

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

JULY 16, 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:

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 June 18, 2026

E. COMMUNICATIONS

F. STAFF REPORT:

1. *Public Hearing*
Discussion and possible action regarding the definition of animal sales and services (limited) which would allow pet shops and pet grooming in C-1 (Central Business) zoning district

G. COMMISSION COMMENTS:

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

H. PUBLIC COMMENTS

I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIENCE

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 June 18, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 16, 2026 INVOICES AND THE TREASURER'S REPORT OF JUNE 2026

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Eric Paul Prestenbach (Tracts 1-A & 1-B)
Approval Requested: Process D, Minor Subdivision
Location: 165 W. Prestenbach Court, Terrebonne Parish, LA
Government Districts: Council District 5 / Coteau Fire District
Developer: Shane Duplantis
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Adlean Smith Johnson
Approval Requested: Process D, Minor Subdivision
Location: 4679 Bayouside Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Glenn Brunet
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Consider Approval of Said Application

H. OTHER BUSINESS:

1. Discussion and possible action regarding Tracts “A” & “B”, A Redivision of Property of Marvin Marmande, Jr., et al, Section 102, T17S-R17E, Terrebonne Parish, LA as it pertains to the Master Transportation Plan

I. 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 2026
2. Discussion and possible action regarding the HTRPC By-Laws as it pertains to Act 859 training, annual ethics & sexual harassment trainings, and meeting attendance

J. ADMINISTRATIVE APPROVAL(S):

1. Tract "A" (Raw Land) being the Division of Property belonging to Lana Hebert Freeman; Section 19, T17S-R16E, Terrebonne Parish, LA (*Tyos Court / Councilman Danny Babin, District 7*)
2. Lot Line Shift between Tracts 1, 8, & 9 of the Beatrous Campsites; Sections 53 & 54, T19S-R17E, Terrebonne Parish, LA (*1745 & 1749 Dr. Beatrous Road, Theriot / Councilman Danny Babin, District 7*)
3. Redivision of Property belonging to the Buquet Corporation; Section 87, T19S-R17E, Terrebonne Parish, LA (*8230 Shrimpers Row / Councilman Danny Babin, District 7*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF JUNE 18, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 18, 2026 of the HTRPC to order at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Clarence McGuire, Mr. Travion Smith, and Mr. Wayne Thibodeaux. 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. *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 May 21, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC remit payment for the June 18, 2026 invoices and approve the Treasurer’s Report of May 2026.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Gold: “THAT Old Business be removed from the table and be considered at this time.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order under Old Business, an application by Downing Brown & Jessica Medina Damas requesting approval for Process D, Minor Subdivision, for Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV.
- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the matter was tabled at the previous meeting because they were awaiting TPCG Engineering Division’s approval of the drainage calculations.
- b) There was no one from the public to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance and subdivision of property based on the court ruling by Judge Arceneaux as part of a community property settlement.
- d) Mr. Billiot moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV with a variance from the minimum lot size requirement (5,625 sf in lieu of the required 6,000 sf).”
- The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Consolidated Government requesting approval for Process D, Minor Subdivision, for the Division of Tracts B and C belonging to Acadia Agricultural Holdings, LLC into Tracts B-1, B-2, C-1, & C-2.
 - a) Mr. Pulaski discussed the location and division of property that will enable the Parish to purchase Tract B-1 using program funds as part of the CDBG-DR project for use as a trash transfer facility which will replace the one near the Ashland Landfill which is in a flood zone. He also discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility service availability letters and addresses depicted on the plat.
 - b) The Chairman recognized Connie Bourg, 5953 Alma Street, who inquired about mitigation for the swamp land and runoff.
 - c) Mr. Pulaski stated the Parish will not have to do mitigation and the Department of Environmental Quality will have oversight of the project.
 - d) Mr. Rogers moved, seconded by Mrs. Poencot: "THAT the Public Hearing be closed."

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

 - e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tracts B and C belonging to Acadia Agricultural Holdings, LLC conditioned upon the submittal of all utility service letters and addresses being depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by William F. Boudreaux requesting approval for Process D, Minor Subdivision, for Tract 36-A & 36-B into Revised Tract 36-A & 36-B being a part of Greenwood-Oak Forest Plantation Estates.
 - a) Mr. Wyatt Aucoin, Delta Coast Consultants, LLC, discussed the location and division of property.
 - b) There was no one from the public to speak on the matter.
 - c) Mr. Soudelier moved, seconded by Mrs. Poencot: "THAT the Public Hearing be closed."

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

 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the fire hydrant distance requirements that was within the 10% allowance and the minor subdivision.
 - e) Mr. Billiot moved, seconded by Mrs. Poencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 36-A & 36-B into Revised Tract 36-A & 36-B being a part of Greenwood-Oak Forest Plantation Estates with a variance from the fire hydrant distance requirements (175' in lieu of the required 250', within the 10% allowance)."

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

I. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the ethics and sexual harassment training for 2026 to do so.
 - a) Discussion was held regarding consequences of any Commissioners not doing the Act 859 Planning Commissioner training with the required time. Mr. Bercegeay stated they could be removed from the Commission or could affect approvals that had close votes. Mr. Pulaski stated that they were working to have the trainings more available to Commissioners.
 - b) Discussion was held regarding Commissioners repeatedly missing meetings and there being no ramifications stated in the By-Laws. It was suggested that a committee look into updating the By-Laws to address the issues that it was lacking.
 - c) The matter will be placed on the next meeting agenda to discuss making changes to the By-Laws and how to address the issues at hand regarding trainings and meeting attendance.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2."

1. Survey of Lot A-1 and Lot A-2 belonging to AF Properties, L.L.C. into Lot A-1-A and Lot A-2-A; Sections 29 & 30, T19S-R18E, Terrebonne Parish, LA (6437 Highway 56, Chauvin / Councilwoman Kim Chauvin, District 8)
2. Boundary Agreement Line A-B between Terrebonne Parish Consolidated Government and Waitz & Downer Rentals, LLC, Block 8, City of Houma; Section 7, T17S-R17E, Terrebonne Parish, LA (424 Roussell Street & 537 Verret Street / Councilman Brien Pledger, District 1)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Soudelier moved, seconded Mrs. Poiencot: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:42 p.m."

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



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

Houma-Terrebonne Regional Planning Commission

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

June 2026

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 28,273.15

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems June 2026)

277.02

USA Today Media Corp.
(Publications - May)

1,707.75

TPCG
(May 2026 Postage)

242.36

CHASE BANK
(Service Fees)

40.00

TOTAL EXPENDITURES 2,267.13

SUBTOTAL 26,006.02

ACCOUNTS RECEIVABLE 563.10

ENDING BALANCE 26,569.12

Chase Bank - Savings Account 20,059.70

Chase One Bank - Checking Account 6,509.42

TOTAL 26,569.12

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 - June TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.41
Interest on Checking Account	0.05
Terrebonne Parish Consolidated Governemnt	156.32
Delta Coast Consultants, LLC	125.00
Delta Coast Consultants, LLC	31.32
David Waitz Engineering & Surveying, Inc.	125.00
Terrebonne Parish Consolidated Governemnt	125.00

	Secretary/Treasurer
Approved by: _____	Title

\$	563.10
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	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
7/16/2026		Michael Billiot	Per Diem	46.17
7/16/2026		Terry Gold	Per Diem	46.17
7/16/2026		Robbie R. Liner	Per Diem	46.17
7/16/2026		Clarence McGuire Jr.	Per Diem	46.17
7/16/2026		Angele Poiencot	Per Diem	46.17
7/16/2026		Jan J. Rogers	Per Diem	46.17
7/16/2026		Travion Smith	Per Diem	46.17
7/16/2026		Barry J. Soudelier	Per Diem	46.17
7/16/2026		Wayne Thibodeaux	Per Diem	46.17
7/13/2026		United States Treasury	2nd QTR Taxes	153.00
7/16/2026	7768373	USA Today Media Corp	June Adverting	210.60
7/16/2026	GZ-01503	TPCG	June Postage	146.35
TOTAL OPERATING EXPENDITURES				<u>925.48</u>

Date	Invoice	Vendor	Description	Amount
		H-T Reg. Plan Comm	Transfer	-

<u>7/16/2026</u>	<u>Secretary/Treasurer</u>
Date	Title

<u>7/16/2026</u>	<u>Chairman</u>
Date	Title

<u>7/16/2026</u>	<u>Accountant</u>
Date	Title

Approved by: *Mark C. ReCompte*

Receipts July 1st through July 31st 2026

Charles L. McDonald Land Surveyor, Inc.	187.64
Charles L. McDonald Land Surveyor, Inc.	171.00
Delta Coast Consultants, LLC	166.76
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00

900.40

Chase Bank Money Market Account Balance \$20,960.10

Chase Bank Checking Account Balance \$5,583.94

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. ☐ Raw Land | B. ☐ Mobile Home Park |
| ☐ Re-Subdivision | ☐ Residential Building Park |
| C. ☐ Major Subdivision | ☐ Conceptual/Preliminary |
| ☐ Conceptual | ☐ Engineering |
| ☐ Preliminary | ☐ Final |
| ☐ Engineering | D. ☒ Minor Subdivision |
| ☐ 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: Map showing division of property belonging to Eric Paul Prestenbach
- Developer's Name & Address: Shane Duplantis 146 Peanut Ln. Thibodaux, LA 70301
Owner's Name & Address: Eric Paul Prestenbach 142 Silkwood Ct Houma, LA 70364
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: 165 Prestenbach Ct
- Location by Section, Township, Range: Section 55, T16S-R17E
- Purpose of Development: To create two tracts of record
- 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: 6/29/2026 Scale: 1"=60'
- Council District / Fire Tax Area: _____
- 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

Alisa Champagne
Signature of Applicant or Agent

6/29/2026
Date

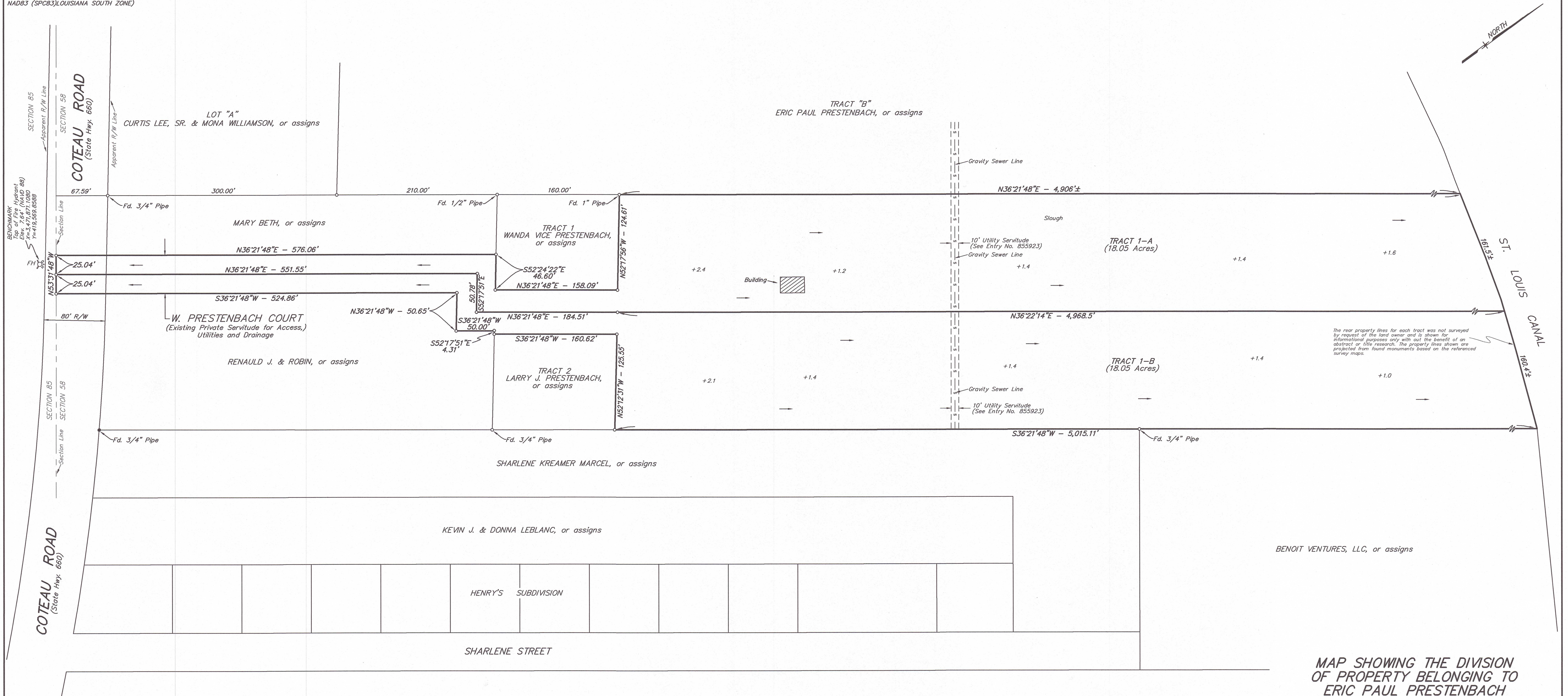
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

Eric P. Prestenbach
Print Name of Signature

Eric P. Prestenbach
Signature

6/29/26
Date

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



MAP SHOWING THE DIVISION
OF PROPERTY BELONGING TO
ERIC PAUL PRESTENBACH
LOCATED IN SECTION 58, T16S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

9 JUNE 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. Hall REG. P.L.S. No. 3402

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" = 60'
DATE: 29 AUG 24

Reference Map:
"MAP SHOWING THE PARTITION OF PROPERTY CLAIMED BY WILLIE PRESTENBACH" prepared by Douglas S. Talbot, C.E. dated August 11, 1964 and recorded at entry no. 342160.

"SURVEY OF TRACT A-C-D-E-F-G-A" prepared by Keneth L. Rembert, Surveyor dated June 16, 1982..

"MAP SHOWING PROPERTY LINE ADJUSTMENT BETWEEN REVISED TRACT 2-B AND THE PROPERTY OF PAUL F. MARCEL" prepared by Keneth L. Rembert, Surveyor dated March 19, 2014.

"SKETCH SHOWING TRACTS "1-A" & "2-B" BELONGING TO SHIRLEY HENRY KREAMER" prepared by Charles L. McDonald, Land Surveyor, Inc. dated 6 March 2006 and recorded at entry no. 1267669.

*Proposed Land Use:
Single & Family Residential*

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

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" & "AE"(EL. 4.0') as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0115 E)

SEWER NOTE:
Method of sewer discharge is through the Terrebonne Parish Community Sewer System.

SEWER NOTE:

Method of sewer discharge is through the Terrebonne Parish Community Sewer System.

LEGEND

- Indicates 1/2" Pipe Fd.
Unless Noted
- Indicates 1/2" Pipe Set.
Unless Noted
- FH  Indicates Fire Hydrant
- ⊙ Indicates Power Pole
- Indicates Drainage Flow
- +0.0 Indicates Natural Ground Elevation



			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" = 60' DATE: 29 AUG 24
DATE	REVISION	BY	JOB # 7173	CAD # 7173	FILE #

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:

- Name of Subdivision: Map showing the redivision of property belonging to Adlean Smith Johnson
- Developer's Name & Address: Glenn Brunet 4687 Bayouside Dr Chauvin, LA 70344
Owner's Name & Address: Adlean Smith Johnson 4679 Bayouside Dr Chauvin, LA 70344
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: 4679 Bayouside Dr
- Location by Section, Township, Range: Section 16, T18S-R18E
- Purpose of Development: separate batture from tract
- 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: 6/29/2026 Scale: 1"=60'
- Council District / Fire Tax Area:
- 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

6/29/2026
Date

Alisa Champagne
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.

Glenn Brunet
Print Name of Signature

Glenn Brunet
Signature

July 1 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: This property is situated within ZONE "AE" (EL 13 Feet) & ZONE "VE" (EL 14 Feet) as shown on the F.E.M.A. Flood Insurance Rate Map dated 9/7/2023. (Map No. 22109C 0300 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: Tract "A" shall be used for boat mooring purposes only and no buildings shall be constructed.

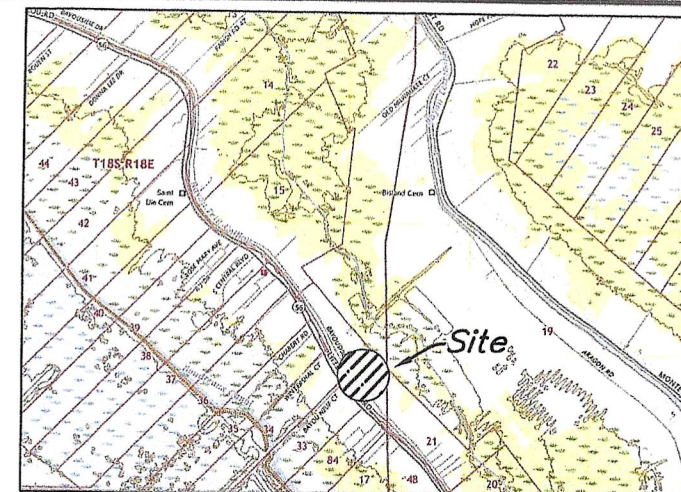
Sewer Note:

NOTE: The tracts shown hereon shall utilize the T.P.C.G. Maintained ditch along Bayouside Drive, Bayou Little Caillou, and the privately maintained ditches shown for sewer discharge as indicated by the drainage arrows shown hereon. The property owners shall perpetually maintain all necessary private drainage structures to said ditches.

Reference Maps:

1.) "PLAT SHOWING TRACTS A, B, C AND D, A REDIVISION OF TRACTS I AND II DR. L.D. BRITCH, JR. SUBDIVISION" prepared by Keneth L. Rembert, Surveyor, dated Feb. 21, 2018, and recorded at entry no. 1558630.

2.) "MAP SHOWING DIVISION OF PROPERTY ON THE LEFT DESCENDING BANK OF BAYOU LITTLE CAILLOU FOR DR. L.D. BRITSCH JR." prepared by Wm. Clifford Smith, Civil Engineer, dated 3/26/1965.



Vicinity Map

Proposed Land Use:
Single Family Residential/
Boat Mooring

Approval:

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission

BY _____ FOR _____

MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO ADLEAN SMITH JOHNSON LOCATED IN SECTION 16, T18S-R18E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

29 JUNE 2026

CHARLES L. McDONALD

LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412



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

Legend:

- Indicates 5/8" iron rod found unless noted
- Indicates 1/2" iron pipe set
- FH ♦ Indicates Existing Fire Hydrant
- 0.0+ Indicates Ground Elevation
- Indicates drainage direction

BARBARA THERIOT DUPLANTIS
or assigns

278.65'

N46°26'12"E-1,067.65'

762.63'

ROBERT B. BOUDREAU et ux
S43°55'21"E-97.38'

The rear property line was not surveyed by request of the land owner and is shown for informational purposes only with out the benefit of an abstract or title research. The property lines shown are projected from found monuments based on the referenced survey maps.

1.6+

783.06'

TRACT B
(2.41 Acres)

Conc.

TRACT B
GLENN MICHAEL BRUNET
or assigns

S46°19'39"W-1,063.98'

TRACT A
DERRICK BRUNET
or assigns

2.0+

Asphalt Driveway

Ditch

N46°01'46"W

99.50'

71.4±

S46°19'39"W-96.4±

TRACT A
(10363.70± Sqf)

0.4+

103.0±

S46°19'39"W-128.4±

TRACT D
DAVID P. BRUNET
or assigns

25.40'

24.60'

FH

DRIVE

BAYOUSIDE

118.24±

Bulkhead

Apparent R/W

Apparent R/W

CAD #7493



401 Barrow Street, Houma, La 70360
www.RealEstateHouma.com
Off: 985.851.3999

Chris Pulaski

June 3, 2026

Terrebonne Parish Planning Commission

PO Box 2768

Houma LA 70364

Re: Request to Remove Proposed Roadway from the Master Transportation Plan at 526
South Hollywood Road

Dear Chris,

I am writing on behalf of Eric Nguyen, owner of the property. Currently Mr. Nguyen has decided to sell the property. We have a buyer interested in purchasing the property.

I am writing regarding the proposed roadway shown on the Master Transportation Plan that is intended to extend from Hollywood Road through Venture Boulevard, continue to Capital Boulevard, and terminate at Equity Boulevard.

Based on existing conditions, it appears that portions of this proposed roadway are no longer feasible. Structures have already been constructed along Venture Boulevard and Capital Boulevard in locations that would prevent the planned roadway connection from being completed as originally envisioned. As a result, the proposed route can no longer function as a continuous transportation corridor.

Given these existing improvements and the impracticality of constructing the roadway as planned, we respectfully request that the proposed street be removed from the Master Transportation Plan.

Removing this proposed roadway designation would allow for the reasonable development of the affected property, encouraging investment and growth while increasing the property's taxable value and generating additional tax revenue for the Parish. Maintaining a

roadway reservation that is no longer practical serves to restrict development opportunities without providing a realistic transportation benefit.

We respectfully ask that the Planning Department review this matter and consider removing the proposed roadway from the Master Transportation Plan. We would appreciate the opportunity to provide any additional information or documentation that may assist in your evaluation.

Thank you for your time and consideration.

Sincerely,



Shirin Nail & Cynthia Pellegrin



PROPOSED

Houma - Terrebonne Regional Planning Commission

By-Laws



Prepared by

T.P.C.G.

Department of Planning & Zoning

For

Houma-Terrebonne Regional Planning Commission

Adopted on October 4, 2005

Revised on March 15, 2012

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

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HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY-LAWS

ARTICLE I - NAME

- 1.1 The name of the organization shall be the HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION referred to in these by-laws as the “COMMISSION.”

ARTICLE II – AUTHORIZATION

- 2.1 The Commission was created and its powers were granted to it by the Terrebonne Parish Council, acting under its Home Rule Charter, and under the authority granted in La. R.S. 33:131 through 33:140 and as contained in Section 20 Article IV of the Terrebonne Parish Code.

ARTICLE III – PURPOSE

- 3.1 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 system(s), 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.

ARTICLE IV – OFFICIAL OFFICE

- 4.1 The Commission shall maintain an official office to conduct business.

ARTICLE V – OFFICIAL JOURNAL

- 5.1 The official journal of the Commission shall be *The Courier*.

ARTICLE VI – MEMBERSHIP OF THE BOARD

- 6.1 The Commission shall be comprised of nine (9) members. Each member, during his term of office shall be:
- a. A citizen of the United States;
 - b. A qualified voter residing within the limits of Terrebonne Parish.
- 6.2 **Appointments to the Commission.** Members of the Commission shall be appointed by the Terrebonne Parish Council and the Terrebonne Parish President as provided by applicable law.
- 6.3 **Compensation.** The Commission shall be paid a per diem of fifty dollars (\$50.00) for each attendance at a regular or special meeting of the full Commission. In no event, shall the payment of a per diem exceed two (2) such meetings per month as per Revised Statute La. R.S. 33:140, which states no Commission member shall receive more than \$100.00 per month.
- a. The funds used in payment of the per diem shall be derived from funds of the Commission.
 - b. If it becomes necessary to increase fees charged by the Commission as a result of depleted funds due to the payment of the aforementioned per diem, approval by the Parish Council must be obtained prior to the implementation of any and all such increase(s) in charges.
- 6.4 **Tenure.** Seven (7) Commission members shall be appointed by the Parish Council for (staggered) terms of five (5) years from and after the expiration of the terms of their predecessors. Two (2) Commission members shall be appointed by the Parish President whose terms shall be concurrent with the President's term of office.
- 6.5 **Oath of Office.** All incoming members shall be administered the oath of office by the Terrebonne Clerk of Court, or any other person authorized to administer oaths, prior to assuming the responsibilities as a Commission member.
- 6.6 **Vacancies.** Any vacancy in the membership of the Commission shall be filled in the manner of the original appointment. Upon a vacancy occurring, the Chairman shall forward a letter to the Parish Council and Parish President advising same of the vacancy and requesting that an appointment be made.

ARTICLE VII – OFFICERS OF THE BOARD

- 7.1 The Commission shall elect from amongst its membership a Chairman, Vice-Chairman and Secretary/Treasurer.

- 7.2 The election of officers shall be made from the floor at the annual organizational meeting of the Commission to be held at any special or regularly scheduled meeting during the month of December.
- 7.3 Nominations shall be made from the floor at the annual organizational meeting and election of officers shall follow immediately thereafter.
- 7.4 A candidate receiving a majority vote of the entire membership of the Commission shall be declared elected, and shall serve for a term of one (1) year, with eligibility for re-election.
- 7.5 Vacancies in an office of the Commission shall be filled immediately by regular election procedures.
- 7.6 **Duties.** The Chairman shall preside at all meetings of the Commission and shall have the duties normally conferred by parliamentary usage on such officer.
- a. The Vice-Chairman shall assume the Chairmanship in absence of the Chairman.
 - b. The Chairman or his designated representative shall keep the minutes and records of the Commission, and with the assistance of such staff (when available), shall prepare the agenda of regular and special meetings, provide notice of all meetings to Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Commission and perform such duties as are required.
 - c. The Secretary/Treasurer shall act for the Chairman and Vice-Chairman in their absence. In the event all three officers of the Commission are not present at any official meeting in which a quorum is present, the present members in attendance shall elect any or all officers needed to conduct the official business of the Commission.
 - d. In the event of a vote on any official issue, the Chairman may exercise his prerogative under *Robert's Rules of Order Newly Revised* to break a tie vote or to make a tie vote. The Chairman may exercise his right as a Commission member to debate on a motion only after relinquishing the chair to the Vice-Chairman.
 - e. No subdivision plat shall be valid unless signed by the Chairman or his designated representative.
 - f. The Secretary/Treasurer, along with staff, shall maintain and keep records of all receipts and disbursements of the Commission.

ARTICLE VIII – MEETINGS

- 8.1 Regular meetings will be held on the third Thursday of each month. In the event of a conflict with holidays or other event(s), the Chairman may change the date of said meeting.

- 8.2 The place and time of the meeting will be arranged by the Chairman.
- 8.3 **Public Notice.** The Chairman or his designated appointee shall provide for public notice of all regular and special meetings of the Commission which shall include, but not be limited to, the publication of a meeting notice in the official journal stating date, time, and the place of the meeting.
- a. The notice shall be published in the legal section of the official journal in accordance with applicable state statutes.
- 8.4 **Quorum.** A quorum shall consist of five (5) members of the Commission.
- 8.5 **Voting.** Voting shall be *viva voce* and shall be recorded in the minutes of the Commission's meeting. Any Commissioner, including the Chairman, may additionally request a roll call vote, which shall also be recorded in the minutes of the Commission's meeting.
- 8.6 **Parliamentary Procedure.** The current edition of *Robert's Rule of Order Newly Revised* shall govern the proceedings at the meetings of the Commission in all cases to which they are applicable and in which they are not inconsistent with these by-laws and any special rules of order the Commission may adopt.
- 8.7 All meetings or portions of meetings shall be open to the general public, except when authorized by applicable law.
- 8.8 **Order of Business.** Prior to each regular or special meeting, the Chairman and the Planning Department staff shall prepare an agenda of all matters to be considered at the meeting. Said agenda should be published according to law. By majority vote of the members present the order of the agenda items may be rearranged. Unless applicable law requires prior and/or public notice, items may be added to the agenda by the affirmative unanimous vote of the quorum present after first allowing the opportunity for public comment on any such motion.
- 8.9 Special Meetings may be called by the Chairman or upon written request of three (3) Commission members. The Chairman shall notify all members of the Commission in writing not less than three (3) days in advance of such special meetings.
- a. Public notice for a special meeting shall conform to the provisions as set forth for regular meetings of the Commission.
- 8.10 **Proxies.** No member of the Commission shall be represented by or vote by proxy.
- 8.11 **Annual Organizational Meeting.** The Commission shall hold its annual organizational meeting at any special or regularly scheduled meeting in December. The Election of Officers and the selection of an Auditor shall take place at any special or regularly called meeting in the month of December of each year.

ARTICLE IX – POLICIES AND PROCEDURES

- 9.1 The Commission shall adopt, by a two-thirds (2/3) vote of the entire Commission present, By-Laws, fiscal and administrative policies which govern the operation of the Commission at any regular or special meeting. The Chairman shall give thirty (30) days notice prior to proposed changes to the By-Laws. The Parish President and Terrebonne Parish Council shall be notified on all administrative policy proposals and any policies so adopted shall not be effective sooner than thirty (30) days after their adoption.
- 9.2 Any and all actions of the Commission relative to personnel, administrative, and fiscal matters shall be referenced in the minutes according to the appropriate policy and procedure.
- 9.3 In the absence of an applicable policy or procedure, the Commission may take such action as is necessary for the operation of the Commission by two-thirds (2/3) vote. Such action shall become a policy or procedure of the Commission only after being enacted per 9.1 above.
- 9.4 Sections 9.1 and 9.2 shall become applicable no later than six (6) months from the date of adoption of these By-Laws.
- 9.5 **Fiscal Year.** The fiscal year for the Commission shall commence on January 1 and end on December 31.
- 9.6 **Annual Budget.** Prior to the last regular meeting of the fiscal year, the Chairman or his designated representative shall submit to the Commission a proposed operating budget for the upcoming year for review by the full Commission.
- a. The budget shall be adopted no later than the regularly scheduled Commission meeting in December.
- 9.7 **Acceptance of Contributions.** The Commission may accept contributions from individuals, groups, corporations, foundations, or any branch of government. Such contributions shall be regulated according to applicable state law.
- 9.8 **Audit.** The Commission shall conduct a financial audit of the Commission on an annual basis.
- 9.9 The Treasurer shall ensure the preparation of an annual financial report which shall be presented to the Legislative Auditor pursuant to the provisions of La. R.S. 24:513 et seq.

ARTICLE X – COMMITTEES

- 10.1 **Standing Committees.** The Chairman may present to the Commission his recommendations for the formulation of a standing committee(s) and the applicable functions of same for ratification by the Commission.

- a. The Chairman shall select from the Commission a Chairman of each standing committee subject to the ratification by the Commission.
 - b. Membership of each standing committee shall be no less than three (3) members selected by the Commission Chairman. Committee membership may include members from outside the Commission and ALL members shall serve at the discretion of the Chairman. The Chairman may serve as a non-voting, ex-officio member of all standing committees.
- 10.2 **Special Committees.** Special Committees may be formed to address specific issues of interest to the Commission.
- a. Membership is not restricted to any group and may include elected officials.
 - b. Reporting to the full Commission shall be done in a timely manner. In the event reporting is not done timely, the Chairman may use his discretion to disband the Committee or appoint new Committee representatives.

ARTICLE XI – ANNUAL REPORT

- 11.1 The Commission shall render annually to the Terrebonne Parish Council and the Terrebonne Parish President a generalized report of its activities, including the status of the Master Plan and goals for the upcoming year, at least one hundred twenty (120) days after each fiscal year.

ARTICLE XII – MISCELLANEOUS

- 12.1 The Commission shall conform in every way to all applicable local, state, and federal laws in its functioning.

ARTICLE XIII – AMENDMENTS TO BY-LAWS, POLICIES & PROCEDURES

- 13.1 The By-Laws and administration and fiscal procedures of the Commission may be amended at any regularly scheduled or special meeting provided that:
- a. The proposed amendment is presented, in its entirety, to all Commission members for preliminary consideration at least thirty (30) days prior to the date of the meeting at which official action on the proposed amendment is scheduled.

ARTICLE XIV – ADOPTION

- 14.1 These By-Laws, in entirety, as revised, were adopted by the Commission on the 15th day of March, 2012.