

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Clarence McGuire.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member
Vacancy.....	Member

DECEMBER 21, 2023, 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 November 16, 2023

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Planned Building Group
Cypress Court Duplexes; 6283 Alma Street; Cypress Court Apartments, LLC, c/o James Cantrelle, II, applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. 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 November 16, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 21, 2023 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2023

1. Accept and approve the proposed 2024 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2023 Audit
2. Election of Officers for 2024

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: *Evangeline Oaks Subdivision*
Approval Requested: Process C, Major Subdivision-Final
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Evangeline Business Park, L.L.C.
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
2. a) Subdivision: *Survey of 30.75 acre tract belonging to Eric A. Newman, et al formerly being a portion of property belonging to Ellender Land, LLC*
Approval Requested: Process D, Minor Subdivision
Location: 396 LA Highway 24, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Eric Newman & Monique Savoy
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the fire hydrant distance requirements
d) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: *RPA Campus Roads*
Approval Requested: Process C, Major Subdivision-Engineering
Location: End of Thunderbird Road, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Houma-Terrebonne Airport Commission
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

J. STAFF REPORT

1. Discussion and possible action regarding a change to the 2024 HTRPC Meeting Schedule & Deadlines

K. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment of Revised Tract A-6 and Tract A-5 into Revised-2 Tract A-6 and Revised Tract A-5; Section 3, T17S-R17E, Terrebonne Parish, LA (*1861 & 1873 Martin Luther King Blvd. / Councilman Gerald Michel, District 3*)
2. Lot Line Shift Tract "B" and Tract "C" of the Partition of the Estate of Edme Theriot; Sections 23 & 24, T19S-R16E, Terrebonne Parish, LA (*2121 & 2123 Brady Road / Councilman Danny Babin, District 7*)
3. Lot Line Adjustment of Property belonging to Dean T. Dupre and Carolyn Ann Cox Dupre; Section 47, T17S-R16E, Terrebonne Parish, LA (*4289 Bayou Black Drive / Councilman Danny Babin, District 7*)
4. Tracts 2-A and 2-B, A Redivision of Property belonging to Sarah Aycock Walker, et al; Section 18, T18S-R17E, Terrebonne Parish, LA (*805 Bayou Dularge Road / Councilman Danny Babin, District 7*)
5. Revised Lots 1 & 23, A Redivision of Lots 1, 2, & 23, Block 3, Voisin Place Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (*1210 Ellender Street & 624 Engeron Street / Councilwoman Jessica Domangue, District 5*)
6. Lots 1 & 2, A Redivisiion of Property belonging to Logan Marie Hymel; Section 31, T17S-R18E, Terrebonne Parish, LA (*727 Bayou Blue Road / Councilman Steve Trosclair, District 9*)
7. Revised Lots 7 & 8, A Redivision of Lots 7 & 8 of Block 4, Add. No. 1 to Greenacre Estates Subdivision; Sections 6, 7, & 14, T17S-R18E, Terrebonne Parish, LA (*103 Menard Drive & 4100 Country Drive / Councilman Steve Trosclair, District 9*)

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 16, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 16, 2023 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. Kyle Faulk.
- B. Upon Roll Call, present were: Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; and Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Director, 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. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: "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 October 19, 2023."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:**
1. The Chairman and Mr. Pulaski welcomed Mr. Clarence McGuire as the Planning Commission's new member.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners' Comments: None.
 2. Chairman's Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mr. Faulk moved, seconded by Mr. Rogers: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:04 p.m."
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Faulk, Mr. McGuire, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Burgard, Ms. Ellender, and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Robbie Liner, Chairman
Zoning & Land Use Commission



Becky M. Bechel, 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 NOVEMBER 16, 2023.**

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

ZLU 23/14

*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

Cypress Court Apartments, LLC c/o James Cantrelle II

Applicant's Name

405 Westside Blvd., Ste. 34-A

Houma

LA

70364

Address

City

State

Zip Code

November 2, 2023

~~November 2, 2023~~

Date

Telephone Number(s)

Manager

Interest in Ownership (owner, etc.)

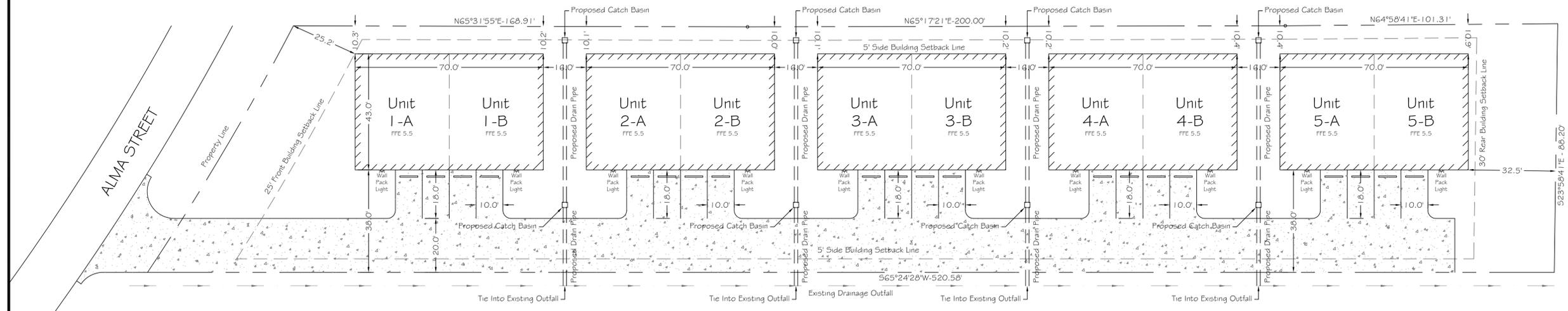
PROJECT INFORMATION:

1. Name of Project: Cypress Court Duplexes
2. Location: 6283 Alma Street, Houma, LA 70364
3. Zoning District: R3
4. Total Land Area: 45,368 SF / 1.039 Acres
5. Total Number of Units: 10
6. Gross Floor Area: 1,505 SF/Unit (15,050 SF. Total)
7. Total Parking Spaces Provided: 10
Total Parking Spaces Required: 10
8. Approximate Cost of Work Involved: \$2,300,000.00
9. Has any previous application been made: NO YES

If Yes, please describe: _____

ZLU / F.1

NOT FOR CONSTRUCTION FOR APPROVAL



ZLU / F.1

TOTAL PROJECT SERVICES, LLC

294 MEADOW VIEW COURT
THIBODAUX, LA 70301

(985) 859-8571



CYPRESS COURT DUPLEXES

SITE PLAN

REVISIONS
FOLDER: 2023
FILE: Cantrelle\Cypre
DATE: 6/15/23
SCALE: 1" = 20'
SHEET NO. C-1