

# Houma-Terrebonne Regional Planning Commission

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

**APRIL 16, 2026, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

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

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

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

**D. APPROVAL OF MINUTES:**

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

**E. COMMUNICATIONS:**

**F. NEW BUSINESS:**

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

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

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

**I. PUBLIC COMMENTS**

**J. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE**

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

**D. APPROVAL OF MINUTES:**

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

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

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

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

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

**H. STAFF REPORT:**

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

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

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

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission

ZLU 26/4  
Dist. 3  
BayouCane  
Fire

P.O. Box 1446

Houma, Louisiana 70361-1446

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

Zoning & Land Use Commission  
Application

Name: DAVID COFFMAN

Address: 421 Douglas Dr. Houma, LA. 70364

Phone: 985-688-9990

Application For: \_\_\_\_\_ Planning Approval X Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 421 Douglas Dr. Houma, LA 70364 in a  
Residential (R1) Zoning District. The legal description of the property involved in this application  
is: \_\_\_\_\_

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes X No

Applicant's interest in the premises affected: 100% OWNER

Approximate cost of work involved: 0

Explanation of property use: Notary Public Office

Plot Plan attached: X Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes X No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

Address of adjacent property owners:

1. 422 Douglas Dr  
Houma, LA 70364  
Marilyn S. Breaux

2. 423 Douglas Dr  
Houma, LA 70364  
Bruce W Thorpe

3. 419 Douglas Dr  
Houma, LA 70364  
\* Raymond Wicklund  
238 Janet Lynn Ct., Theriot, LA 70397

[Signature]  
Signature of Applicant or Agent

985-688-9990  
Phone Number

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

[Signature]  
Signature of Applicant or Agent

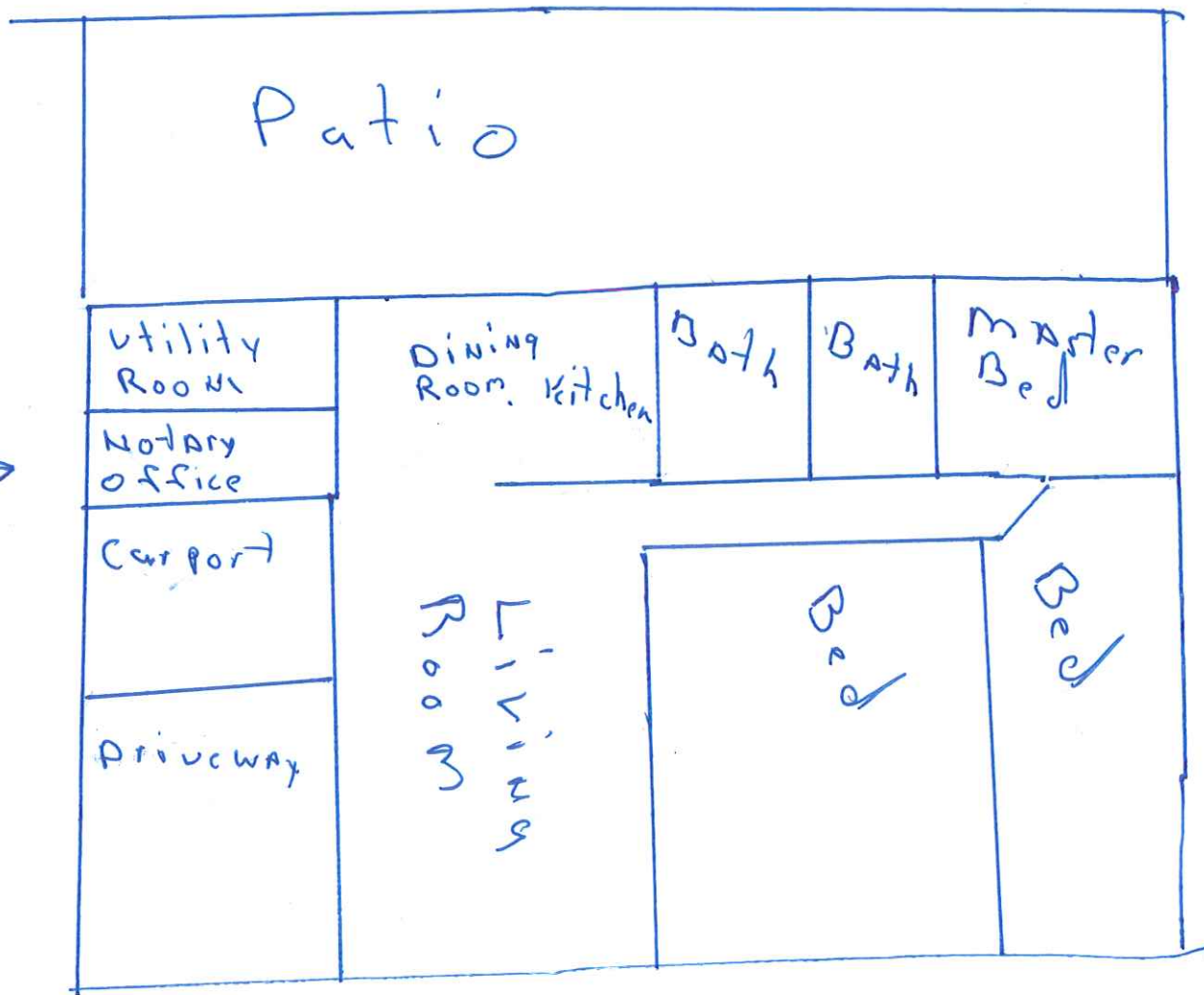
3/30/26  
Date

# Back Yard

Total  
Square ft  
1333

6 ft x 8 ft =  
48 Square ft →

4%



421 Douglas Dr





- e) Date, scale, and north arrow;
- f) Boundary of entire tract to be developed;
- g) Major existing roads and streets;
- h) Proposed street names, lot and block numbers;
- i) Alignments with existing streets and rights-of-ways;
- j) Description of proposed improvements, materials, typical street cross-sections, etc.;
- k) Final alignments of streets and sewerage;
- l) Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m) Location of utilities, light standards, and fire hydrants;
- n) Method of sewage disposal;
- o) Profiles of all streets;
- p) Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q) Open areas to be set aside for special purposes, with dimensions;
- r) Off-street parking, driveways, curb cuts;
- s) Screen planting and/or proposed fencing; and
- t) Areas of special flood hazard zones as specified by FEMA.

**APPLICATION FEE SCHEDULE**

The fee for **Planned Unit Development** application procedure shall be **\$500.00** per the Terrebonne Parish Code of Ordinances, Chapter 28-118(a)(4).

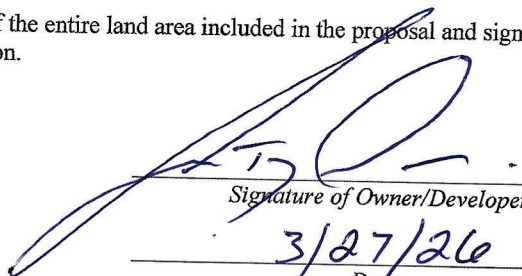
Application Fees Attached: \$ \_\_\_\_\_

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

  
 \_\_\_\_\_  
*Signature of Applicant/Agent*

\_\_\_\_\_  
*Date*

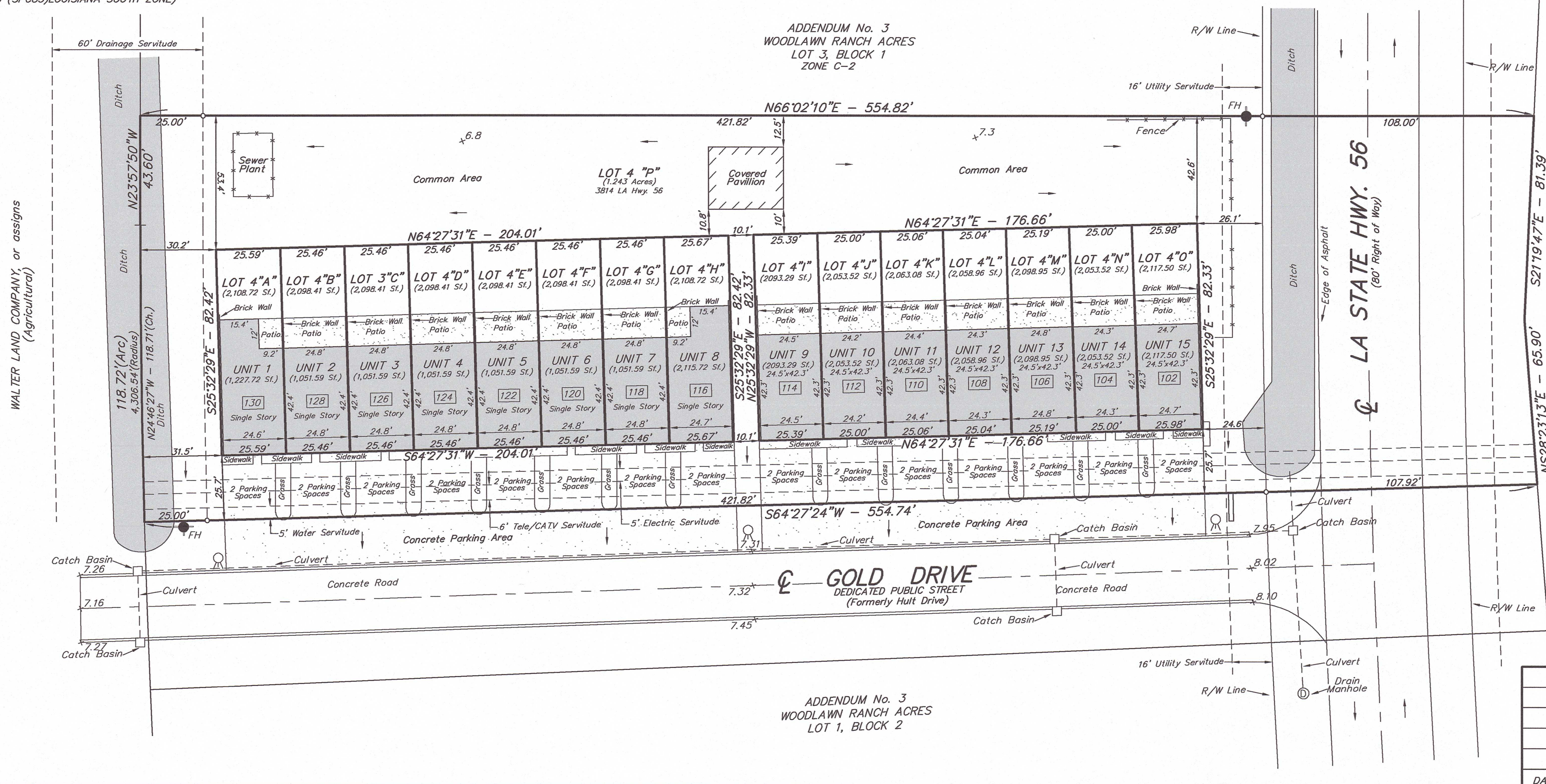
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

  
 \_\_\_\_\_  
*Signature of Owner/Developer*

3/27/26  
 \_\_\_\_\_  
*Date*

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

ADDENDUM No. 3  
WOODLAWN RANCH ACRES  
LOT 3, BLOCK 1  
ZONE C-2



ADDENDUM No. 3  
WOODLAWN RANCH ACRES  
LOT 1, BLOCK 2

**GENERAL NOTES:**

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

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

NOTE: This property is situated within ZONE "AE" (EL 10'), as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023 (Map No. 22109C 0275 E)

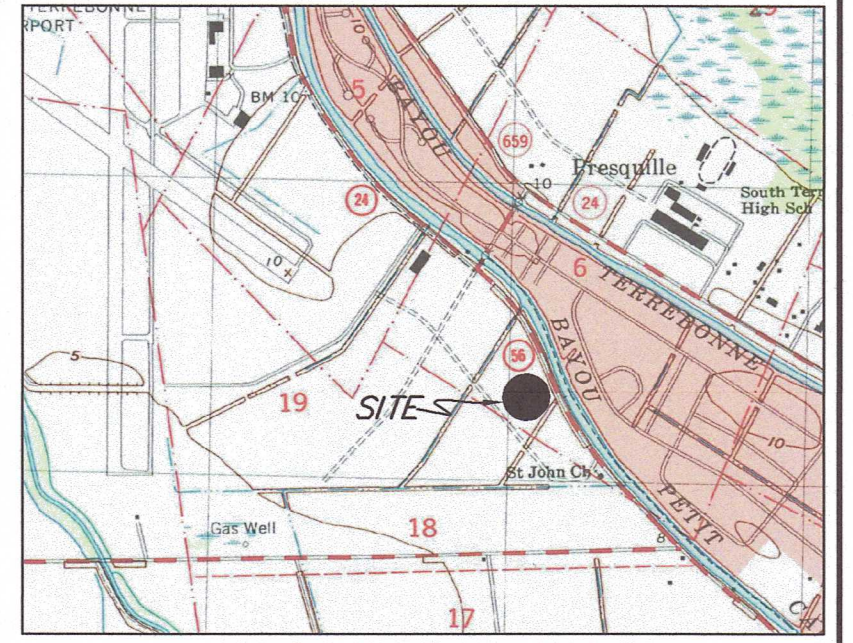
REFERENCE MAP: "WOODLAWN RANCH ACRES ADDENDUM No. 3" prepared by Milford & Associates, Inc. dated 8 September 2006 and recorded at entry no. 1280082.

Method of Sewer Disposal is Sewer Treatment Plant.

The lots shown hereon drain into the DOTD maintained ditch east side of the the property, the T.P.C.G. maintained ditch on the west side of the property and into the T.P.C.G. maintained drainage system along Gold Drive. The property owners shall perpetually maintain all necessary private drainage structures to said drainage destination.

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

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



**GOLD ESTATES  
A REDIVISION OF LOT 4,  
BLOCK 1 OF ADDENDUM No. 3 TO  
WOODLAWN RANCH ACRES  
LOCATED IN SECTION 6, 18 & 19 T17S-R18E,  
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30' 25 MARCH 2026

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



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

APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

Building Height 25'  
TOTAL AREA:  
1.963 Acres

ZONE "C-2

Proposed Land Use:  
Planned Unit Development &  
Single Family Residential

DEVELOPER:  
**IRONMAN PROPERTIES OF  
AMERICA, LLC**

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

DRAWN: A.M.C.  
CHECKED: C.L.M.  
SCALE: 1" = 30'  
DATE: 25 MAR 26

DATE	BY

JOB #	7420	CAD #	7420	FILE #
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ZLU 26/6  
Dist. 6  
COH/Bayou  
Case

*Houma-Terrebonne Regional Planning Commission  
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: 4/1/2026

TPCG  
Applicant's Name

8026 MAIN ST, #202 HOUMA LA 70360  
Address City State Zip

(985) 873-6569  
Telephone Number (Home) (Work)

PARISH GOVT  
Interest in Ownership (Owner, etc.)

526 S HOLLYWOOD RD, HOUMA, LA 70360  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) PARCEL# 56853

TRACT A ON MAP SHOWING TRACTS A & B REDIVISION OF  
PROPERTY OF MARVIN MARMANDE, JR, ETAL, SECTION 102,  
T17S-R17E  
Zoning Classification Request:

From: OL & I-1 To: I-1

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.

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.



## **526 S. Hollywood Road - Proposed Zoning Amendment from O-L (Open Land) and I-1 (Light Industrial) to I-1 (Light Industrial)**

### **REASON FOR THE AMENDMENT:**

It was recently brought to the attention of the Planning and Zoning Department by a real estate agent on behalf of the subject property owner that the zoning map appeared to show both O-L and I-1 on the same portion of the subject property. Upon researching, Staff referred back to the original ordinance from September 2007 (Ord. No. 7349) that shows the entire tract zoned I-1 on the digital zoning map that was Exhibit A to the ordinance. This was also verified looking at the original paper zoning maps on file in the Planning and Zoning Office (copies of both are included in this application as backup).

Staff can find no record of any zoning amendments to rezone the portion of the subject property from I-1 to O-L leading Staff to believe that the display of both zone district types was an error when the zoning layer was created on the GIS Map System. An audit of the system only goes back as far as 2016 and the error was present at that time.

While you can have different zoning district types on the same parcel of land, you cannot have two zoning districts on the same portion. The proposed amendment will correct the error.

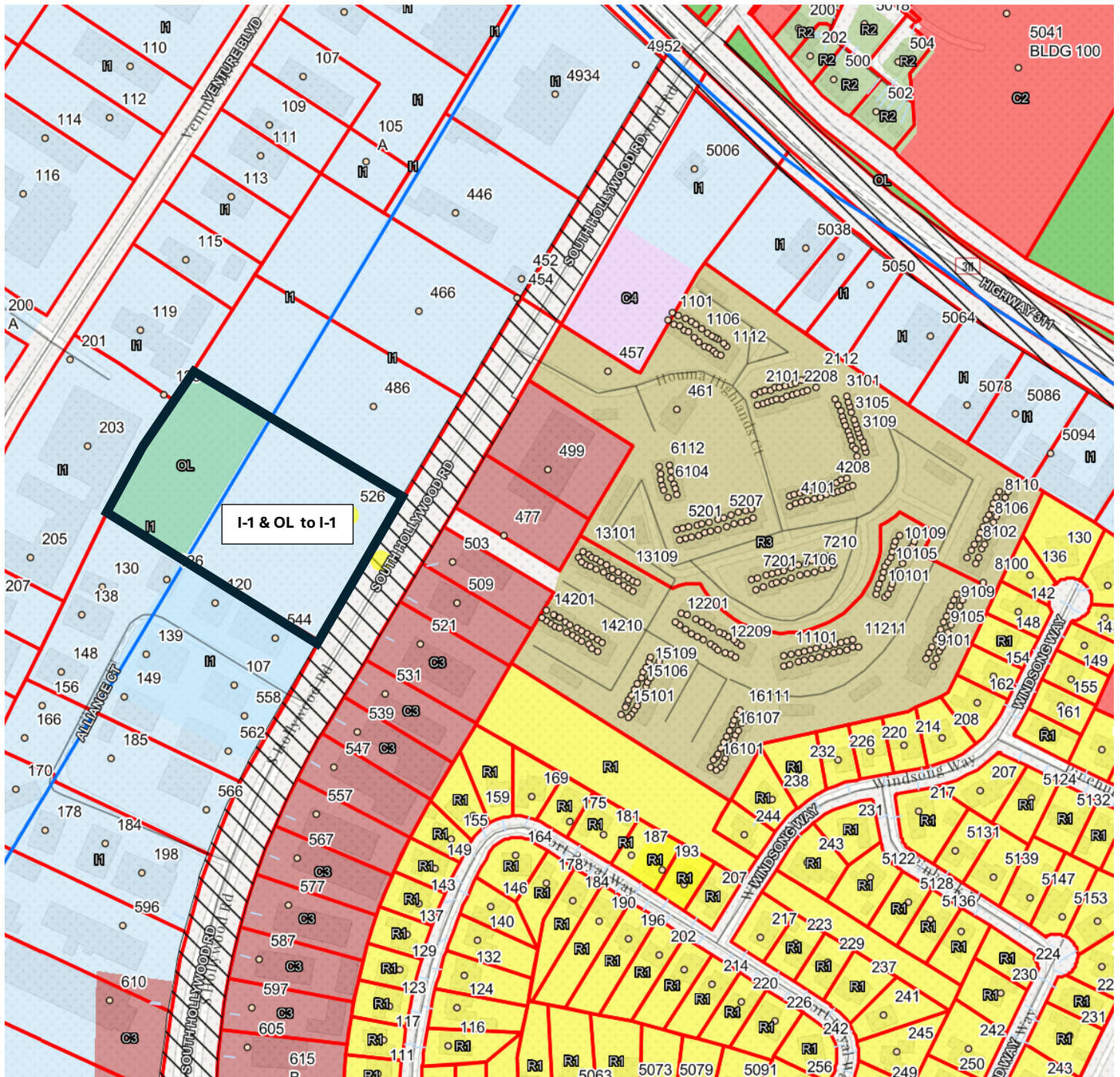
### **PUBLIC NEED:**

The need to correct the error is to provide true and accurate information to the public.

### **EFFECT OF AMENDMENT:**

The effect will be an accurate depiction of the zoning map and it will clarify the zoning which will then allow for the entire parcel to be used in accordance with I-1 zoning districts which is the same zoning as the surrounding area.

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**Rezoning from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial)**  
**526 South Hollywood Road**  
**Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al**