

Houma-Terrebonne Regional Planning Commission

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

MAY 16, 2024, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of April 18, 2024

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); North Portion of Lot 17, Block D, Mechanicville Subdivision, 135A King Street; Ernest Davis, applicant (*Council District 1 / City of Houma Fire*)
2. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); Lot 13, Block 1, Richard Subdivision, 2601 Payne Street; Shanita Watkins, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

1. Parking Plan:
Construction of 50 parking spaces for a proposed restaurant (Daybreaks Grill); 825 Saadi Street; Baudoin Construction, LLC, applicant (*Council District 1 / City of Houma Fire*)
2. Preliminary Hearings:
Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Lots 21 & 22, Square 4, Barrowtown Subdivision, 2606 & 2608 Larry Street; Kirby Bonvillain, applicant; and call for a Public Hearing on said matter for Thursday, June 20, 2024 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

H. STAFF REPORT

1. *Public Hearing* Discussion and possible action regarding the Houma Restoration District and proposed overlay district

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 18, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 16, 2024 INVOICES AND THE TREASURER’S REPORT OF APRIL 2024

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 6313 Mary Street, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: Estate of D.C. McIntire, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Variance Request: Variance from the drainage study
c) Consider Approval of Said Application
2. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al
Approval Requested: Process D, Minor Subdivision
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul B. Carter
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC
Approval Requested: Process D, Minor Subdivision
Location: 237 Henderson Street, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Edgewood Holdings, LLC, c/o Juan Clara Gomez
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Susan Mary Desselle Neil, et ux (Tracts A & B)
Approval Requested: Process D, Minor Subdivision
Location: 723 Grand Caillou Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Susan Mary Desselle Neil
Surveyor: T. Baker Smith, LLC
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Survey of Lots 1-A thru 1-C, A Redivision of Lot 1, S & A Capital Investments, LLC
Approval Requested: Process D, Minor Subdivision
Location: 617 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: S & A Capital Investments, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

3. a) Subdivision: Survey of Lots 3-A & 3-B, A Redivision of Lot 3 belonging to Perry J. Martin
 Approval Requested: Process D, Minor Subdivision
 Location: 122 & 123 Ellen Lane, Montegut, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Perry J. Martin
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
4. a) Subdivision: Lots 7-A & 7-B, A Redivision of Lot 7, Block 2 of Four Point Estates Subd.
 Approval Requested: Process D, Minor Subdivision
 Location: 972 & 973 Four Point Road, Dulac, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Pamela Dupont
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Survey of Tracts 3-A & 3-B, A Redivision of Property belonging to Lee M. Luke, et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 464 Bayou Dularge Road, Terrebonne Parish, LA
 Government Districts: Council District 1 / Bayou Dularge Fire District
 Developer: Lee M. & Sarah Luke
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Tracts 1 & 2, A Redivision of the Property of Evelyn Bergeron Autin
 Approval Requested: Process D, Minor Subdivision
 Location: 3221 & 3227 West Main Street, Gray, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Evelyn B. Autin
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Variance Request: Variance from the fire hydrant distance requirements for Tract 1 to be 256' in lieu of the required 250' (within the 10% allowance)
 - d) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2023 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts 1-A and 1-B, A Redivision of Tract 1 and a certain Tract belonging to Amanda L. Charpentier, et al; Section 10, T17S-R18E, Terrebonne Parish, LA (111 Swamp Drive & 212 Nate Lane / Councilman Steve Trosclair, District 9)
2. Tracts 2 & 3, A Redivision of Property belonging to Debbie Ventura Yelverton, et al; Section 41, T17S-R18E, Terrebonne Parish, LA (4316 & 4320 Ferry Road / Councilman Steve Trosclair, District 9)
3. Lot Line Adjustment, Property belonging to A.K.C.C. Holdings, L.L.C.; Section 7 & 8, T16S-R17E, Terrebonne Parish, LA (2764 Coteau Road / Councilman John Amedée, District 4)
4. Lot Line Adjustment between Properties belonging to Paulette Chauvin Johnson, formerly the Estate of Paul Chauvin, Sr.; Section 55, T19S-R17E, Terrebonne Parish, LA (1636 Dr. Beatrous Road / Councilman Danny Babin, District 7)
5. Revised Tracts "A" & "B", A Redivision of Property belonging to Terrebonne Concrete, L.L.C.; Sections 39 & 105, T17S-R17E, Terrebonne Parish, LA (1001 Magnolia Avenue / Councilman Brien Pledger, District 1)

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 APRIL 18, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 18, 2024 of the HTRPC to order at 6:55 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Barry Soudelier.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold and Mrs. Angele Poiencot. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *There were only eight (8) active members due to Mr. Kyle Faulk's position not being filled.*
- 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 21, 2024."

The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold and Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the April 18, 2024 invoices and approve the Treasurer's Report of March 2024."

The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold and Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated April 17, 2024, requesting to withdraw the application by Snail, LLC, Item G.1 [See *ATTACHMENT A*].
 2. Mr. Pulaski read a letter from Ken L. Rembert Land Surveyors, dated April 17, 2024, requesting to table the application by Paul B. Carter, et al, Item H.1 until the next regular meeting [See *ATTACHMENT B*].
 - a) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Survey & Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of May 16, 2024 as per the Developer's request [See *ATTACHMENT B*]."

The Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Gold and Mrs. Poiencot. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
 3. Mr. Pulaski read a letter from Charles L. McDonald Land Surveyor, Inc., dated April 18, 2024, requesting to table the application by Edgewood Holdings, LLC, Item H.2, until the next regular meeting [See *ATTACHMENT C*].
 - a) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC grant a motion to table Process D, Minor Subdivision, for the Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC until the next regular meeting of May 16, 2024 as per the Developer's request [See *ATTACHMENT C*]."

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

Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

Mr. Rogers moved, seconded by Mr. Soudelier: “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. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poiencot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. *WITHDRAWN as per the Developer’s request.* Lots 3-A & 3-B, A Redivision of Tract E-N-P-Q-K-I-H-G-E, being a Portion of Tract E-N-O-F-E, Portions of Lots 2 & 4 and Lot 3, Block 35 of Honduras Addition to the City of Houma [See *ATTACHMENT A*].

2. The Chairman called to order the Public Hearing for an application by the Estate of D.C. McIntire, LLC for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2.

a) Mr. Jacob Waitz, David A. Waitz Engineering & Surveying, Inc., discussed the location and division of property.

b) There was no one from the public present to speak on the matter.

c) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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

d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the variance request from the drainage plan requirements and table the application to allow time for drainage calculations to be prepared and submitted to TPCG Engineering for review.

e) Mr. Thibodeaux moved, seconded by Mr. Rogers: “THAT the HTRPC deny the variance request from the drainage plan requirements and tabled the application for Process D, Minor Subdivision, for the Survey and Division of Property belonging to the Estate of D.C. McIntire, LLC into Lot 1 and Lot 2 until the next regular meeting of May 16, 2024.”

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

H. APPLICATIONS / NEW BUSINESS:

1. *Tabled until the next regular meeting as per the Developer’s request.* Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al [See *ATTACHMENT B*].

2. *Tabled until the next regular meeting as per the Developer’s request.* Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC [See *ATTACHMENT C*].

3. The Chairman called to order the application by Keith Martin requesting approval of Process D, Minor Subdivision, for the Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1.

a) Mr. Tré Chauvin, Leonard Chauvin P.E., P.L.S., Inc., discussed the location and division of property.

b) There was no one present to speak on the matter.

c) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided municipal addresses were depicted on the plat, the correct signature block be placed on the plat, and submittal of all utility letters.
- e) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of Process D, Minor Subdivision, for the Division of Property belonging to the Estate of Iris Martin to create Lot Extension M1 conditioned upon municipal addresses being depicted on the plat, the correct signature block be placed on the plat, and submittal of all utility letters.”

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

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

1. Revised Lot 5 & Revised Lot 8 of Block 19, Connely Subdivision in the City of Houma; Section 96, T17S-R17E, Terrebonne Parish, LA (408 & 410 Pecan Street / Councilman Charles Champagne, District 5)
2. Survey & Redivision of Property belonging to Poverty Flats Plantation, Ltd. And Sweetland, L.L.C. into Tract 1 and Tract 2; Sections 63, 64, 65, 66, 67, 68, 106, 107, & 108, T16S-R15E and Section 36, T16S-R16E, Terrebonne Parish, LA (Bull Run Road / Councilman Carl Harding, District 2)
3. Revision of Lot Lines between Tracts of Land owned by Joan M. Blouin and Marvin V. Marmande, Jr.; Sections 24 & 25, T18S-R17E, Terrebonne Parish, LA (1318 Dr. Beatrous Road / Councilman Danny Babin, District 7)
4. Revised Tracts A & B, A Redivision of Tracts A & B, Property belonging to Edley J. Daigle, Jr., et al; Section 47, T16S-R17E, Terrebonne Parish, LA (142 Property Court / Councilman Charles Champagne, District 5)
5. Revised Lot 57, A Redivision of Lot 57, Block 4, Phase 2 of Cocodrie Cove Subdivision and Property belonging to Coco Partners, L.L.C.; Section 86, T21S-R18E, Terrebonne Parish, LA (176 Pier 5 Court / Councilwoman Kim Chauvin, District 8)
6. Revised Tracts A-2-A & 5, A Redivision of Revised Tract A-2-A & Tracts 5 & 6 belonging to Bradley J. Robinson, et al; Sections 55 & 56, T16S-R17E, Terrebonne Parish, LA (2314 Coteau Road & 1592 Bayou Gardens Blvd. / Councilman Charles "Kevin" Champagne, District 5)
7. Re-Subdivision of Lot 2-A and Lot 2-B belonging to Grand Isle Shipyard, LLC into Lots 2-A-1; Sections 82 & 102, T17S-R17E, Terrebonne Parish, LA (628 & 648 South Hollywood Road / Councilman Clyde Hamner, District 6)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. McGuire, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold and Mrs. Poencot. 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. Rogers moved, seconded Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:08 p.m.”

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

Becky M Becnel

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

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 email "klrsurveyors@aol.com"

April 17, 2024

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: OLD BUSINESS – Item 1-Lots A Thu I, property of Snail, LLC

Dear Chris:

Please let this letter serve as a request to remove the above item from further consideration. The owner plans to sell the property as it is at this time and not subdivide it.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 email "klrsurveyors@aol.com"

April 17, 2024

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: NEW BUSINESS – Item 1-Lots A Thu I, property of Paul B. Carter et al

Dear Chris:

Please let this letter serve as a request to place the above item on the table and be considered for approval at the next planning commission meeting. The fire hydrant needed has not yet been installed.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

April 18, 2024

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361-1446

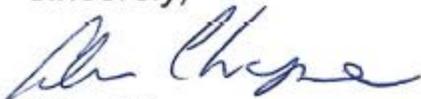
Re: Agenda Item H. 2.: Edgewood Holdings, LLC, c/o Juan Clara Gomez - Division of Lot 36, Block 3 to Henderson Park Subdivision belonging to Edgewood Holdings, LLC

Dear Becky:

Please table the referenced agenda item until the next upcoming Houma-Terrebonne Regional Planning Commission meeting.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Juan Clara Gomez / Edgewood Holdings, LLC)

Houma-Terrebonne Regional Planning Commission

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

APRIL 2024

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		103,031.45
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems April 2024)		277.02
GANNETT LOUISIANA LOCALI Q (Publications - March 2024)		1,244.05
TPCG (Postage - March 2024)		169.76
American Planning Association (2023 - Dues, Already Approved)		0.00
Martin & Pellegrin CPA (2023 Audit)		3,175.00
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	4,895.83	
SUBTOTAL	98,135.62	
ACCOUNTS RECEIVABLE	1,445.96	
ENDING BALANCE		<u>99,581.58</u>
Chase Bank - Savings Account		95,742.63
Chase One Bank - Checking Account		3,838.95
TOTAL		<u>99,581.58</u>

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

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
 2024 - MARCH TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	4.26
Interest on Checking Account	0.04
Adam's Salon Services, Inc. DBA Deb's Barber & Family Hairstyling	10.00
Jose M. Gonzales	10.00
Ernest Davis	25.00
Shanita Watkins	25.00
Keneth L. Rembert Land Surveyor, Inc.	185.83
Charles L. McDonald Land Surveyor, Inc.	159.76
Leonard Chauvin, P.E., P.L.S., Inc.	151.07
Massimo C. Raffignone	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Leonard Chauvin, P.E., P.L.S., Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Grand Isle Shipyard, LLC	125.00

Secretary/Treasurer

\$ 1,445.96

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
5/16/2024		Tery Gold	Per Diem	46.17
5/16/2024		Robbie R. Liner	Per Diem	46.17
5/16/2024		Clarence McGuire Jr.	Per Diem	46.17
5/16/2024		Angele Poiencot	Per Diem	46.17
5/16/2024		Jan J. Rogers	Per Diem	46.17
5/16/2024		Travion Smith	Per Diem	46.17
5/16/2024		Barry J. Soudelier	Per Diem	46.17
5/16/2024		Wayne Thibodeaux	Per Diem	46.17
5/16/2024		TPCG	Postage	275.27
5/16/2024		Gannett Louisiana LoCali Q (0324)	Advertising	572.40
5/16/2024		Gannett Louisiana LoCali Q (0424)	Advertising	737.10
TOTAL OPERATING EXPENDITURES				1,954.13

Date	Invoice	Vendor	Description	Amount
5/16/2024		H-T Reg. Plan Comm	Transfer	5,000.00

5/16/2024
Date _____ Approved by: _____ Title _____

5/16/2024
Date _____ Approved by: Stephan Gulyon Accountant Title _____

Receipts May 1st through May 31st, 2024

Baudoin Construction, LLC	50.00
Kirby Bonvillain	25.00
Susan Neil	203.21
Keneth L. Rembert Land Surveyor, Inc.	151.07
Keneth L. Rembert Land Surveyor, Inc.	171.00
Keneth L. Rembert Land Surveyor, Inc.	168.45
Keneth L. Rembert Land Surveyor, Inc.	168.45
Keneth L. Rembert Land Surveyor, Inc.	168.45
Keneth L. Rembert Land Surveyor, Inc.	203.21
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Delta Coast Consultants, LLC	125.00
Charles L. McDonald Land Surveyor, Inc	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00

1,933.84

Chase Bank Money Market Account Balance \$92,676.47

Chase Bank Checking Account Balance \$6,884.82

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 Applicant/Owner is requesting a Variance on providing a Drainage Study for this Minor Subdivision. See attached detailed description of the Variance Request.

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

1. Name of Subdivision: SURVEY AND DIVISION OF PROPERTY BELONGING TO ESTATE OF D.C. MCINTIRE, L.L.C. INTO LOT 1 AND LOT 2
2. Developer's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360
- Owner's Name & Address: ESTATE OF D.C. MCINTIRE, L.L.C. 152 VI DRIVE, HOUMA, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 6313 MARY ST., GIBSON, LA 70356
5. Location by Section, Township, Range: SECTION 3, T16S-R14E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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:
FEBRUARY 27, 2024 1" = 50'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
14. Filing Fees: \$125.00

CERTIFICATION:

I, FREDERICK BOURGEOIS, MANAGER OF ESTATE OF D.C. MCINTIRE, L.L.C., certify this application including the attached date to be true and correct.

FREDERICK BOURGEOIS, MANAGER

Print Applicant or Agent

Date

3/14/2024

Signature of Applicant or Agent

Frederick Bourgeois

FREDERICK BOURGEOIS, MANAGER

Print Name of Signature

Date

3/14/2024

Signature

Frederick Bourgeois

REFERENCE MAPS & BEARINGS:

1. SURVEY OF TRACT A-B-C-D-A PROPERTY CLAIMED BY D.C. McINTIRE ESTATE IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 26, 1982 BY: KENETH L. REMBERT ENTRY #695408
2. SURVEY OF TRACTS A, B & C PROPERTY OF FRANCIS L. SICK ET AL IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: JUNE 27, 1984 BY: KENETH L. REMBERT ENTRY #765545

3. SURVEY OF 0.172 ACRE TRACT BELONGING TO SHAWN M. AND JAMIE GASPAR LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON
4. SURVEY OF REVISED TRACT 1 & REVISED TRACT 2 A REDIVISION OF TRACT 1 & TRACT 2 - BELONGING TO ALBERT RANNEFELD, ET AL - LOCATED IN SECTION 2, T14S-R16E TERREBONNE PARISH, LOUISIANA DATED: NOVEMBER 2, 2015 BY: JAMES M. TEMPLETON

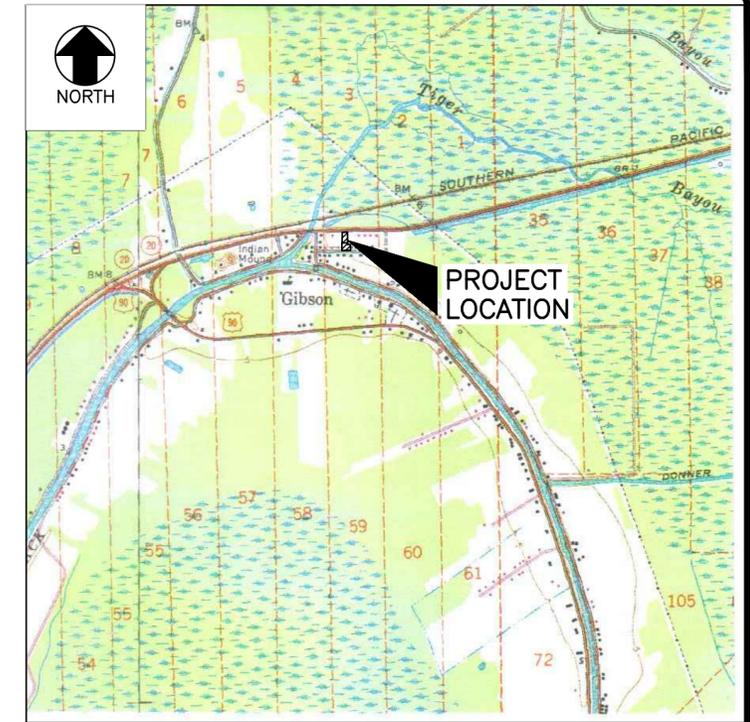
5. SURVEY OF PROPERTY BELONGING TO ROBERT D. AND NICOLE LEJEUNE, ET AL LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA DATED: (REVISED) OCTOBER 31, 2016 BY: JAMES M. TEMPLETON ENTRY NO.: 1520426

NOTE:

THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

NOTE:

BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 467,947.13; EASTING = 3,454,859.98

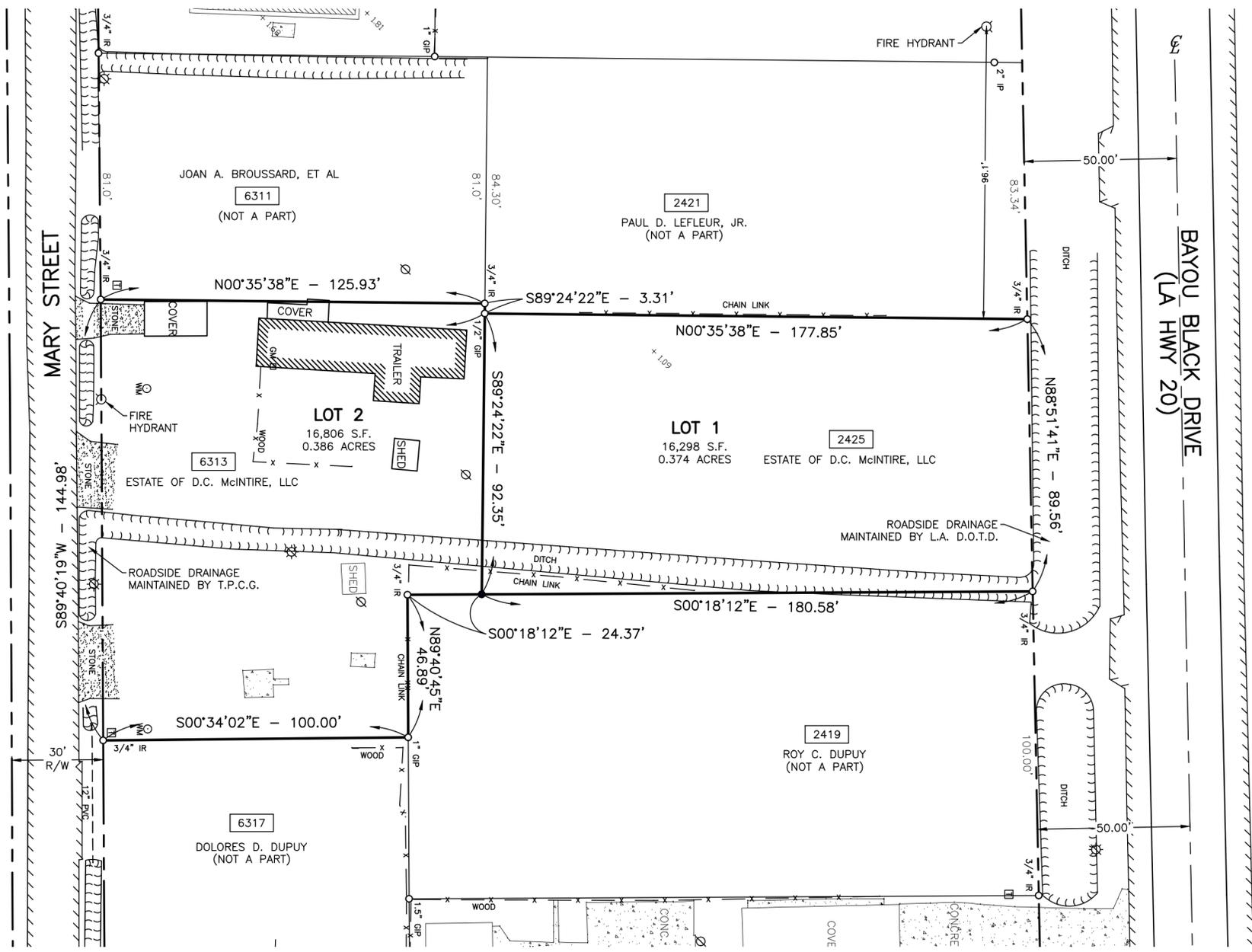


VICINITY MAP

SCALE 1" = 2000'

LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- EXISTING WATER LINE — W —
- EXISTING GAS LINE — G —
- EXISTING SEWER LINE — S —
- EXISTING OVERHEAD POWER LINE — E —
- EXISTING TELEPHONE LINE — T —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ∅
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL □
- EXISTING WATER VALVE ●WV
- EXISTING FIRE HYDRANT 🔍
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER □GM
- EXISTING SEWER MANHOLE ⊙
- DRAINAGE FLOW →
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—
- EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18) (X.X)
- LAND HOOK ↯



NOTES:

- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
- LAND USE = RESIDENTIAL

DATE OF SURVEY: FEBRUARY 28, 2024

SCALE IN FEET



FEMA FLOOD ZONE AND HAZARDS

THESE LOTS ARE LOCATED IN ZONE AE, WITH A B.F.E. OF 6.0'. FEMA MAP COMMUNITY PANEL NUMBER 22109C0075 E; DATED: SEPTEMBER 7, 2023

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____

FOR: _____

APPROVALS

ESTATE OF D.C. McINTIRE, LLC DATE
FREDERICK BOURGEOIS - MANAGER

SURVEY AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF D.C. McINTIRE, LLC INTO LOT 1 AND LOT 2 LOCATED IN SECTION 3, T16S-R14E TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017
DWAITZ@WAITZENGEERING.COM

DESIGNED: JMT	DATE: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	FIELD BOOK: 411
CHECKED: JMT	DATE: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	PAGE: 25
DATE OF PLAT: FEBRUARY 29, 2024	FILE: F:\DWGS\2024\24-027\24-027.DWG	JOB NO: 24-027	

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: LOTS A THRU I, A REDIVISION OF PROPERTY BELONGING TO PAUL BARTELL CARTER ET AL
2. Developer's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
Owner's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: BREAKWATER DR & BAYOU SALE
5. Location by Section, Township, Range: SECTION 84, T20S-R18E
6. Purpose of Development: CREATE TRACTS FOR SALE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 2/5/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:
8 Chauvin / Little Caillou
13. Number of Lots: 9
14. Filing Fees: \$185.83

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

11/30/23

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.

PAUL B. CARTER

Print Name of Signature

x

Paul B. Carter
Signature

11/30/23

Date

PC24/ 4 - 1 - 11

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 from the required 250' for Fire Hydrant Spacing. See attached letter

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

1. Name of Subdivision: MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC
2. Developer's Name & Address: Juan Clara Gomez 126 Henderson Street Houma LA 70364
Owner's Name & Address: Edgewood Holdings, LLC (Juan Clara Gomez 126 Henderson Street Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

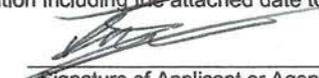
SITE INFORMATION:

- 237
4. Physical Address: Henderson Street Houma, LA 70364
5. Location by Section, Township, Range: Section 6, T17S-R17E
6. Purpose of Development: To create 3 tracts of record
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: 27 March 2024 / Scale = 1"=60'
12. Council District / Fire Tax Area: District 2
13. Number of Lots: 3 Lots
14. Filing Fees: _____

CERTIFICATION:

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

Alisa Champagne
Print Applicant or Agent
1 April 2024
Date

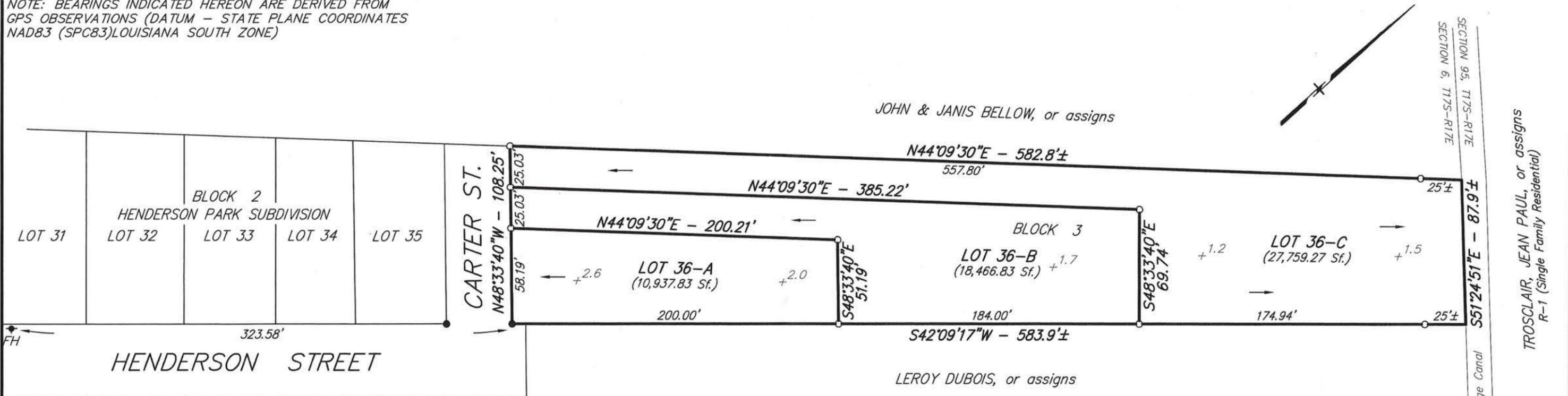

Signature of Applicant or Agent

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.

Juan Clara Gomez
Print Name of Signature
04-01-24
Date


Signature

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



GENERAL NOTES:

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 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 6.0)", as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 0251 E)

NOTE: Method of sewer disposal is the existing T.P.C.G. community sewer system.

REFERENCE MAPS:

- 1.) "HENDERSON PARK SUBDIVISION" dated September 23, 1977 and revised May 4, 1978 and recorded at entry no. 567865,
- 2.) "ESTATE OF ERNEST J. WALLACE" prepared by Douglass S. Talbot dated July 18, 1977 and recorded at entry no. 549284.

ADDRESS:
237 HENDERSON STREET

Proposed Land Use:
R-2 (Two Family Residential)

MAP SHOWING THE DIVISION OF LOT 36 BLOCK 3 TO HENDERSON PARK SUBDIVISION BELONGING TO EDGEWOOD HOLDINGS, LLC LOCATED IN SECTION 6, T17S-R17E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

27 MARCH 2024

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:

REG. P.L.S. No. 3402

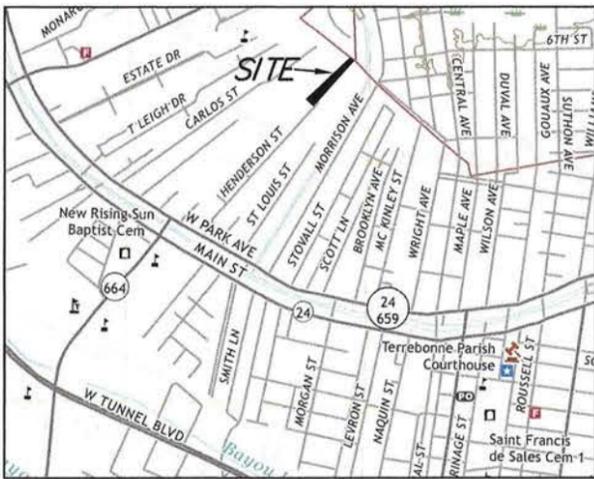


LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- Indicates 3/4" Pipe Fd. Unless Noted
- +0.0 Indicates Natural Ground Elev.
- FH ● Indicates Existing Fire Hydrant
- ← Indicates Drainage Flow

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

BY _____ FOR _____



VICINITY MAP

TROSCLAIR, JEAN PAUL, or assigns
R-1 (Single Family Residential)

Drainage Canal

CAD #7081

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

~~X~~ Variance from engineering due to all sewer, utilities, road, hydrant, etc. already in place.

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

- Name of Subdivision: Susan Mary Desselle Neil Et Ux Tracts A & B
- Developer's Name & Address: Susan Mary Desselle Neil, 109 Dupre Lane, Houma, LA 70363
Owner's Name & Address: Susan Mary Desselle Neil, 109 Dupre Lane, Houma, LA 70363 Myron Neil, 109 Dupre Lane, Houma, LA 70363
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: T. Baker Smith, LLC

SITE INFORMATION:

- Physical Address: 723 Grand Caillou Road, Houma, LA 70363
- Location by Section, Township, Range: Section 105, T17S-R17E
- Purpose of Development: Create 2 lots to remove commercial buildings out of flood zone
- 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:
April 16, 2024 Scale: 1"=50'
- Council District / Fire Tax Area:
8 Chauvin / COH Fire
- Number of Lots: 2
- Filing Fees: \$203.21

CERTIFICATION:

I, David L. Martinez, P.L.S., certify this application including the attached date to be true and correct.

David L. Martinez
Print Applicant or Agent
4-18-2024
Date

David L. Martinez
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.

Susan Neil
Print Name of Signature
4-18-24
Date

Susan Neil
Signature

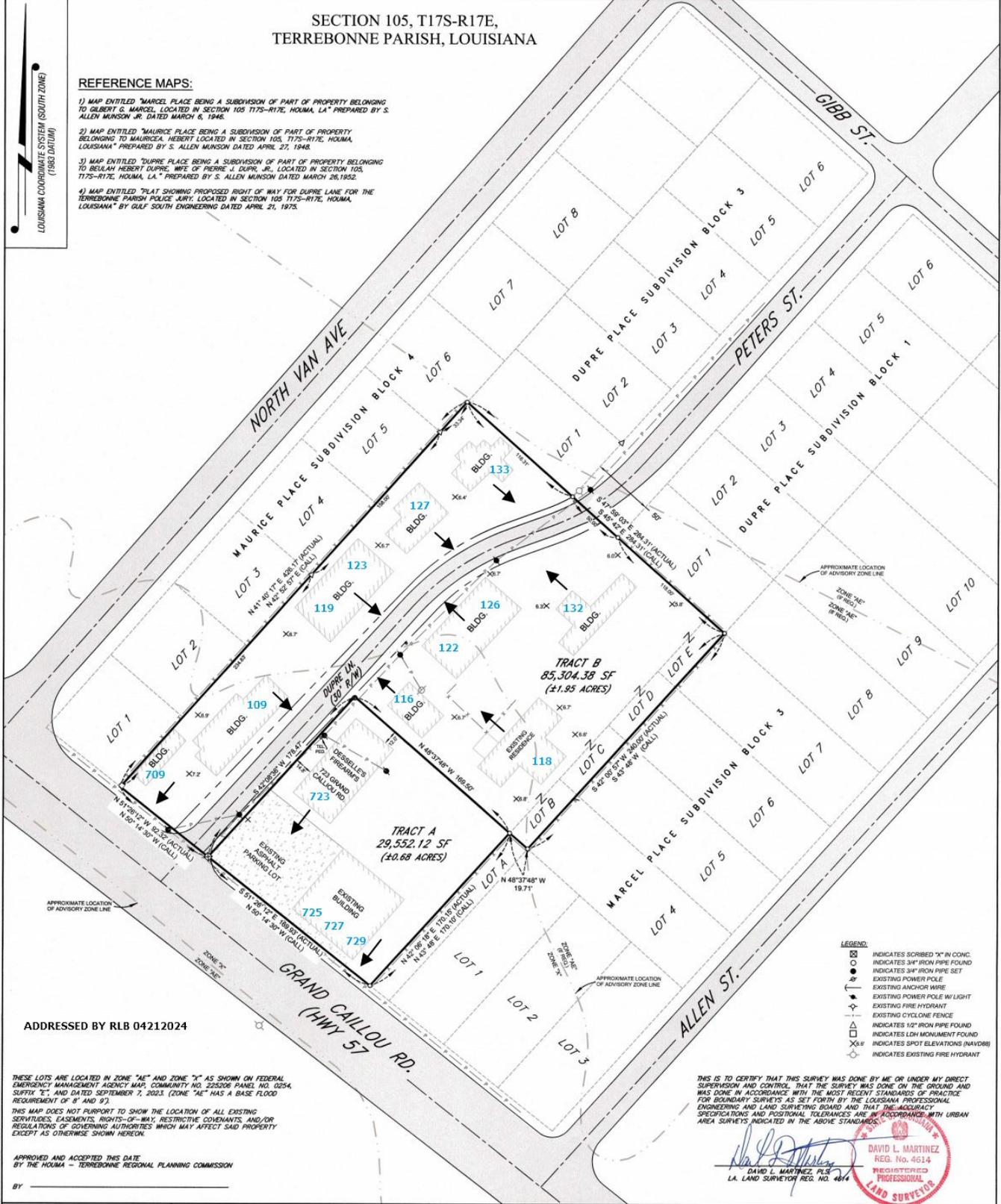
PC24/ 5 - 1 - 14

SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

REFERENCE MAPS:

- 1) MAP ENTITLED "MARCEL PLACE BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO GREGORY G. MARCEL, LOCATED IN SECTION 105, T17S-R17E, HOUMA, LA" PREPARED BY S. ALLEN MUNSON JR. DATED MARCH 6, 1946.
- 2) MAP ENTITLED "MAURICE PLACE BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO MAURICEA. HERBERT LOCATED IN SECTION 105, T17S-R17E, HOUMA, LOUISIANA" PREPARED BY S. ALLEN MUNSON DATED APRIL 27, 1946.
- 3) MAP ENTITLED "DUPRE PLACE BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO BELLAH HERBERT DUPRE, WIFE OF PEDRE J. DUPRE, JR., LOCATED IN SECTION 105, T17S-R17E, HOUMA, LA." PREPARED BY S. ALLEN MUNSON DATED MARCH 26, 1952.
- 4) MAP ENTITLED "PLAT SHOWING PROPOSED RIGHT OF WAY FOR DUPRE LANE FOR THE TERREBONNE PARISH POLICE JURY, LOCATED IN SECTION 105, T17S-R17E, HOUMA, LOUISIANA" BY GULF SOUTH ENGINEERING DATED APRIL 21, 1975.

LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)
(1983 DATUM)



ADDRESSED BY RLB 04212024

- LEGEND:
- INDICATES SCRIBED "X" IN CONC.
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 3/4" IRON PIPE SET
 - EXISTING POWER POLE
 - EXISTING ANCHOR WIRE
 - EXISTING POWER POLE W/ LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING CYCLONE FENCE
 - INDICATES 1/2" IRON PIPE FOUND
 - INDICATES LDH MONUMENT FOUND
 - INDICATES SPOT ELEVATIONS (NAVD88)
 - INDICATES EXISTING FIRE HYDRANT

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

DAVID L. MARTINEZ
REG. NO. 4614
REGISTERED PROFESSIONAL LAND SURVEYOR

THESE LOTS ARE LOCATED IN ZONE "AE" AND ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206 PANEL NO. 0254, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 4' AND 5').
THIS MAP DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

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

NOTES:
1) GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THIS PROJECT LOCATION
2) BOUNDARIES AND DISTANCES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE, US SURVEY FEET, GPS COORDINATES DERIVED FROM RTK GPS COLLECTION REFERENCE CAGNET "GORS" STATION "HOUR".
3) THIS SURVEY WAS PERFORMED ON APRIL 09, 2024 AND APRIL 11, 2024 BY T. BAKER SMITH, LLC.

TBS T. BAKER SMITH
A CENTURY OF SOLUTIONS
412 South Van Ave, Houma, LA 70363
(985) 888-1050 - tbasmith.com

SCALE: 1" = 50'

REV. NO.	REV. DATE	REV. BY	REVISION DESCRIPTION

DRAWN BY: JAC	APPROVED BY: DLM
DATE: 04/16/2024	JOB NO:
DRAWING NAME: PLANNING APPROVAL DWG	
PROJECTION: LA-SOUTH (1702)	
GED. DATUM: NAD83 VERT. DATUM: NAVD88	
GRID UNITS: US SURVEY FEET	
SHEET NO: 1	OF 1

DIVISION OF PROPERTY BELONGING TO
SUSAN MARY DESSELLE NEIL ET UX
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

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
_____ Conceptual/Preliminary
_____ Engineering
_____ Final
- C. _____ Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
_____ Final
- D. X Minor Subdivision

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

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

1. Name of Subdivision: LOTS 1-A THRU 1-C, A REDIVISION OF LOT 1 S & A CAPITAL INVESTMENTS, LLC
2. Developer's Name & Address: S & A CAPITAL INVESTMENTS, LLC PO BOX 869 HOUMA, LA 70361
- Owner's Name & Address: S & A CAPITAL INVESTMENTS, LLC PO BOX 869 HOUMA, LA 70361
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 617 BAYOU DULARGE RD
5. Location by Section, Township, Range: SECTION 12, T18S-R17E
6. Purpose of Development: CREATE TRACTS
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
_____ Rear Lot Open Ditches
_____ Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: _____
12. Council District / Fire Tax Area: 7 Babin / Bayou Dularge Fire
13. Number of Lots: 3
14. Filing Fees: \$151.07

CERTIFICATION:

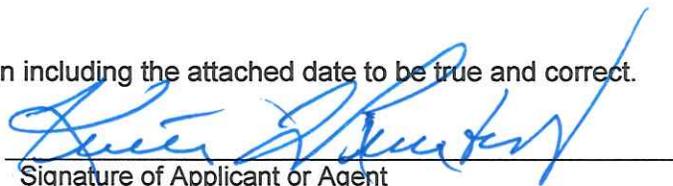
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/25/24

Date

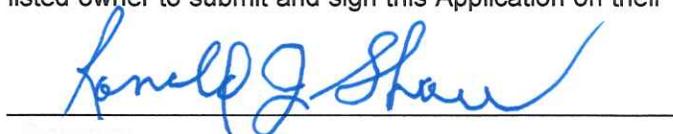

Signature of Applicant or Agent

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.

S & A CAPITAL INVESTMENTS, LLC

by: Ronnie Shaw

Print Name of Signature



4/25/24

PC24/ 5 - 2 - 15

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
 Conceptual/Preliminary
 Engineering
 Final
- 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: LOTS 3-A AND 3-B, A REDIVISION OF LOT 3 BELONGING TO PERRY J. MARTIN
2. Developer's Name & Address: PERRY J. MARTIN 123 ELLEN LN MONTEGUT, LA 70377
Owner's Name & Address: PERRY J. MARTIN 123 ELLEN LN MONTEGUT, LA 70377
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 122 & 123 ELLEN LN
5. Location by Section, Township, Range: SECTION 8, T18S-R19E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 2/24/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:
9 Trosclair / Montegut Fire
13. Number of Lots: 2
14. Filing Fees: \$108.45

CERTIFICATION:

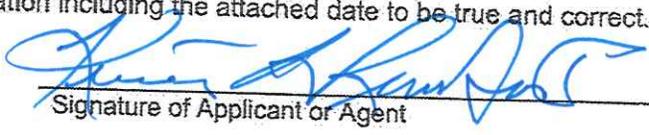
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/25/24

Date


Signature of Applicant or Agent

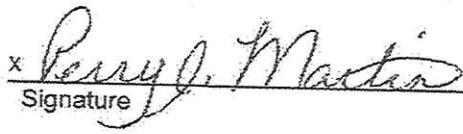
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of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

PERRY J. MARTIN

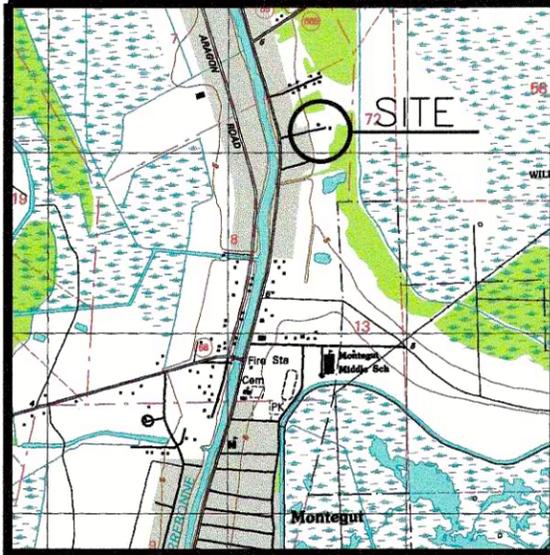
Print Name of Signature

4/25/24

Date

x 
Signature

PC24/ 5 - 3 - 16

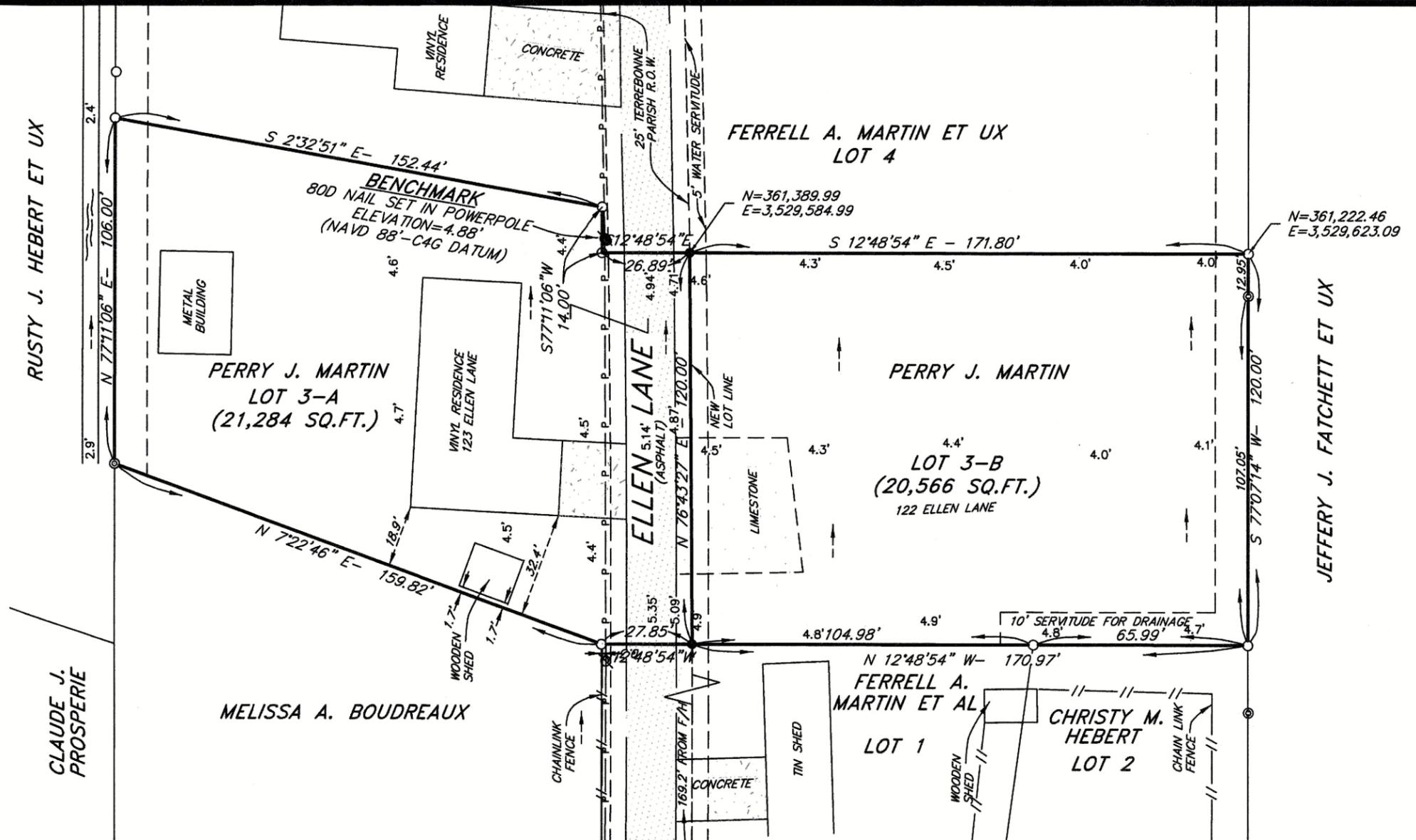


VICINITY MAP



LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 4" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW



COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO A SWALE DITCH IN THE REAR THEN INTO A LARGER DITCH THAT DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THESE LOTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0475, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 12')

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1543258 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

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

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



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: PERRY J. MARTIN
 SURVEY OF LOTS 3-A AND 3-B
 A REDIVISION OF LOT 3
 BELONGING TO PERRY J. MARTIN
 LOCATED IN SECTION 8, T18S - R19E
 TERREBONNE PARISH, LOUISIANA

APRIL 24, 2024 SCALE: 1" = 40'

 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 PH. (985) 879-2782

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

1. Name of Subdivision: LOTS 7-A & 7-B, A REDIVISION OF LOT 7, BLOCK 2 OF FOUR POINT ESTATES SUBDIVISION
2. Developer's Name & Address: PAMELA DUPONT 173 BRAZO CT HOUMA, LA 70360
Owner's Name & Address: SAME
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 972 & 973 FOUR POINT
5. Location by Section, Township, Range: SECTION 22, T20S-R17E
6. Purpose of Development: _____
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 4/29/24 SCALE: 1"=20'
12. Council District / Fire Tax Area: 7 Babin / Gr. Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$ 168.45

CERTIFICATION:

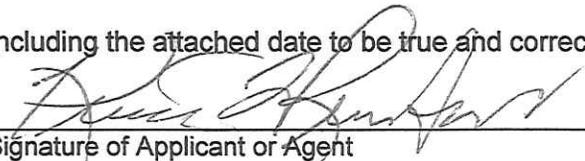
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/29/24

Date


Signature of Applicant or Agent

PAMELA DUPONT

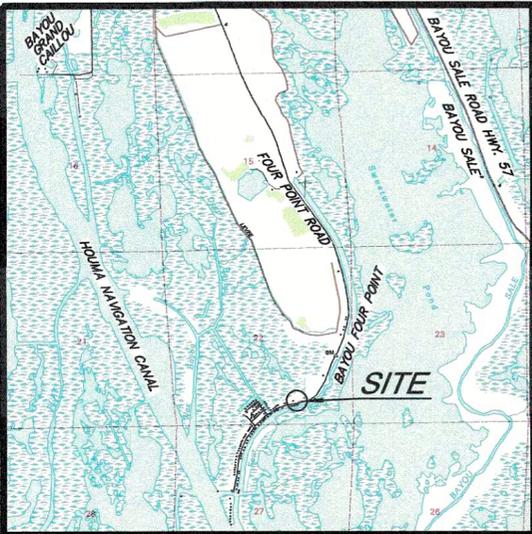
Print Name of Signature

4/29/24

Date

Pamela Soler Dupont
Signature

PC24/ 5 - 4 - 17

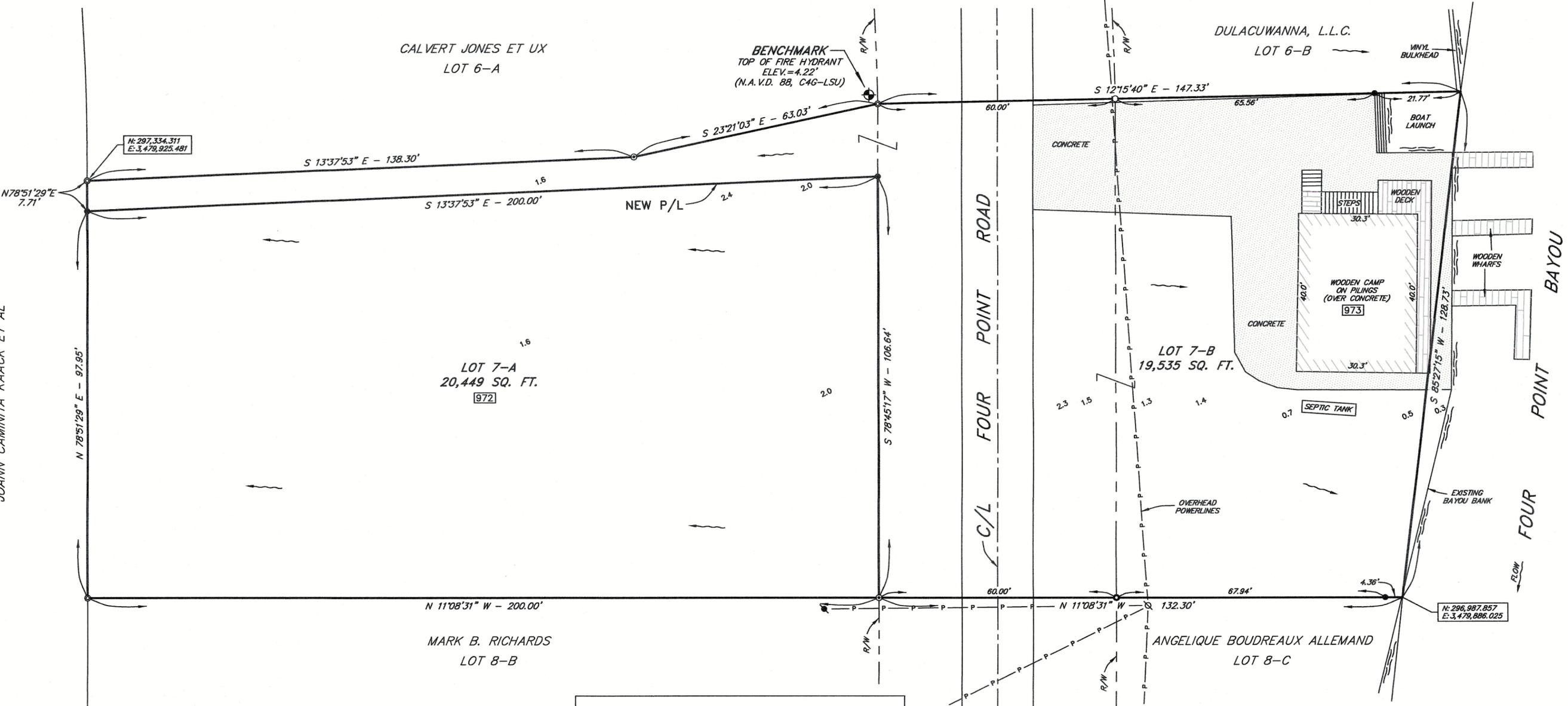


"VICINITY MAP"



"MARSH"

JOANN CAMINITA KAACK ET AL



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU FOUR POINT WHICH NEEDS NO MAINTENANCE AND TO THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "VE" HAS A B.F.E. REQUIREMENT OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 982562 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 1" IRON PIPE FOUND
 - INDICATES 1-1/2" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW
 - 322 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOD 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	ADDED ADDRESSES	DESCRIPTION
5/2/24	AP		
REVISIONS			

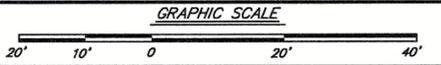


"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: PAMELA TOLER DUPONT

2 - LOTS

PLAT SHOWING LOTS 7-A & 7-B,
A REDIVISION OF LOT 7, BLOCK 2 OF
FOUR POINT ESTATES SUBDIVISION
LOCATED IN SECTION 22, T20S-R17E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 20'
DATE: 29 APR 24

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare (Sec 24 9 2 1)

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

- 1 Name of Subdivision TRACTS 3-A & 3-B, A REDIVISION OF PROPERTY BELONGING TO LEE M LUKE ET UX *LUKE*
- 2 Developer's Name & Address LEE M & SARAH LEE, 2349 BRADY ROAD, THERIOT, LA 70397
- Owner's Name & Address SAME
All owners must be listed, attach additional sheet if necessary
- 3 Name of Surveyor, Engineer, or Architect KENETH L REMBERT, SURVEYOR

SITE INFORMATION:

- 4 Physical Address 464 BAYOU DULARGE ROAD
- 5 Location by Section, Township, Range SECTION 32, T18S-R17E
- 6 Purpose of Development SEPARATE HOMESITE FROM REST OF PROPERTY
- 7 Land Use
- | | |
|---|--|
| <input checked="" type="checkbox"/> Single-Family Residential | 8 Sewerage Type |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Community |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Individual Treatment |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Package Plant |
| | <input type="checkbox"/> Other |
- 9 Drainage
- | | | | | |
|---|-------------------------------------|---------------------------------------|----------------------------|-------------------------------------|
| <input type="checkbox"/> Curb & Gutter | 10 Planned Unit Development | Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Roadside Open Ditches | 11 Date and Scale of Map | <u>DATE: 4/29/24 SCALE 1"=30'</u> | | |
| <input type="checkbox"/> Rear Lot Open Ditches | 12 Council District / Fire Tax Area | <u>1 Pledger / Bayou Dularge Fire</u> | | |
| <input checked="" type="checkbox"/> Other | 14 Filing Fees | <u>\$1168.45</u> | | |
- 13 Number of Lots 2

CERTIFICATION:

I, KENETH L REMBERT, certify this application including the attached date to be true and correct

KENETH L REMBERT
 Print Applicant or Agent

[Signature]
 Signature of Applicant or Agent

4/29/24
 Date

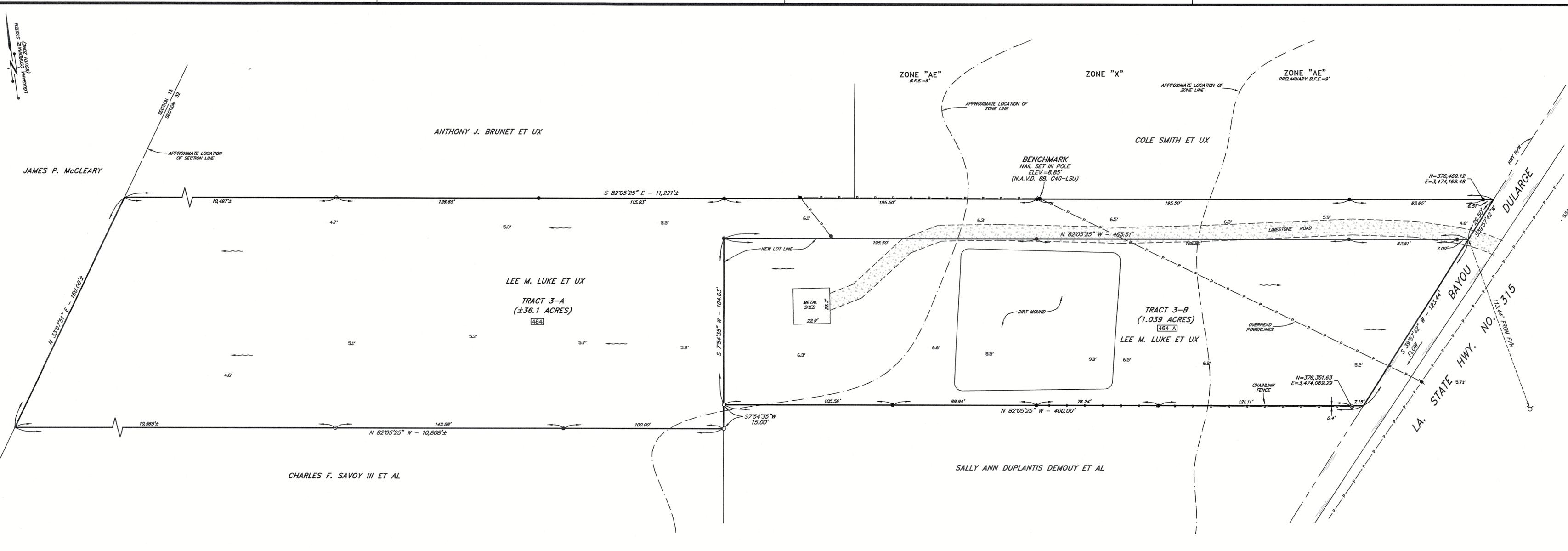
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete true and correct listing of all of the owners of the entire land included within the proposal, that each of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

LEE LUKE
 Print Name of Signature

[Signature]
 Signature

4/29/24
 Date

PC24/ 5 - 5 - 18



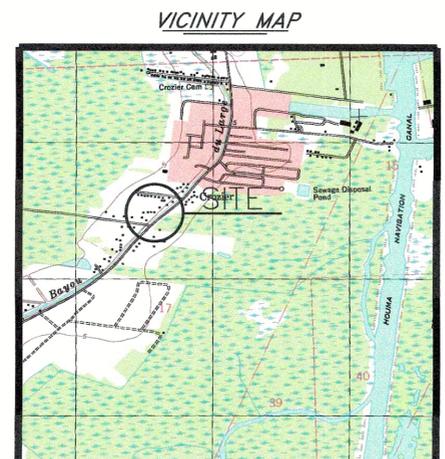
COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO BAYOU DULARGE ALONG FRONT OF THE PROPERTY AND TO THE WOODED AREA IN THE REAR. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN MAINTAIN ALL COURSES NECESSARY TO REACH THIS AREA.

THESE TRACTS ARE LOCATED IN ZONE "AE" & "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0273, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 9', 10' & 11').

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "SURVEY OF THE SOUTHERN PORTION OF TRACT 3 BELONGING TO LEE M. LUKE ET UX LOCATED IN SECTION 32, T18S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JUNE 3, 2022. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - INDICATES DRAINAGE FLOW
 - 3.3' INDICATES SPOT ELEVATION
 - ⊕ EXISTING FIRE HYDRANT
 - 322 INDICATES MUNICIPAL ADDRESS

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

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

BY _____ FOR _____

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

Surveyor's Signature: *Keneth L. Rembert*

Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**

Firm: **KENETH L. REMBERT LAND SURVEYORS**

Registration Number: 331

DATE	BY	DESCRIPTION
5/2/24	AP	ADDED ADDRESSES
REVISIONS		



"MINOR SUBDIVISION"
 LAND USE: RESIDENTIAL
 DEVELOPER: LEE M. LUKE

**SURVEY OF TRACTS 3-A AND 3-B
 A REDIVISION OF PROPERTY BELONGING TO
 LEE M. LUKE ET UX
 LOCATED IN SECTION 32, T18S-R17E,
 TERREBONNE PARISH, LOUISIANA**

Keneth L. Rembert, PLS
 LAND SURVEYORS
 635 SCHOOL STREET, HOUMA, LOUISIANA 70360
 (985) 879-2782 FAX - (985) 879-1641

DRAWN: A.P.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 29 APR 24

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

TRACT 1 IS 256' FROM FIRE HYDRANT, VARIANCE IS REQUESTED.

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

- TRACTS 1 & 2, A REDIVISION OF THE PROPERTY OF EVELYN BERGERON*
- Name of Subdivision: AUTIN
 - Developer's Name & Address: EVELYN B. AUTIN 3320 BAYOU BLUE RD GRAY, LA 70359
Owner's Name & Address: EVELYN B. AUTIN 3320 BAYOU BLUE RD GRAY, LA 70359
All owners must be listed, attach additional sheet if necessary
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 3221 & 3227 WEST MAIN ST GRAY, LA
- Location by Section, Township, Range: SECTION 3, T16S-R16E
- Purpose of Development: SEPARATE BATTURE FROM LAND SIDE
- Land Use:

<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:

<input type="checkbox"/> Community
<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:

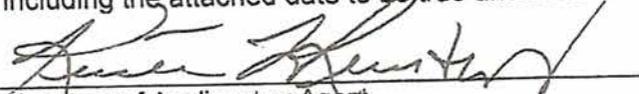
<input type="checkbox"/> Curb & Gutter
<input type="checkbox"/> Roadside Open Ditches
<input checked="" type="checkbox"/> Rear Lot Open Ditches
<input checked="" type="checkbox"/> Other
- Planned Unit Development: Y N
- Date and Scale of Map: DATE: 4/25/24 SCALE: 1"=100'
- Council District / Fire Tax Area: _____
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent

4/26/24
Date

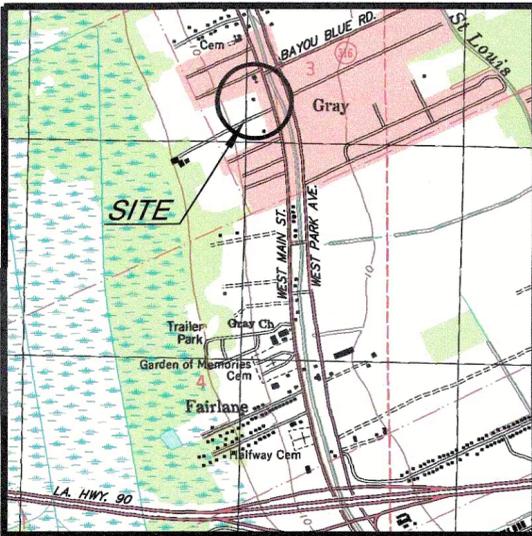

Signature of Applicant or Agent

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.

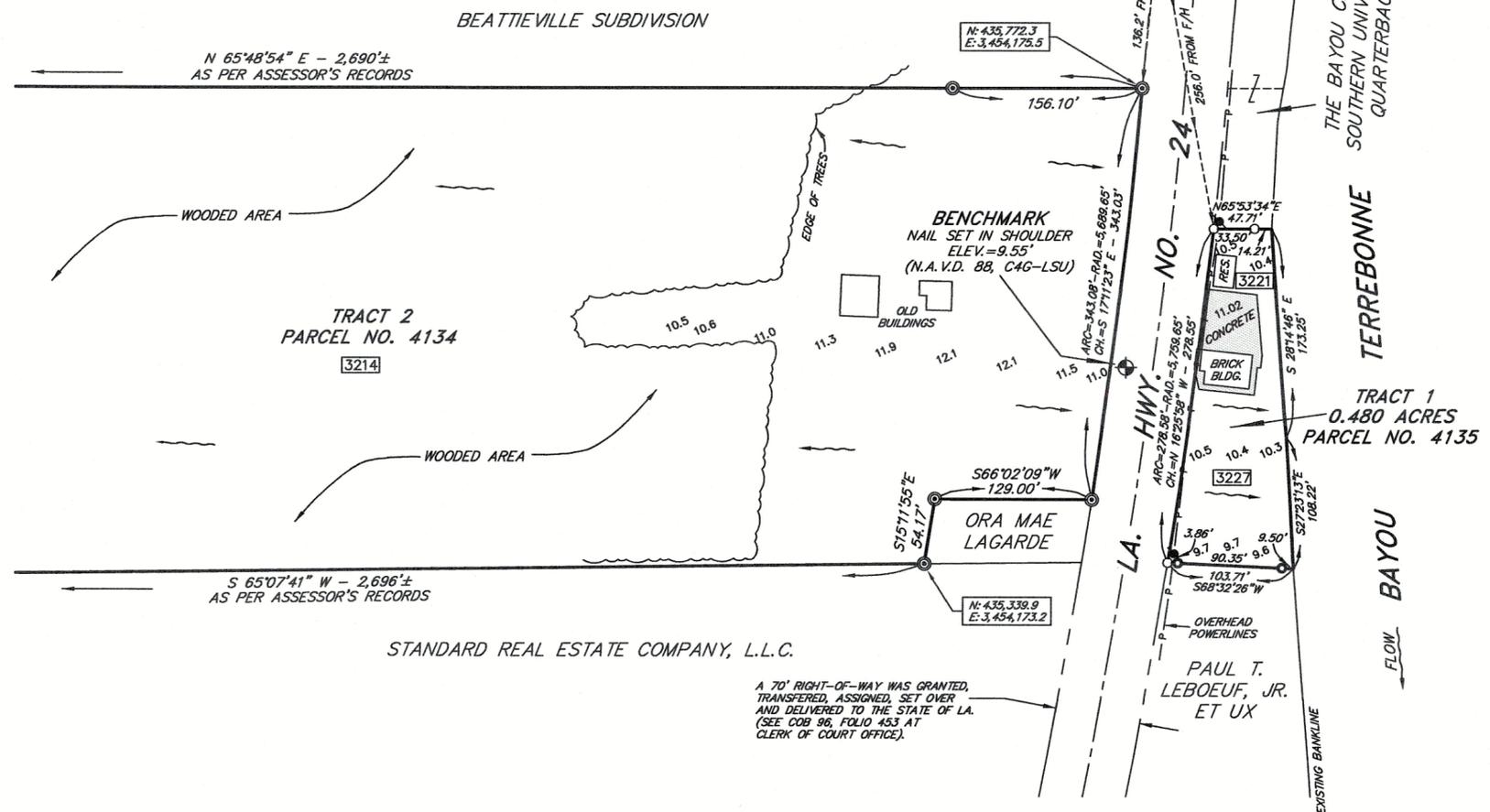
EVELYN B. AUTIN
Print Name of Signature

4/26/24
Date

DocuSigned by:
Amy Dowty POA for Evelyn B. Autin
Signature



"VICINITY MAP"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0100, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. A REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAP:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY CLAIMED BY EVELYN BERGERON AUTIN LOCATED IN SECTION 3 AND 62, T16S-R16E, TERREBONNE PARISH, LOUISIANA" DATED JUNE 29, 1994.
BEARINGS SHOWN HEREON ARE BASED ON SAID REFERENCE MAP.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - INDICATES 5/8" IRON ROD PREVIOUSLY SET
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING POWER POLE WITH LIGHT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ INDICATES SPOT ELEVATION
 - ⊙ INDICATES DRAINAGE FLOW
 - 322 INDICATES MUNICIPAL ADDRESS

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

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

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

DATE	BY	DESCRIPTION
5/2/24	AP	ADDED ADDRESSES
		REVISIONS

2 - TRACTS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: EVELYN BERGERON AUTIN

PLAT SHOWING TRACTS 1 AND 2,
A REDIVISION OF THE PROPERTY OF
EVELYN BERGERON AUTIN
LOCATED IN SECTIONS 3 & 62, T16S-R16E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.M.
CHK'D: K.L.R.



SCALE: 1" = 100'
DATE: 25 APR 24