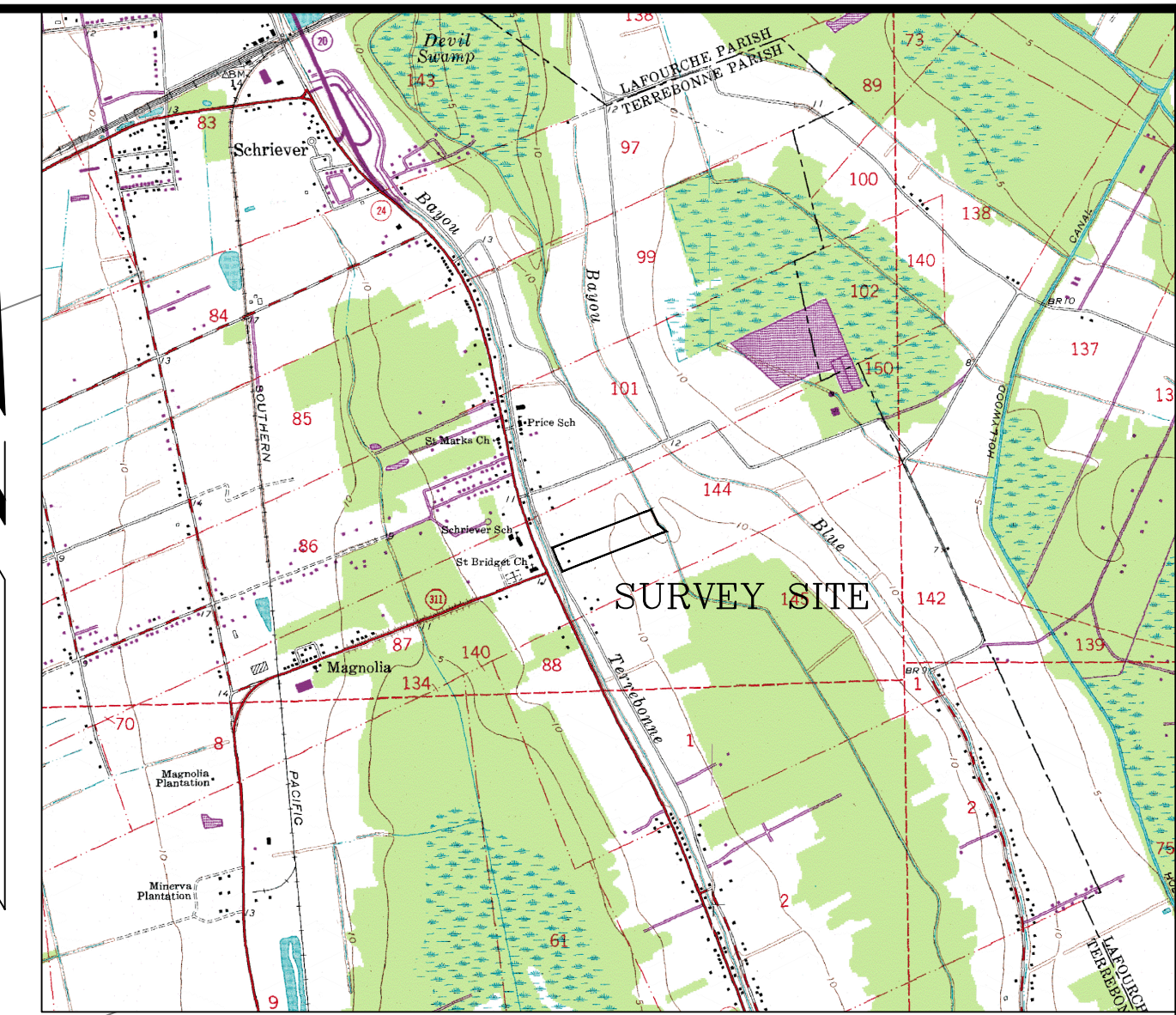
X JONATHAN CHERAMIE  
Print Name of Signature

X 4/30/26  
Date

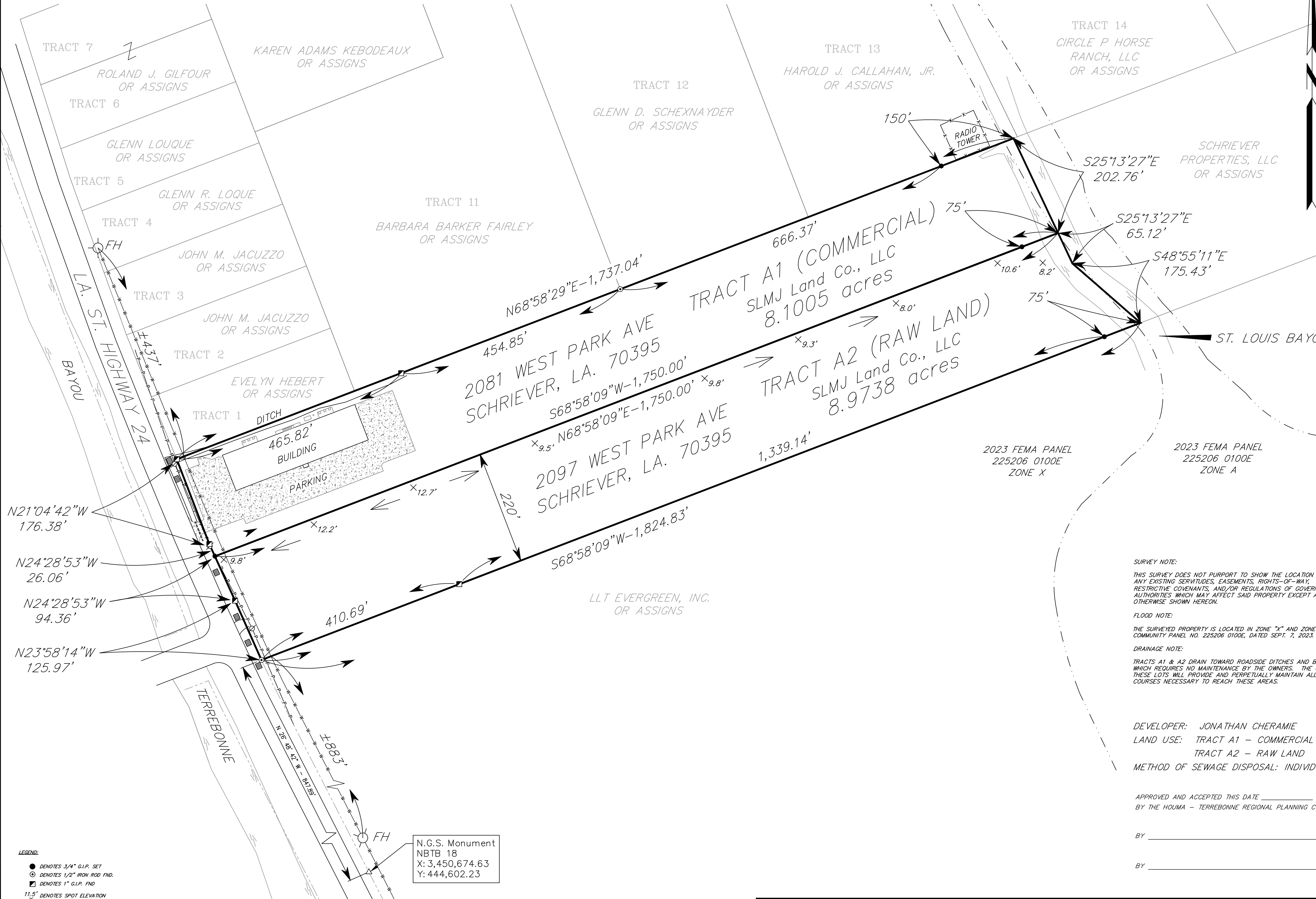
X [Signature]  
Signature

PC26/ 5 - 1 - 8

TERREBONNE PARISH  
T15S - R16E  
SECTION 144



VICINITY MAP  
NOT TO SCALE



- NOTE:  
REFERENCE BEARING IS S68°58'09"W ALONG THE SOUTHERN BOUNDARY LINE OF TRACT A2 TAKEN FROM REFERENCE PLATS NO. 1 AND NO. 2 BELOW.
- REFERENCES MAPS:
- PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC ENTITLED "SURVEY OF TRACTS 'A' AND 'B' OF PROPERTY BELONGING TO JACQUE F. MIRE, JR. LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED JANUARY 13, 2014.
  - PLAT PREPARED BY PROSPER TOUPS LAND SURVEYING LLC ENTITLED "SURVEY OF PROPERTY BELONGING TO JACQUE F. MIRE, JR. LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED AUGUST 20, 2012.
  - PLAT PREPARED BY HAROLD J. TERRACINA, LAND SURVEYOR ENTITLED "SURVEY PLAT SHOWING DIVISION LINES BETWEEN JACQUES MIRE AND ROBERT W. KAPPEL AND A PORTION OF THE LOWER PROPERTY OF JACQUES MIRE LOCATED IN THE ST. BRIDGET COMMUNITY SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA," AND DATED DECEMBER 29, 2007.
  - PLAT PREPARED BY CARL HECK ENGINEERS, INC. ENTITLED "MAP SHOWING THE DIVISION OF THE LEE JOSE CALLAHAN ESTATE INTO TRACTS 1 THRU 20, LOCATED IN SECTIONS 101 AND 144, T-15-S, R-16-E, TERREBONNE PARISH, LOUISIANA," AND DATED APRIL 30, 1982, LAST REVISED JUNE 19, 1984. SEE ENTRY NUMBER 737668 IN TERREBONNE PARISH CLERK OF COURT OFFICE.
  - PLAT PREPARED BY CARL HECK ENGINEERS, INC. ENTITLED "STATE HIGHWAY PROJECT NO. 855-06-13 HOUMA - SCHRIEVER HIGHWAY (GRAY - SCHRIEVER OVERPASS) TERREBONNE PARISH LA 639" AND DATED OCTOBER 7, 1982. SEE ENTRY NUMBERS 785216, 785219 & 792860 IN TERREBONNE PARISH CLERK OF COURT OFFICE.

**SURVEY NOTE:**  
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

**FLOOD NOTE:**  
THE SURVEYED PROPERTY IS LOCATED IN ZONE "X" AND ZONE "A" AS SHOWN ON FEMA MAP, COMMUNITY PANEL NO. 225206 0100E, DATED SEPT. 7, 2023.

**DRAINAGE NOTE:**  
TRACTS A1 & A2 DRAIN TOWARD ROADSIDE DITCHES AND BAYOU ST. LOUIS WHICH REQUIRES NO MAINTENANCE BY THE OWNERS. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**CERTIFICATION:**  
I certify that the survey depicted on this plat was performed on the ground under my supervision in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the Louisiana Professional Engineering and Land Surveying Board. The accuracy specifications and positional tolerances are in accordance with Rural Area Surveys.



DEVELOPER: JONATHAN CHERAMIE  
LAND USE: TRACT A1 - COMMERCIAL  
TRACT A2 - RAW LAND  
METHOD OF SEWAGE DISPOSAL: INDIVIDUAL TREATMENT

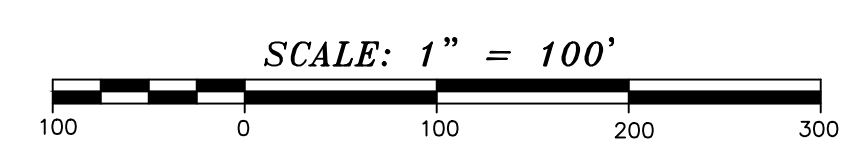
APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_  
BY \_\_\_\_\_

APPROVED: *Chad J. Robichaux*  
CHAD J. ROBICHAUX  
LA. LAND SURVEYOR REG. NO. 4882  
DELTA COAST CONSULTANTS, LLC  
631 S. HOLLYWOOD ROAD, HOUMA, LA 70360  
(985) 655-3100 - www.deltacoastllc.com

- LEGEND:**
- DENOTES 3/4" G.I.P. SET
  - DENOTES 1/2" IRON ROD FND.
  - ⊠ DENOTES 1" G.I.P. FND.
  - 11.5' DENOTES SPOT ELEVATION
  - ⊕ DENOTES FIRE HYDRANT
  - ⊙ DENOTES POWER POLE
  - ⊞ DENOTES CATCH BASIN
  - P- DENOTES OVERHEAD POWERLINE
  - W- DENOTES WATER LINE (APPROX.)

N.G.S. Monument  
NBTB 18  
X: 3,450,674.63  
Y: 444,602.23



NO.	REVISION	DATE
01	Add address for Tract A2, sewer note & monument	5/18/26

**DELTA COAST CONSULTANTS, LLC**  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360  
PHONE: 985-655-3100 www.deltacoastllc.com

DESIGNED BY \_\_\_\_\_ DRAWN BY PDP CHECKED BY CJR

SCALE AS SHOWN	<b>PLANNING COMMISSION MAP</b>	SHEET NO. <b>1</b> OF <b>1</b>
DATE 05/04/26		
PROJECT 2026.034	DIVISION OF PROPERTY BELONGING TO SLMJ LAND COMPANY, LLC LOCATED IN SECTION 144, T15S-R16E TERREBONNE PARISH, LOUISIANA	SCHRIEVER, LOUISIANA
FIELD BOOK FB 173 / PG 12		

# 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)

Variance requested for lot sizes. Lots are 5,625.0 sq ft instead of the 6,000 sq ft. as required

Variance requested for lot sizes. Lots are 5,625.0 sq ft instead of the 6,000 sq ft. as required

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

- Name of Subdivision: Division of Lot 69, Phase IV, Block 3 to Ashland North Subdivision  
Downing Brown 304 "B", Mozart Dr Houma, LA 70363
- Developer's Name & Address: Jessica Medina Damas 1052 Grand Caillou Rd Houma, LA 70363  
Owner's Name & Address: Jessica Medina Damas 1052 Grand Caillou Rd Houma, LA 70363  
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald Land Surveyor, Inc.

### SITE INFORMATION:

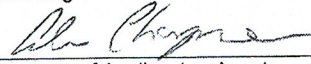
- Physical Address: 304 "B" Mozart Drive
- Location by Section, Township, Range: Section 59, T18S-R18E
- Purpose of Development: create an additional lot
- Land Use:  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial
- Sewerage Type:  
 Community  
 Individual Treatment  
 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: 4/10/2026 Scale: 1"=30'
- Council District / Fire Tax Area:  
1
- Number of Lots: 2
- Filing Fees: \_\_\_\_\_

### CERTIFICATION:

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

Alisa Champagne  
Print Applicant or Agent

4/30/2026  
Date

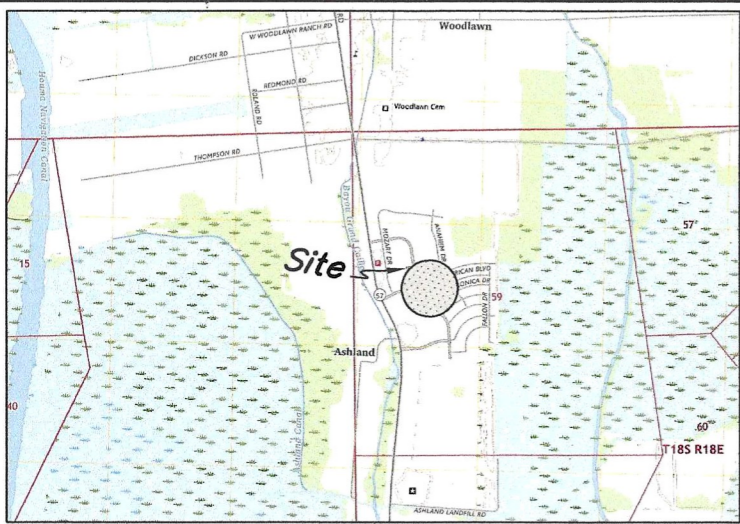
  
Signature of Applicant or Agent

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.

Jessica Medina Damas  
Print Name of Signatory

  
Signature

5/7/2026  
Date



VICINITY MAP

**Proposed Land Use:**  
Single Family Residential



LOT 70

BLOCK 3

LOT 68

MOZART DRIVE

DRIVE

EXPRESS

5' Non Exclusive Servitude  
in Favor of Bell South Tele.  
Communications

20' Private Sewer Connection  
Servitude for House Connections  
to Adjacent Lots and T.P.C.G.

5' South Coast  
Gas Servitude

**Benchmark**  
N: 378,059.3670  
E: 3,489,758.4590  
Elevation: 6.3'  
(NAVD 88)

FH

CAD #7432

**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: This property is situated within ZONE "AE" (EL 11 Feet) as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 22109C 0275 E)

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

NOTE: Method of sewer discharge T.P.C.G. Community Sewer.

**REFERENCE MAP**

"REDIVISION OF BLOCKS 3 & 18 ASHLAND NORTH SUBDIVISION PHASE IV", prepared by Keneth L. Rembert, Surveyor, dated July 13, 1999, and recorded at entry no. 1062579.

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

BY: \_\_\_\_\_ For: \_\_\_\_\_

**MAP SHOWING THE DIVISION OF  
LOT 69, PHASE IV, BLOCK 3,  
TO ASHLAND NORTH SUBDIVISION  
LOCATED IN SECTION 59, T18S - R18E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30'

10 APRIL 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:

*Charles L. McDonald*

REG. P.L.S. No. 3402

# 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
- B.  Mobile Home Park  
 Residential Building Park
- C.  Major Subdivision  
 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: 7Brew
2. Developer's Name & Address: Hutton Development LLC, 736 Cherry St, Chattanooga, TN 37406  
Owner's Name & Address: Crescent Farms Plantation, LLC, PO Box 1548, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
3. Name of Surveyor, Engineer, or Architect: Surveyor: Tommy semmes, Jr, Professional Land Surveyors LLC

### SITE INFORMATION:

4. Physical Address: 1789 Martin Luther King Blvd, Houma, LA 70360
5. Location by Section, Township, Range: 13, 17, 17
6. Purpose of Development: Purchase of acreage for single tenant commercial building
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:  
5/1/2026, 1"=30'
12. Council District / Fire Tax Area:  
12
13. Number of Lots: 1
14. Filing Fees: \$177.20

### CERTIFICATION:

I, Alexander Rucker, certify this application including the attached data to be true and correct.

Alexander Rucker  
Print Applicant or Agent  
5/6/2026  
Date

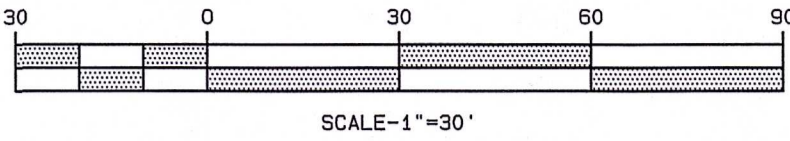
  
Signature of Applicant or Agent

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.

Edmund S. McCollam  
Print Name of Signature  
5/7/26  
Date

Authenticat  
Edmund S McCollam  
Signature

SITUATED IN  
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 17 EAST  
SOUTHEASTERN DISTRICT WEST OF THE MISSISSIPPI  
TERREBONNE PARISH, LOUISIANA



**SURVEY LEGAL DESCRIPTION**

A certain tract or parcel of land situated in Section 33, Township 17 South, Range 17 East, Southeastern District West of the Mississippi, Terrebonne Parish, Louisiana, and being more particularly described as follows:

Commence at 2" iron pipe found marking the Northwest corner of a certain tract on parcel of land (Tract "B") conveyed to Crescent Farms Plantation, LLC, as per deed of record in Instrument No. 1036704 of the records of Terrebonne Parish, Louisiana, and proceed South 22 degrees 35 minutes 27 seconds East, a distance of 1,520.06 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence proceed North 74 degrees 02 minutes 53 seconds East, a distance of 265.98 feet to a 5/8" rebar set on the West right-of-way line of Martin Luther King Jr Boulevard; thence proceed Southeast along a curve to the left and the West right-of-way line of Martin Luther King Jr Boulevard for an arc length of 240.98 feet (Radius = 11,555.16 feet, Chord = South 21 degrees 04 minutes 34 seconds East - 240.97 feet) to a point on the South line of Tract "B" of said Crescent Farms Plantation, LLC tract (said point falls in a large drainage ditch); thence proceed North 83 degrees 18 minutes 16 seconds West along the South line of Tract "B" of said Crescent Farms Plantation, LLC tract, a distance of 212.62 feet to a point; thence proceed North 89 degrees 46 minutes 16 seconds West along the South line of Tract "B" of said Crescent Farms Plantation, LLC tract, a distance of 109.05 feet to a point; thence proceed North 17 degrees 21 minutes 53 seconds West, a distance of 127.73 feet to the POINT OF BEGINNING, containing 1.185 Acres, more or less, and being subject to all other rights-of-way, easements and servitudes of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Thomas A. Semmes, Jr., Registered Professional Land Surveyor, dated June, 2025 and revised March, 2026.

**REFERENCE PLATS:**

1) PLAT OF SURVEY OF HOUMA DEVELOPMENT TRACT 3 WITHIN SECTIONS 71, 81 & 94, T 17 S-R 16 E AND SECTIONS 28, 29, 30, 31, 32, 33, 35, 101 & 102, T 17 S-R 17 E OF THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA, PREPARED BY T. BAKER SMITH & SON, INC., DATED OCTOBER 7, 1971.

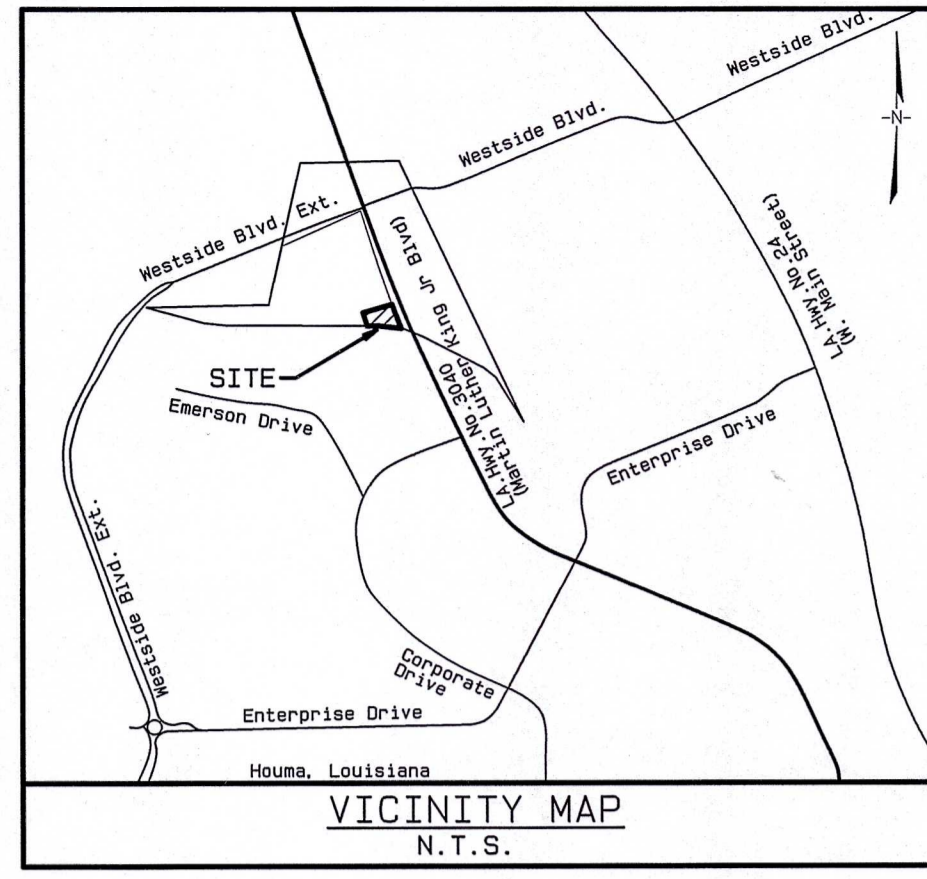
2) PLAT OF SURVEY OF CRESCENT FARMS PLANTATION, L.L.C., RAW LAND DIVISION OF THE REMAINING AREA OF CRESCENT FARMS PLANTATION ALONG MARTIN LUTHER KING, JR. BLVD., SECTIONS 32 AND 33, T 17 S-R 17 E OF THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA, PREPARED BY JAMES B. PELLEGRIN, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED FEBRUARY 29, 2024.

**FLOOD ZONE DATA**

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22109C0235E (SEPTEMBER 7, 2023) FOR TERREBONNE PARISH, LOUISIANA. THIS PROPERTY LIES IN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING)); BASE FLOOD ELEVATIONS DETERMINED.

**LEGEND**

- FOUND MONUMENTATION
- SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
- CENTERLINE OF ROAD
- - - RIGHT-OF-WAY LINE
- - - SERVITUDE LINE
- - - TOP OF SLOPE/DITCH OR DEPRESSION LINE
- ⊥ OF DITCH OR SWALE
- P — OVERHEAD POWER LINE
- S — SANITARY SEWER
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ FIBER OPTIC MARKER
- ⊙ SANITARY SEWER MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- Z CONTIGUOUS LAND OWNERSHIP
- LOT 1 LOT NUMBER
- ASPHALT
- DRAINAGE SERVITUDE
- 1779 INDICATES MUNICIPAL STREET ADDRESS



NAME OF DEVELOPER: HUTTON  
 NAME OF ENGINEER: FORTYDOT4 ENGINEERING DESIGN  
 BRYAN S. PRESSNELL, P.E.  
 NAME OF SURVEYOR: TOMMY SEMMES, JR., R.P.L.S.  
 NO. 4795, LOUISIANA

**DEDICATION**

STATE OF LOUISIANA  
 PARISH OF TERREBONNE

Before me, the undersigned Notary Public, personally came and appeared:

Crescent Farms Plantation, LLC, herein represented by Edmund S. McCollam, its Authorized person, who declares and acknowledges that they are the owners of the property hereon shown, and they have platted the property into one LOT as shown hereon.

The servitudes as shown are hereby dedicated for utilities and/or drainage, and, may be used for common elements of the subdivision.

THIS DONE AND SIGNED at \_\_\_\_\_, Louisiana, on this the \_\_\_ day of \_\_\_\_\_, 2026, in the presence of the undersigned competent witnesses and me, said Notary Public.

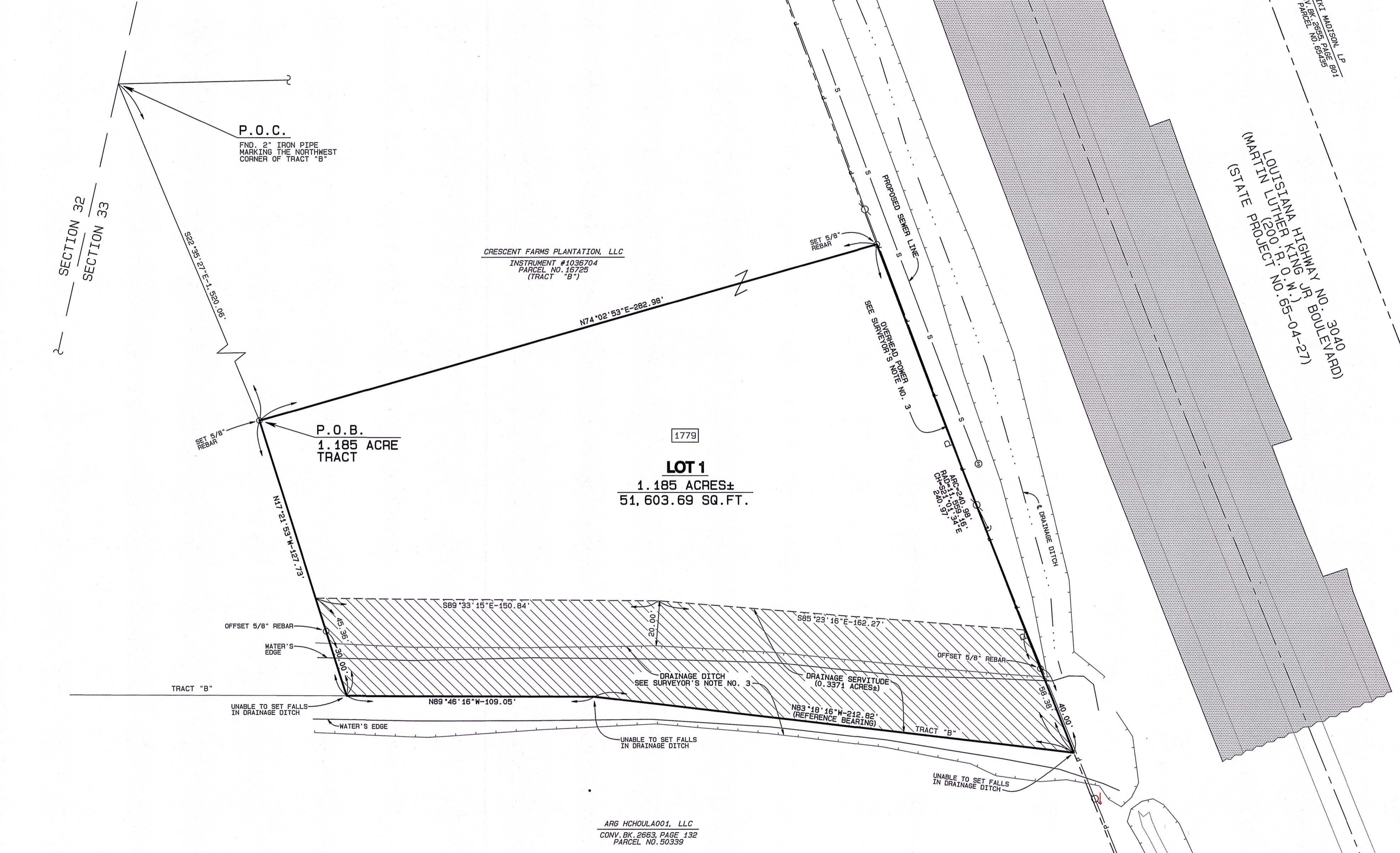
WITNESSES:

Crescent Farms Plantation, LLC

Edmund S. McCollam  
 Authorized person

Notary Public \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 I.D. NO. \_\_\_\_\_

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



**SERVITUDE REQUIREMENTS AND DEDICATION:**

THE DRAINAGE SERVITUDE SHOWN HEREON CONFORMS TO THE TERREBONNE PARISH REGULATIONS AS PER ORDINANCE NO. 7449, 4-16-08.

**PROPERTY:**

ZONING CLASSIFICATION:  
 C-2 (GENERAL COMMERCIAL DISTRICT)

SETBACK REQUIREMENTS:

FRONT 25'  
 REAR/BACK 25'  
 SIDE/INTERIOR 6'

**SURVEYOR'S NOTES:**

1) BEARINGS SHOWN HEREON HAVE BEEN DETERMINED BY G.P.S. OBSERVATION TAKEN AT SITE BASED ON NAD 83 DATUM, LOUISIANA SOUTH ZONE 1702. (REFERENCE BEARINGS ALONG THE SOUTH LINE OF SUBJECT TRACT).

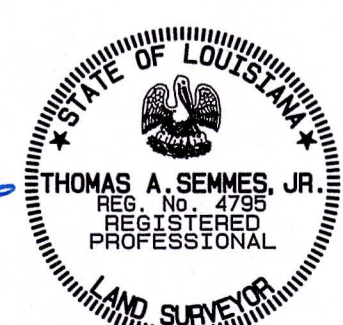
2) THIS SURVEY IS BASED ON TITLE COMMITMENT (FILE NO. 25-006420-960) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 20, 2025 SIGNED BY UNITED TITLE OF LOUISIANA, INC.

3) THERE WERE NO RECORDED SERVITUDES OR RIGHT-OF-WAYS FOR THESE TWO LOCATIONS (OVERHEAD ELECTRIC AND/OR DRAINAGE) FURNISHED IN THE SCHEDULE B11 EXCEPTIONS IN TITLE COMMITMENT (FILE NO. 25-006420-960)

**CERTIFICATION**

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "A" survey in accordance with the Standards of Practice For Property Boundary Surveys as established by the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of that survey and have monumented the corners of each lot with a 5/8" Iron Pin.

Thomas A. Semmes, Jr. 5/19/2026  
 P.L.S. No. 4795  
 P.O. Box 2433  
 West Monroe, Louisiana 71294  
 (318) 651-9041



**HUTTON'S HIGHWAY NO. 3040 SUBDIVISION**

LOUISIANA STATE HIGHWAY NO. 3040, HOUMA, LA

SITUATED IN  
 SECTION 33  
 TOWNSHIP 17 SOUTH, RANGE 17 WEST  
 SOUTHEASTERN DISTRICT WEST OF THE MISSISSIPPI  
 TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30' CLIENT: HUTTON MAY, 2026

TOMMY SEMMES, JR.  
 PROFESSIONAL LAND SURVEYING CO., INC.  
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71294  
 (318) 651-9041

DATE	DESCRIPTION	BY

# 2025 ANNUAL REPORT

## 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  
Michael Billiot  
Terry Gold  
Clarence McGuire  
Angele Poiencot  
Travion Smith  
Wayne Thibodeaux

## HTRPC Staff

Christopher Pulaski, PLA  
Planning & Zoning Director  
Becky Becnel, Minute Clerk  
Zoning Administrator  
Henri Lucio, Planner I  
Derick Bercegeay  
Commission Attorney

# HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

TPCG DEPARTMENT OF PLANNING & ZONING

May 21, 2026

Honorable Jason W. Bergeron  
Parish President, TPCG

Honorable Brien Pledger  
Council Chairman, TPCG Council



The Houma-Terrebonne Regional Planning Commission established an ambitious set of goals and objectives for the year 2025 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



Construction began on two affordable housing apartment complexes in 2025. The 40-unit West Tunnel Lofts which opened in April 2026 and the 120-unit Oaks on the Bayou which is scheduled to open in November 2026.

Houma-Terrebonne Regional Planning Commission  
P.O. Box 1446, Houma, Louisiana 70361  
Phone 985-873-6793  
[tpcg.com/planning](http://tpcg.com/planning) [htrpcinfo@tpcg.org](mailto:htrpcinfo@tpcg.org)

# Houma-Terrebonne Regional Planning Commission

The Houma-Terrebonne Regional Planning Commission held twelve (12) Regular Monthly Meetings in 2025 and no special meetings.

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

Applications Submitted:	38
Applications Withdrawn:	1
Applications Denied:	0
Applications Pending:	2
<b>Applications Approved:</b>	<b>35</b>

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 2025, sixty-two (62) Administrative Approval applications were approved.

## HTRPC Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Approved	Pending	Total Lots/Spaces
Process A - Re-Subdivisions	3	-	-	3	-	5
Process A - Raw Land Divisions	2	-	-	2	-	6
Process B - Residential Building Parks	-	-	-	-	-	-
Process B - Mobile Home Parks						
Conceptual & Preliminary	-	-	-	-	-	n/a
Engineering	-	-	-	-	-	n/a
Final	1	-	-	1	-	9
Process C - Major Subdivisions						
Conceptual & Preliminary	1	-	-	1	-	n/a
Engineering	1	-	-	1	-	n/a
Final	1	-	-	1	-	32
Process D - Minor Subdivisions	29	1	-	26	2	85
<b>Totals</b>	<b>38</b>	<b>1</b>	<b>0</b>	<b>35</b>	<b>2</b>	<b>137</b>

## Zoning & Land Use Commission

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, held twelve (12) Regular Monthly Meetings in 2025.

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

Applications Submitted:	16
Applications Withdrawn:	0
Applications Denied:	0
Applications Pending:	0
<b>Applications Approved:</b>	<b>16</b>

## Zoning & Land Use Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Pending Council Approval	Approved
Home Occupation	0	-	-	n/a	0
Parking Plan	2	-	-	n/a	2
Planned Building Group	4	-	-	n/a	4
Planned Unit Development	-	-	-	n/a	-
Planning Approval	2	-	-	n/a	2
Rezoning Application	8	-	-	0	8
Special Plan (Truck Stops)	-	-	-	n/a	-
<b>Totals</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>

## Commissioner and Staff Training & Education

- Commissioners and Staff completed the Louisiana Ethics Training for Public Servants and Preventing Sexual Harassment Training by the State Civil Service.
- Commissioner Michael Billiot attended the 2025 American Planning Association's National Conference held at the end of March in Denver, Colorado.
- Planning Director, Chris Pulaski, attended the ASLA National Conference in New Orleans in October 2025.

## Master Plan Implementation and Update Status

- The Main Street Corridor Master Plan was one of several HTRPC documents that the CDBG-DR project team is using to develop the plans for improvements to Main Street as part of the Main Street Complete Streets project. 30% Design Development plans are expected at the end of May for review by officials and the Public.
- Two more CDBG-DR projects under design are the Community Sewer Master Plan and the Stormwater Master Plan.
- All of the above listed plans and projects as well as the 2026 Hazard Mitigation Plan Update which are to be used as appendices to the 2026 Comprehensive Master Plan Update. The Parish will be seeking to initiate this comp plan update in Fall 2026.
- Parish and project partners HTRPC, CPEX, SCPDC, and LSU AgCenter initiated a Complete Streets Policy development planning project. The project is about to enter public comment and demonstration project phase. Policy is scheduled for final draft review and adoption in Fall 2026.
- Phase 2 of the Valhi Multi-Use Path began construction in late 2025 and is scheduled for completion in Summer 2026. Phase 1 will begin in Summer/Fall of 2026.

## Goals for 2026

- 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 and Minor Mobile Home Park Approval Procedures
- Revisit the development of RV/Travel Trailer Park regulations with Parish Council.
- Improve the Parish's Community Rating System (CRS).
- Planning Commissioner training for all of the members that have yet to complete the required training. Session was offered in May 2026. Another session will be available at State APA Conference in October. Regional Planning Commissions are also considering offering training throughout the year.

OFFERED BY:

SECONDED BY:

**TERREBONNE PARISH**

**STATE OF LOUISIANA**

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**

**RESOLUTION NO. HTRPC-2026-001**

**A Resolution to certify that named Commissioner(s) attended a training workshop in compliance with the four (4) hours of training requirements of Act 859 of the 2004 Louisiana Legislature.**

**WHEREAS;** Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of planning commissions, zoning boards of adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

**WHEREAS;** it is important that all commissioners, zoning board of adjustments members, and similar board members should have a basic understanding of planning, land use, zoning laws, and ethics in order to better fulfill their responsibilities; and

**WHEREAS** a Planning Commissioner’s workshop was held on May 2, 2026 in Houma, Louisiana; and

**BE IT RESOLVED** that the Houma-Terrebonne Regional Planning Commission certifies that the following Commissioners attended said workshop on May 2, 2026 and that these Commissioners hereby complies with the four hours of training requirements of Act 859;

- Commissioner John Terry Gold, Jr.
- Commissioner Robbie Liner
- Commissioner Clarence McGuire, Jr.

**The Chairman declared this resolution ADOPTED on this, the 21st day of May, 2026.**

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**ROBBIE LINER, CHAIRMAN  
HOUMA-TERREBONNE  
REGIONAL PLANNING COMMISSION**

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