

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

OCTOBER 16, 2025, THURSDAY
6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of September 11, 2025
- E. COMMUNICATIONS
- F. OLD BUSINESS:
 - 1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision; Ironman Properties of America, LLC, applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:
 - 1. Planned Building Group
Placement of a two-story housing building (containing two apartments), 440 Magnolia Street; Start Corporation, applicant (*Council District 7 / City of Houma Fire*)
- H. STAFF REPORT
- I. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman’s Comments
- J. PUBLIC COMMENTS
- K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE
- B. ROLL CALL
- C. CONFLICTS DISCLOSURE
- D. APPROVAL OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of September 11, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 16, 2025 INVOICES AND THE TREASURER’S REPORT OF SEPTEMBER 2025
- F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Division of Property belonging to Oliver Naquin or Assigns into Lot "B," Lot "C," and Lot "D"
Approval Requested: Process D, Minor Subdivision
Location: 106 Oliver Court, Terrebonne Parish, LA
Government Districts: Council District 9 / Bayou Blue Fire District
Developer: James Naquin
Surveyor: Charles L. McDonald Land Surveyor, Inc.
b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application
2. a) Subdivision: The Cottages at Cypress Ridge, Phase A
Approval Requested: Process C, Major Subdivision-Engineering
Location: LA Hwy. 24/Executive Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Prime Land Developments, LLC
Engineer: Milford & Associates, Inc.
b) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
3. a) Subdivision: Survey & Division of Property belonging to Rodney J. Ledet, Jr. into Lot 1 and Remaining Land
Approval Requested: Process D, Minor Subdivision
Location: 107 Bayou Neuf Ct., Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Rodney J. Ledet, Jr.
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Variance Request: Variance from the required minimum of 25' of lot frontage along a public right of way
d) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Tracts "A" & "B," Property belonging to Hunt Holdings, LLC, et al; Section 20, T19S-R18E, Terrebonne Parish, LA (6009-A & 6011 Highway 56 / Councilwoman Kim Chauvin, District 8)
2. Tracts 4-A & 4-B, A Redivision of Property belonging to Corinne L. Portier, et al; Section 53, T18S-R19E, Terrebonne Parish, LA (4102 A Highway 56 / Councilwoman Kim Chauvin, District 8)
3. Lot Line Shift between Lots 19 & 20A, Block 2 of Southern Comfort Waterfront Community & Tract "B" belonging to Michael K. Tate; Section 37, T20S-R17E & Section 87, T19S-R17E, Terrebonne Parish, LA (8294 Grouper Court / Councilman Danny Babin, District 7)

4. Tract A-B-C-A to be acquired from Georgana Berger and permanently attached to the Property of John G. Verret, Jr., et ux; Section 32, T18S-R17E, Terrebonne Parish, LA *(474 Bayou Dularge Rd / Councilman Brien Pledger, District 1)*
5. Revised Parcels 2, 5, & 6 and a 36' road right-of-way also know as Biggy Court, A Redivision of Property belongng to Steven J. Kinsella, et al; Section 53, T18S-R19E, Terrebonne Parish, LA *(102 Biggy Court / Councilman Carl Harding, District 2)*
6. Tracts DL-2 and DS-1, A Redivision of Property belonging to Dove Land Corporation, et al; Section 1, T18S-R17E, Terrebonne Parish, LA *(2406 Denley Road & 249 & 257 Thompson Road / Councilman Brien Pledger, District 1)*
7. Revised Tracts 2 & 3, A Redivision of Property belonging to Blue Marlin Oilfield & Equipment Rentals, Inc. and Dove Equipment & Boat Rentals, Inc.; Section 102, T17S-R17E, Terrebonne Parish, LA *(596 South Hollywood Road / Councilman Clyde Hamner, District 6)*

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Public Hearing*
Discussion and possible action regarding proposed RV Park Regulations

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF SEPTEMBER 11, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of September 11, 2025 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 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. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot; Mr. Terry Gold; and Mr. Travion Smith. Also present was 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 one had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of August 21, 2025.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called to order the Public Hearing for an application by Ironman Properties of America, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) 2620 Isaac Street, Lot 14, Block 2, Barrowtown Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, on behalf of the applicant, discussed the rezone request and the neighboring properties with a duplex and a mobile home.
- b) The Chairman recognized Councilman Brien Pledger, 214 Roselawn Avenue, who spoke on behalf of his constituents that he represents. He expressed the same concerns from the previous meeting of drugs, shootings, overdoses, etc. in the immediate area and rental property next door is owned by the same person. He stated he had spoken to the owner who said he’d do due diligence to try to vet his tenants better, but he still had to represent his constituents that would prefer the property to remain R-1.
- c) Mr. Thibodeaux moved, seconded by Mr. Soudelier: “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, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot, Mr. Gold, & Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- d) Mr. Pulaski discussed the Staff Report and stated he requested the crime data from Houma Police Chief Travis Theriot but he needed to breakdown the statistics in an easier form before handing over. He stated that prior to the August meeting, there were two calls with no objection to the rezone request and then the ones in opposition that spoke at the last public hearing. He discussed being arbitrary & capricious and considering the application just as others have been approved in the past. He stated Staff recommended tabling the matter until the crime data was received from Houma Police Department.
- e) Discussion was held regarding the crime activities in the area .
- f) Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the application to rezone from R-1

(Single-Family Residential) to R-3 (Multi-Family Residential) until the next regular meeting of October 16, 2025.”

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

- G. STAFF REPORT: None.
- H. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments: None.
 - 2. Chairman’s Comments: None.
- I. PUBLIC COMMENTS: None.
- J. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:23 p.m.”

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

Robbie Liner, Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF SEPTEMBER 11, 2025.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Zoning & Land Use Commission

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 6/30/25

IRONMAN PROPERTIES OF AMERICA, LLC

Applicant's Name

PO BOX 61	BOURG	LA	70343
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

985-804-0090

Telephone Number (Home) (Work)

100%

Interest in Ownership (Owner, etc.)

2620 ISAAC ST LOT 14, BLOCK 2, BARROWTOWN SUBDIVISION

Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

 X **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

X

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

X

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

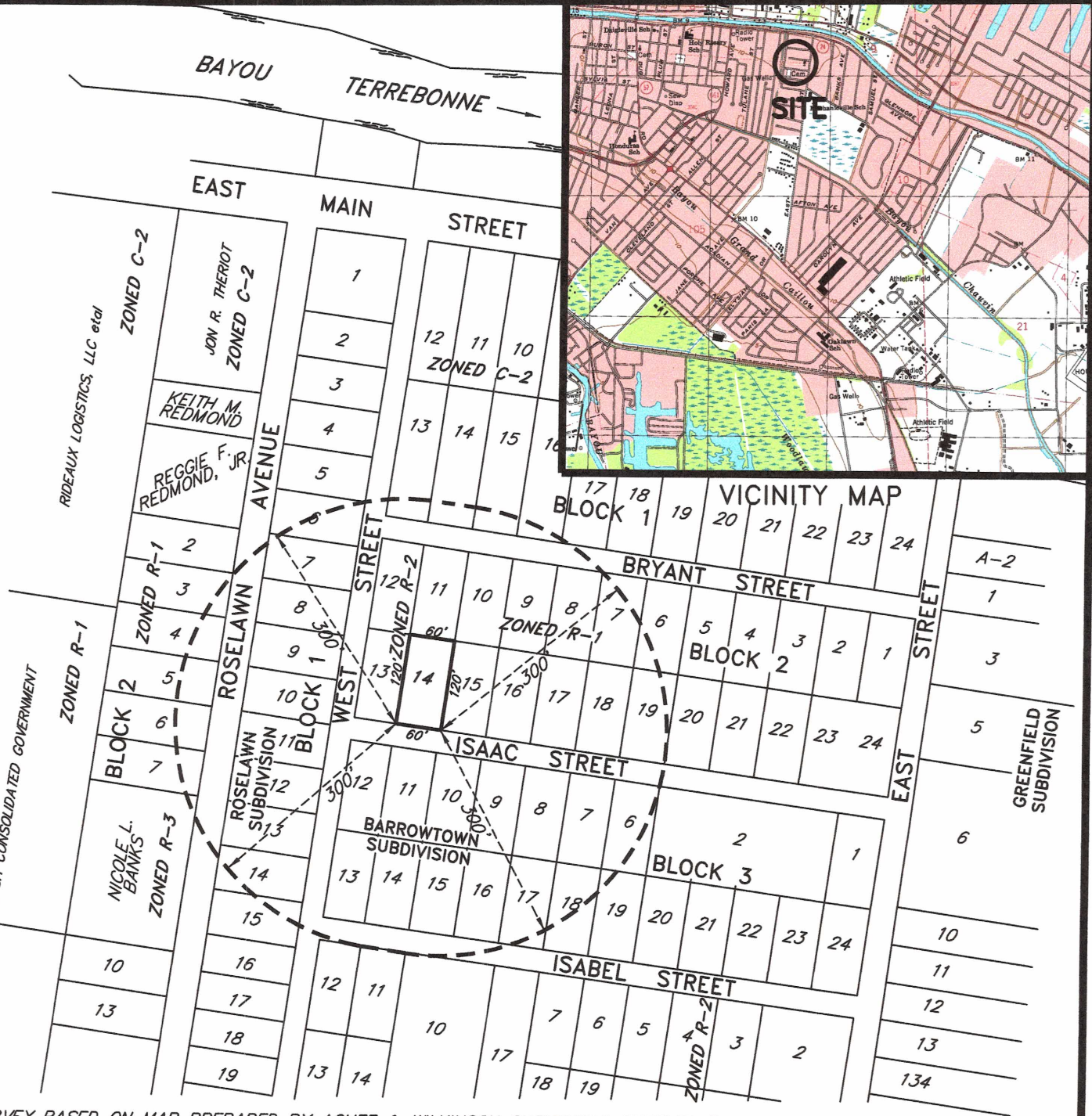
Maximum Charge - \$100.00

I (We) own 0.17 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0252, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" IS AN AREA OF MINIMAL FLOODING).

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MAP SHOWING LOT 14 SQUARE 2 OF
BARROWTOWN SUBD. TO BE REZONED
FROM ZONE R-1 TO ZONE R-2
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JUNE 26, 2025

SCALE: 1" = 200'

[Signature]

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



ZLU25/13
Dist 7
Co H Fire

Houma-Terrebonne Regional Planning Commission

Zoning & Land Use Commission

P.O. Box 1446
Houma, LA 70361
(985)873-6793

APPLICATION FOR PLANNED BUILDING GROUP APPROVAL

Start Corporation

Applicant's Name

P.O. Box 165

Houma

LA

70361

Address

City

State

Zip Code

9/19/2025

/ (985) 879-3966

Date

Telephone Number(s)

Owner

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Start Corp Subsidized Housing Units (2)
2. Location: 440 Magnolia Street, Houma, LA 70360
3. Zoning District: _____
4. Total Land Area: .189 acres
5. Total Number of Units: 2
6. Gross Floor Area: 712 sq ft (18'-5" x 38'-7")
7. Total Parking Spaces Provided: 15
Total Parking Spaces Required: 2
8. Approximate Cost of Work Involved: \$200,000
9. Has any previous application been made: NO _____ YES X

If Yes, please describe: In August 2016, Start Corporation installed a leased mobile office unit. This mobile office unit has since been removed. We are planning to construct a two-story, subsidized housing building containing 2 apartments.

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own .189 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.



Signature of Applicant

9/19/2025

Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



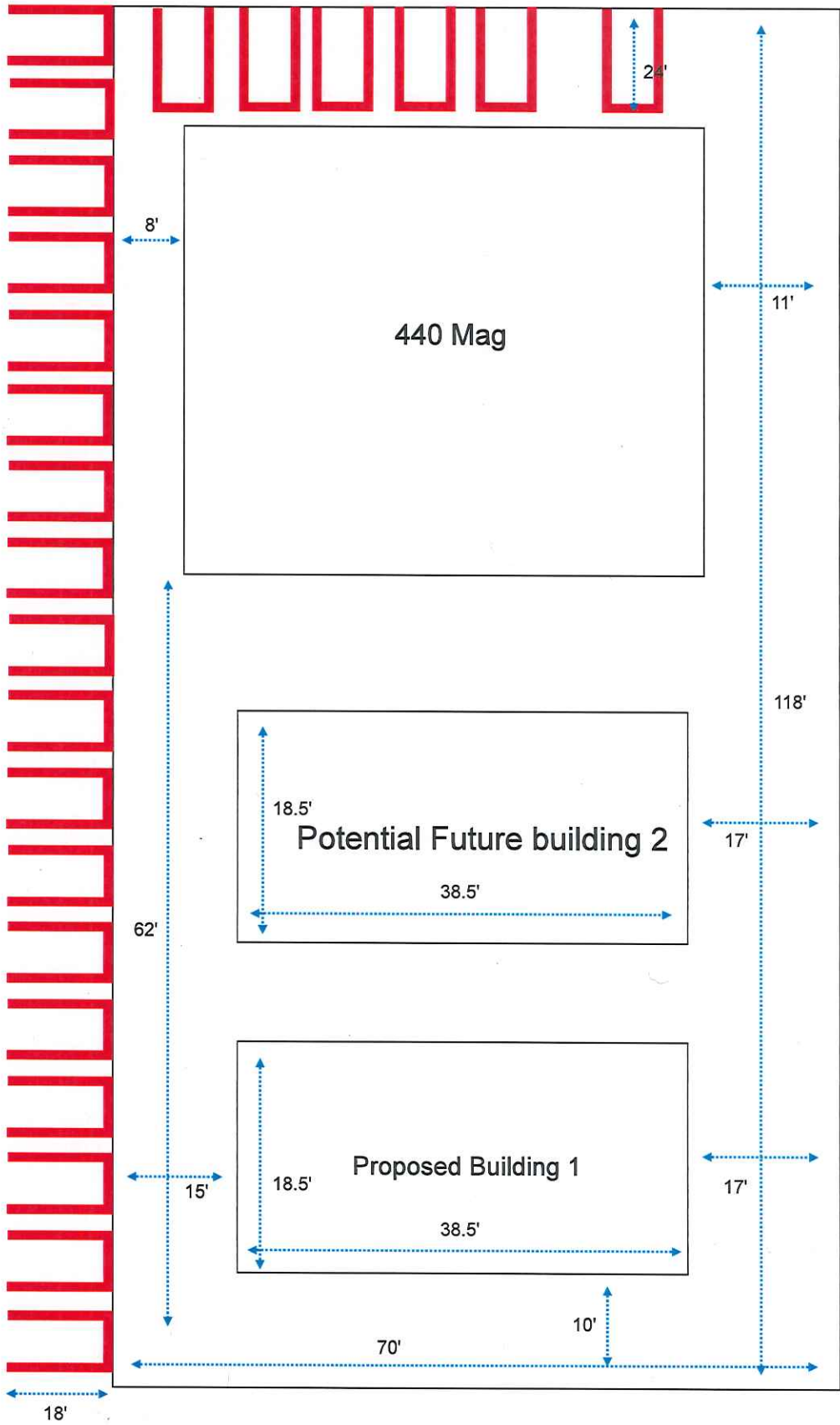
Signature of Owner or Authorized Agent

9/19/2025

Date

Magnolia St

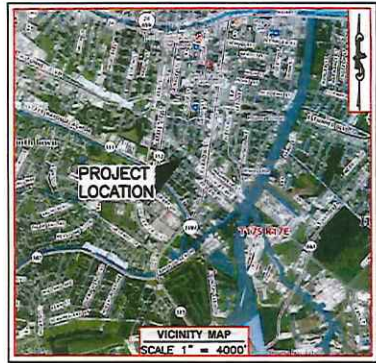
Roussel St.



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○	EXISTING SEWER MANHOLE	⊙
SET 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	●	EXISTING SEWER CLEANOUT	○
EXISTING POWER POLE	⊗	EXISTING AREA INLET CATCH BASIN	■
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING CURB INLET CATCH BASIN	■
EXISTING ELECTRIC PEDESTAL	⊗	EXISTING WATER METER	WM ○
EXISTING OVERHEAD UTILITY LINE	—OL—	EXISTING WATER VALVE	⊗
EXISTING TELEPHONE PEDESTAL	⊗	EXISTING WOOD FENCE	—WF—
EXISTING GAS METER	GM □	STREET MUNICIPAL NUMBER	(253)

ELEVATIONS:
Based on the "North American Vertical Datum of 1988-NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System.



BEARINGS:

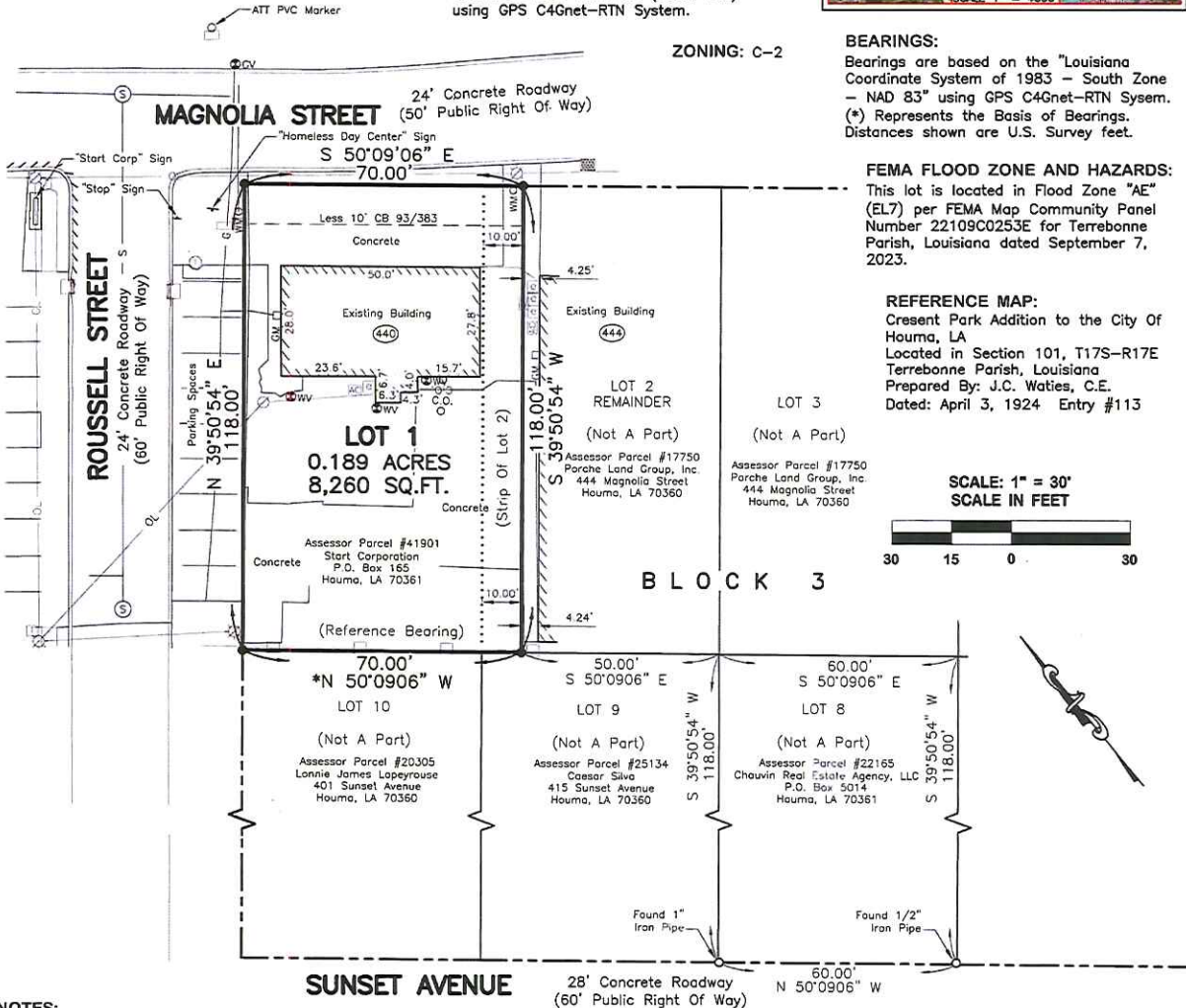
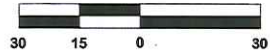
Bearings are based on the "Louisiana Coordinate System of 1983 - South Zone - NAD 83" using GPS C4Gnet-RTN System. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "AE" (EL7) per FEMA Map Community Panel Number 22109C0253E for Terrebonne Parish, Louisiana dated September 7, 2023.

REFERENCE MAP:

Crescent Park Addition to the City Of Houma, LA
Located in Section 101, T17S-R17E
Terrebonne Parish, Louisiana
Prepared By: J.C. Waties, C.E.
Dated: April 3, 1924 Entry #113

SCALE: 1" = 30'
SCALE IN FEET



NOTES:

- 1.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute no guarantee nor a warranty, expressed or implied.
- 3.) The utilities shown have been located from visible utility features and makes no guarantee that what is shown comprises all such utilities in the area or are in the exact location indicated.

CERTIFICATION:

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 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 visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
REG. NO. 4861
REGISTERED PROFESSIONAL
07/01/2025
Michael P. Blanchard, P.L.S.,
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

PLAT SHOWING BOUNDARY SURVEY
OF
LOT 1 & A 10' STRIP OF LOT 2,
BLOCK 3
CRESCENT PARK ADDITION
LOCATED IN SECTION 101,
TOWNSHIP 17 SOUTH, RANGE 17 EAST
CITY OF HOUMA,
TERREBONNE PARISH, LOUISIANA

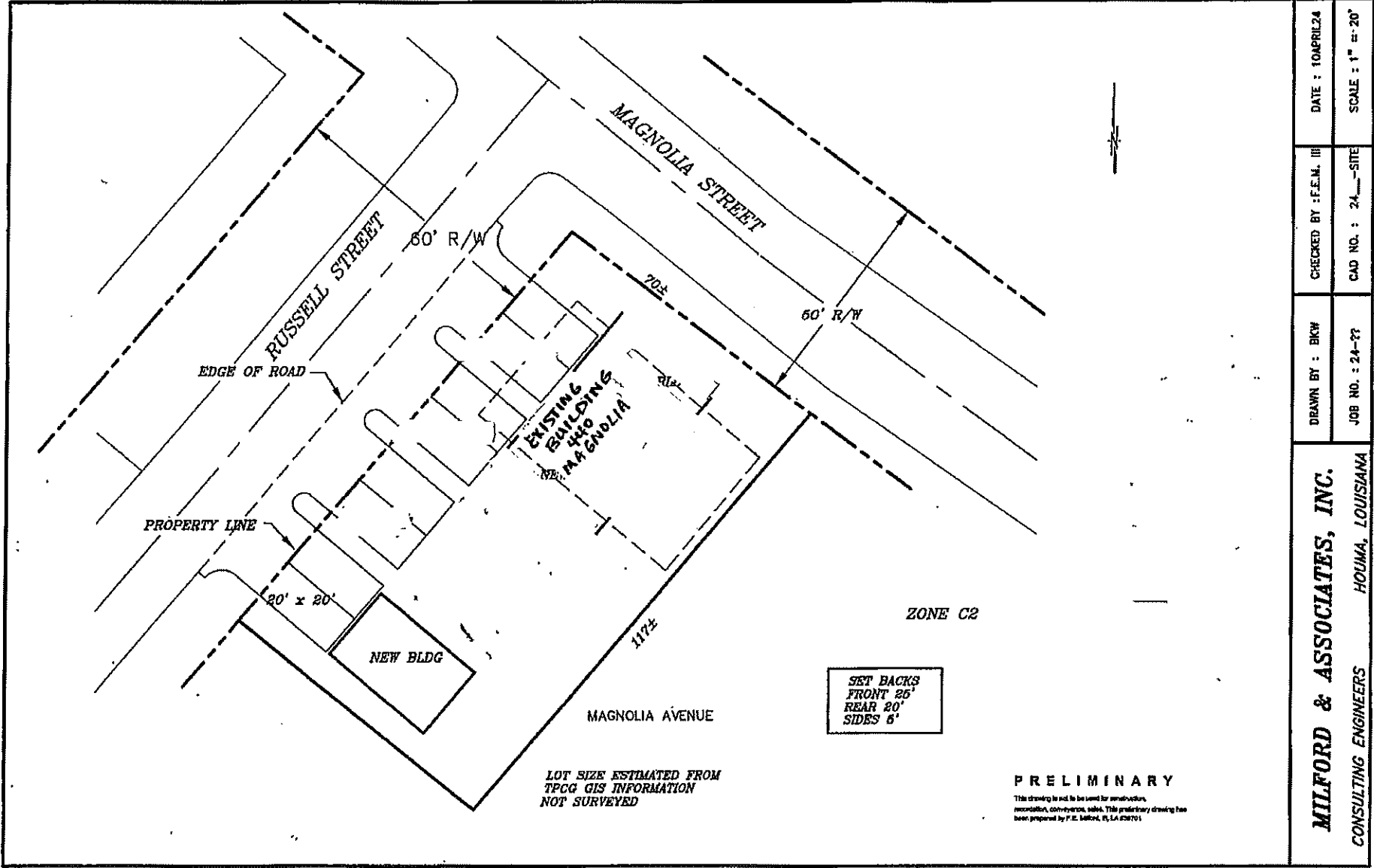
ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS

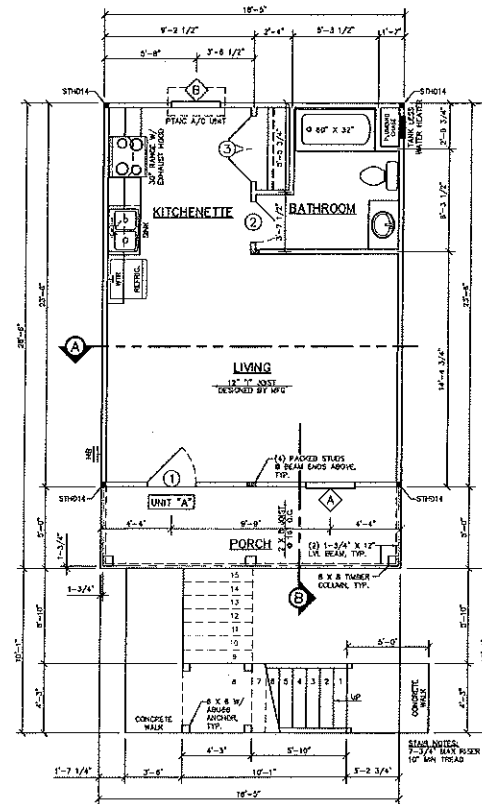
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: JUNE 24, 2025



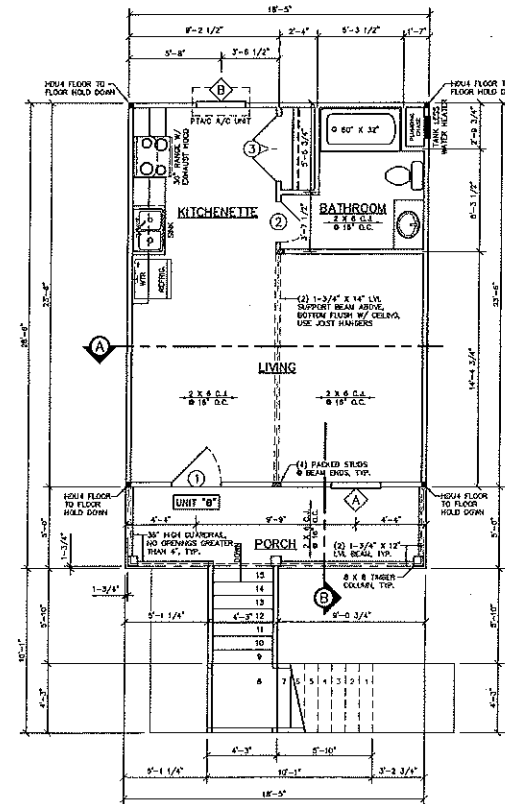
MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN BY : BOW	CHECKED BY : F.E.M. III	DATE : 10APRIL24
JOB NO. : 24-??	CAD NO. : 24-SITE	SCALE : 1" = 20'



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

SCHEDULE OF OPENINGS

MARK	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1-3/4"	S.C., RAISED PANEL "COMPOSITE" DOOR
②	2'-6" X 6'-8" X 1-3/8"	H.C., RAISED PANEL "COMPOSITE" DOOR
③	4'-0" X 6'-8" X 1-3/8"	PAIR 2'-0", H.C., RAISED PANEL "COMPOSITE" DOORS
④	3'-0" X 5'-0" SNG	SINGLE HUNG, VINYL FRAME, INSULATED GLASS WINDOW
⑤	3'-0" X 3'-0" SNG	SINGLE HUNG, VINYL FRAME, INSULATED GLASS WINDOW

-HMB FREEZE PROOF, CARRON HOSE FAUCET

FOOTAGE DATA

UNIT "A"	UNIT "B"
LIVING AREA 433 SQ. FT.	LIVING AREA 433 SQ. FT.
KITCHEN 92 SQ. FT.	KITCHEN 92 SQ. FT.
TOTAL 525 SQ. FT.	TOTAL 525 SQ. FT.
GRAND TOTAL	1,050 SQ. FT.

PRELIMINARY

PROJECT OF:
GCCS, LLC.

PROPOSED RESIDENTIAL DUPLEX FOR:
START
CORPORATION
256 MAGNOLIA ST. HOUMA, LA 70360

DRAWN: MHSI

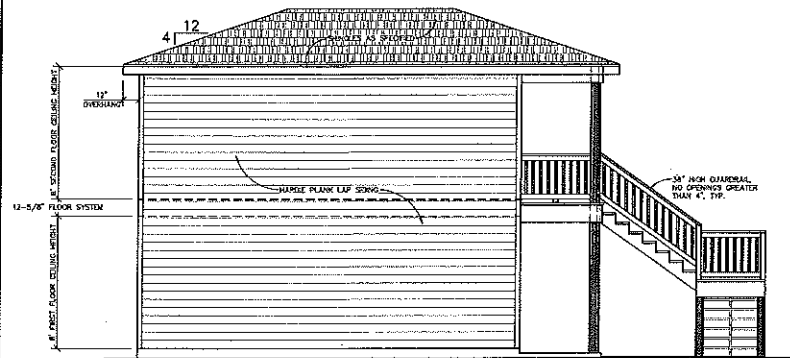
CHECKED: A.P.

SCALE: NOTED

APPROVED BY:

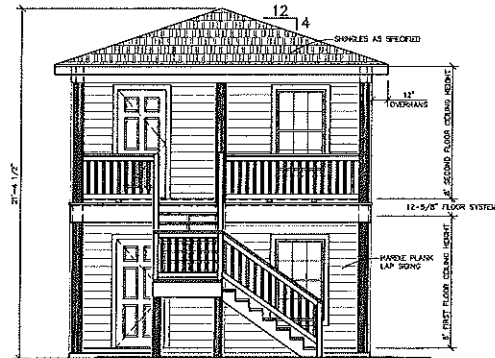
DATE: 2/24/23

DATE	REVISION	BY	JOB #	2319	CAD #	2319-FLOOR	FILE #



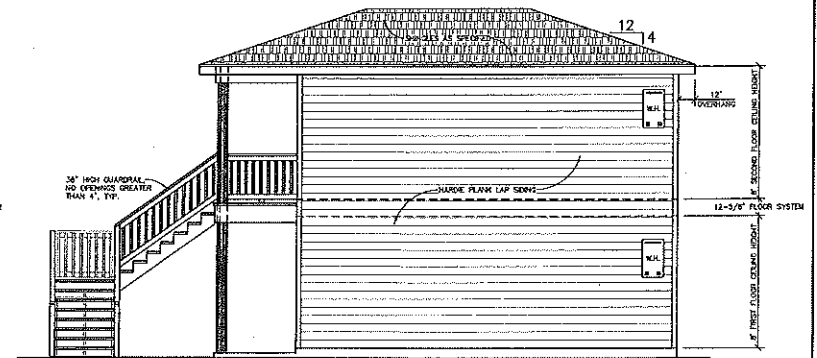
LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



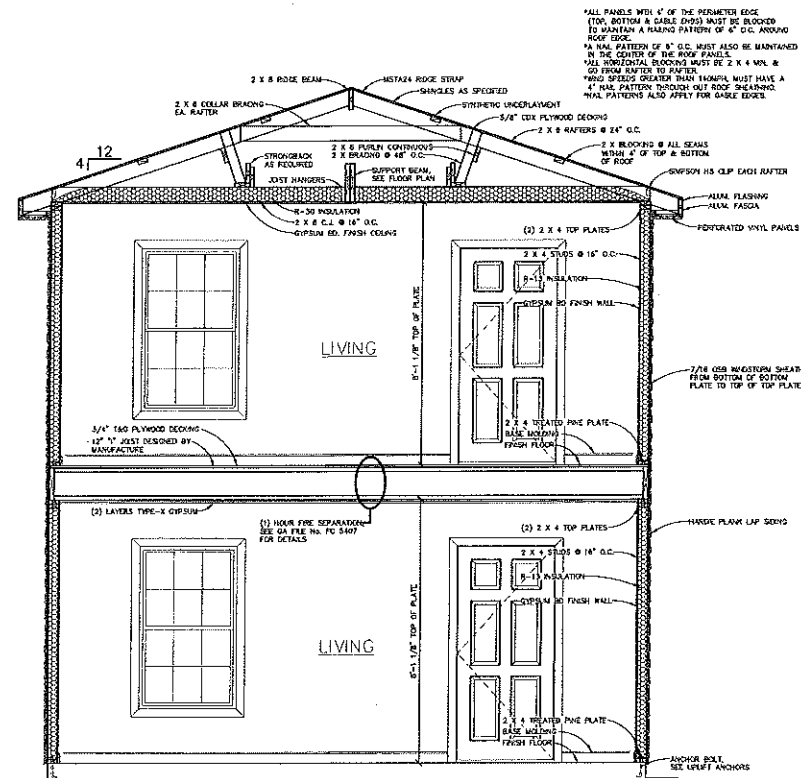
FRONT ELEVATION

Scale: 1/4" = 1'-0"



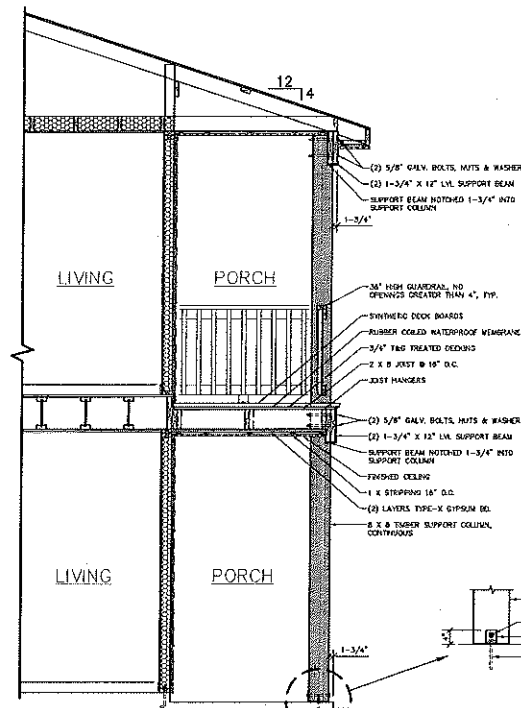
RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"



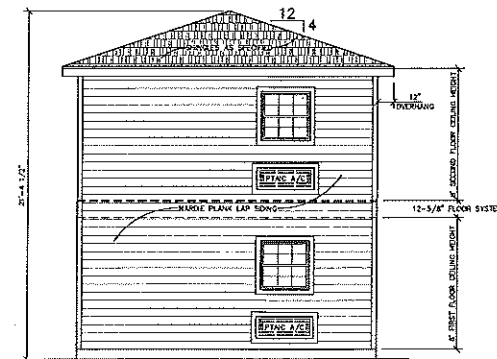
SECTION A

Scale: 1/2" = 1'-0"



SECTION B

Scale: 1/2" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"

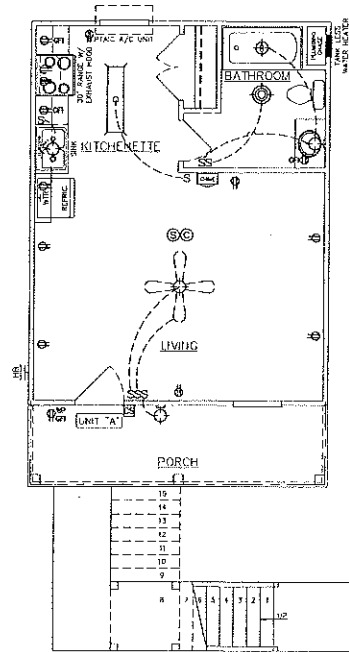
FLOOR-CEILING SYSTEMS, WOOD FRAMED			
QA FILE NO. FC 5407	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD			
Basic type 1/2" type X gypsum wallboard applied at right angle to wood joists 24" o.c. with 1 1/2" type W or 3" diagonal bracing 24" o.c. Floor joists 16" type S or equivalent without or gypsum veneer base applied at right angle to 1/2" type W or 3" diagonal bracing 24" o.c. in joints and intermediate spaces and 1 1/2" type S or 3" diagonal bracing 24" o.c. placed 2" back on either side of end joints. Joists shall 24" from base layer joists. Wood joists supporting 1/2" wood structural panels applied at right angle to joists with 6d nails. Ceiling provides one hour fire resistance protection for 1 hour.			
Asp. Ceiling	Wdg. 2	1 hr	35 to 39 STC
Fire Test	FM 112, 2-15-72	15, 14-78	Estimated
Sound Test			

PRELIMINARY

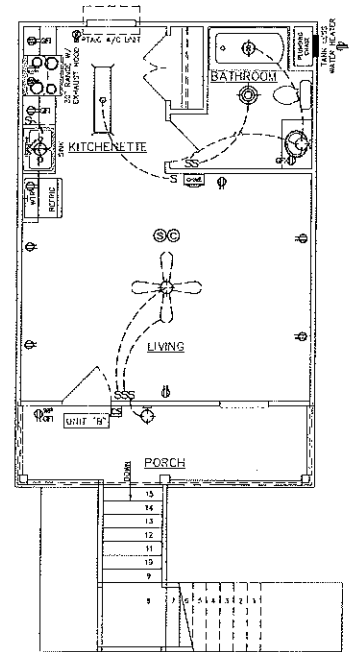
PROJECT OF:
GCCS, LLC

PROPOSED RESIDENTIAL DUPLEX FOR:
START CORPORATION
256 MAGNOLIA ST. HOUMA, LA. 70360

DATE	REVISION	BY	308 # 2319	CAD # 2319-ELEV	FILE #
APPROVED BY:					
DRAWN: NMDS					
CHKD: A.P.					
SCALE: NOTED					
DATE: 27MAR23					



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

SCHEDULE OF SYMBOLS	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
⊖	110V DUPLEX GROUNDED, TAMPER RESISTANT, ELECTRIC OUTLET
⊖WP	110V DUPLEX GROUNDED, TAMPER RESISTANT, ELECTRIC OUTLET W/ WEATHER PROOF COVER
⊖GFI	110V DUPLEX GROUNDED, TAMPER RESISTANT, ELECTRIC OUTLET W/ GROUND FAULT INTERRUPTER
⊖	220V SPECIAL, GROUNDED ELECTRIC OUTLET
⊙	LIGHTING FIXTURE LOCATION
⊙	LIGHTING FIXTURE LOCATION, wall mounted
⊙	LIGHTING FIXTURE LOCATION, RECESS MOUNTED
⊙	HEATER - VENT - LIGHT COMBINATION
⊙	12" X 48" LED SURFACE MOUNTED LIGHTING FIXTURE
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⊙	SWITCH TO DOOR CHIME
*** ALL 120 VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS TO BE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE. INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ***	

PRELIMINARY

DATE		REVISION	BY	JOB #	2319	CAD #	2319-ELEC	FILE #

PROJECT OF:
GCCS, LLC

PROPOSED RESIDENTIAL DUPLEX FOR:
START CORPORATION
256 MAGNOLIA ST. HOUMA, LA. 70360

APPROVED BY:

DRAWN: MVDG
CHK'D: A.P.
SCALE: NOTED
DATE: 27MAR23

