

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**MARCH 17, 2022, 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**

**D. APPROVAL OF MINUTES**

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of February 17, 2022

**E. COMMUNICATIONS**

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19, Block 2, Barrow Subdivision, 361 Dixie Avenue; Placement of (2) 4-unit apartment buildings; Dream Street Properties, L.L.C., c/o Corey Williams (*Council District 1 / City of Houma Fire*)

**G. NEW BUSINESS:**

1. Home Occupation:  
Beauty salon; 308 Patterson Street; Roxanne Brunet, applicant (*Council District 8 / City of Houma Fire*)
2. Planned Unit Development:  
Placement of 52 townhomes; Proposed Cypress Gardens Townhomes, Tracts A & B, Property belonging to Henry J. Richard, et ux; Richard Development, applicant (*Council District 3 / Bayou Cane Fire*)

**H. STAFF REPORT**

**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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 17, 2022

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 17, 2022 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2022**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Emerson Lakes, Phases 3 & 4  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Pete-Land Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement
- d) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Revised Parcel 3-B and Lots 62 thru 64, A Redivision of Parcel 3-B belonging to Miss Janis 4J Spell, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 1029, 1031, & 1033 Four Point Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Miss Janis 4J Spell, LLC, c/o Janis C. Spell  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the 12,000 sq. ft. minimum size requirement
- d) Consider Approval of Said Application
2. a) Subdivision: Tract 1-A on Property of Kade M. Theriot  
Approval Requested: Process D, Minor Subdivision  
Location: 8238 Grand Caillou Road, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: David Chauvin's Seafood Company, LLC  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Tracts "1-A1" & "1-A2", A Redivision of "Tract 1-A" belonging to Daniel D. Henry, et ux  
Approval Requested: Process D, Minor Subdivision  
Location: 111 Highway 55, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Daniel D. & Lauren Henry  
Surveyor: T. Baker Smith, LLC
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Layne Mobile Home Park  
Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary  
Location: 1281 Coteau Road, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bayou Blue Fire District  
Developer: Louisiana Realty Development, LLC; c/o Steve R. Layne  
Surveyor: Milford & Associates, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Revised Tract "B", Property belonging to Terrebonne Parish Recreation District No. 1  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: 1533 Bayou Gardens Blvd., Terrebonne Parish, LA  
Government Districts: Council District 4 / Coteau Fire District  
Developer: Terrebonne Parish Recreation District No. 1, % Mr. Mark Amedeé  
Engineer: Duplantis Design Group, PC
- b) Consider Approval of Said Application

6. a) Subdivision: Adley Oaks Subdivision, Phase B  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: 2508 Coteau Road, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Coteau Fire District  
 Developer: Dantin Bruce Development, LLC  
 Engineer: Quality Engineering & Surveying, LLC
  - b) Consider Approval of Said Application
7. a) Subdivision: Parc Evangeline Subdivision, Phase B  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Rue Des Affaires, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Evangeline Business Park, L.L.C.  
 Engineer: David A. Waitz Engineering & Surveying, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the 2022 American Planning Association’s National Planning Conference to be held in-person April 30-May 3, 2022 in San Diego, California and online May 18-20, 2022 (Early Registration Deadline – March 31, 2022)

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

1. Revised Lots 5 & 6, A Redivision of Revised Lot 5 and Lot 6, Block 3, Phase 2 to Mulberry Gardens Subdivision; Section 104, T17S-R17E, Terrebonne Parish, LA (200 & 206 Tigerlily Drive / Council District 7)
2. Survey and Division of Lot 18 & Lot 19, Block 6 of Tara Subdivision, Addendum No. 1 into Lot 18A and Lot 19A; Section 6, T16S-R17E, Terrebonne Parish, LA (315 Marietta Place / Council District 4)
3. Resubdivision of Raw Land Tracts A & W-1 into Raw Land Tracts A-1, A-2, & TPCG-1, JMB Partnership, LLC; Sections 1, 2, 15, 40, & 41, T18S-R17E and Sections 59 & 79, T18S-R18E, Terrebonne Parish, LA (±2800 Grand Caillou Road / Council District 7)
4. Revised Lot 3, A Redivision of Lots 1, 3, & 5, Block 64 of the City of Houma; Section 37, T17S-R17E, Terrebonne Parish, LA (908 Church Street / Council District 1)
5. Revised Tracts "A" & "A-1," A Redivision of Tracts "A" & "A-1" belonging to Phillip C. Smith, et al; Section 2, T18S-R17E and Section 79, R18S-R18E, Terrebonne Parish, LA (171 & 198 Cedar Grove Road / Council District 7)
6. Revised Lot A, A Redivision of Property belongng to Cynthia Moore; Section 6, T17S-R17E, Terrebonne Parish, LA (7422 & 7430 Main Street / Council District 2)
7. Lot 6"A" of Line Shift between Lot 7 belonging to Herman J. LeBlanc, Sr., et al, or Assigns & Lot 6 belonging to Chad M. Eschete, et al, or Assigns; Section 8, T15S-R16E, Terrebonne Parish, LA (1850 Bull Run Road / Councilman Carl Harding, District 2)

**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**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF FEBRUARY 17, 2022**

- A. The Vice-Chairman, Mr. Jan Rogers, called the meeting of February 17, 2022 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:01 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Rev. Corion Gray and Mr. Robbie Liner, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-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. Soudelier moved, seconded by Mr. Faulk: “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 January 27, 2021.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Planned Building Group:**  
The Vice-Chairman called to order the Planned Building Group application by Mrs. Cynthia Moore for the placement of a duplex and a 3-unit townhouse at 7422 & 7430 Main Street.
- a) Mrs. Cynthia Moore, 133 Lake Decade Court, stated she wanted to place a duplex and townhouse on the property for rental purposes. She stated she was in touch with Mr. Rembert’s office to make the two lots into one lot.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the Administrative Approval to remove the interior lot line was approved.
- c) Mr. Soudelier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application for the placement of a duplex and a 3-unit townhouse at 7422 & 7430 Main Street conditioned upon the Administrative Approval was approved to remove the interior lot line.”
- The Vice-Chairman called for a vote on the motion offered by Mr. Soudelier. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Rogers; **ABSENT:** Rev. Gray and Mr. Liner. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners’ Comments: None.
2. Vice-Chairman’s Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Ms. Ellender 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 6:11 p.m.”

The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Mr. Faulk, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Rogers; ABSENT: Rev. Gray and Mr. Liner. THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.



Jan Rogers, Vice-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 FEBRUARY 17, 2022.**

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

ZLU22/3  
Dist.1  
COH Fire

*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: JANUARY 31, 2022

DREAM STREET PROPERTIES, LLC (C/O CORY WILLIAMS)  
Applicant's Name

901 BEAUMONT DR. GONZALES, LA 70737  
Address City State Zip

(504) 858-0944 N/A  
Telephone Number (Home) (Work)

OWNER  
Interest in Ownership (Owner, etc.)

361 DIXIE AVE. HOUMA, LA  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOT 19, BLOCK 2 BARROW SID

**Zoning Classification Request:**

From: R-1 To: R-3

Previous Zoning History:  No  Yes

If Yes, Date of Last Application: N/A

ZLU / F.1

**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.

**ZLU / F.1**

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):

DREAM STREET PROPERTIES, LLC c/o  
CORY WILLIAMS

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:

ALISA CHAMPAGNE W/ CHARLES L. McDONALD, LAND SURVEYOR  
AGENT FOR APPLICANT

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):

N/A

**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 0.344 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.

Alisa Champagne (AGENT)  
Signature of Owner or Authorized Agent



**Dream Street Properties, LLC (c/o Cory Williams)**  
**361 Dixie Avenue**

**2.) REASON FOR AMENDMENT:**

Change in Conditions ---

To change the Zoning District at 361 Dixie Avenue from R-1 (Single Family Residential) to R-3 (Multiple Family Residential) and to create more affordable housing in this community.

**3.) DEVELOPMENT SCHEDULE:**

The development schedule is to complete the project within 1 year from approval.

**4.) MARKET INFORMATION: N/A**

**5.) PUBLIC NEED:**

There is a need for more affordable housing in this community and throughout Terrebonne Parish especially after the devastation caused by Hurricane Ida. This development will create eight much needed rental units in this community.

**6.) EFFECT OF AMENDMENT:**

The effect of this development would provide more affordable housing and have a positive impact in this community.

**7.) ERROR: N/A**

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

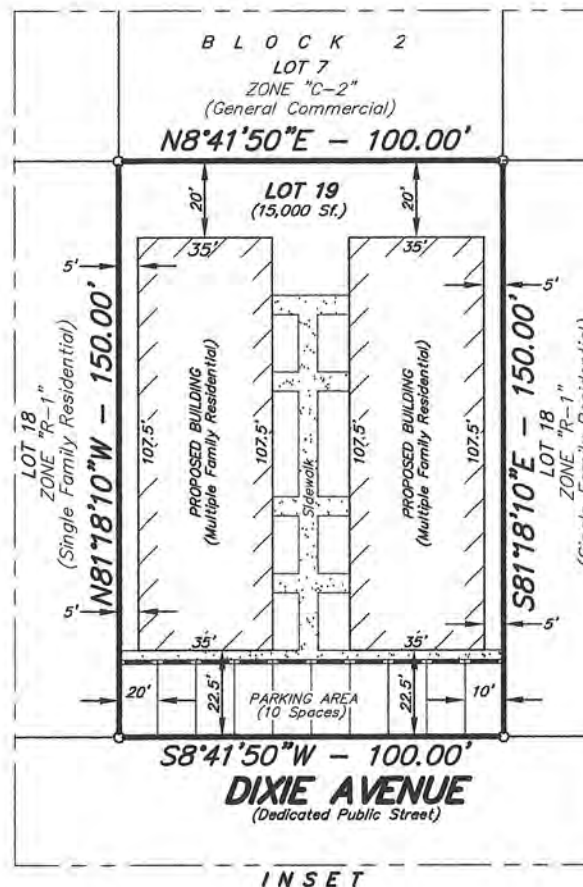
Reference Map: "BARROW SUBDIVISION" prepared by The Office of T. Baker Smith, C.E. dated October 30, 1952 and recorded at entry no. 114707.

NOTE: This property is situated within ZONE "A1", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 220220 0005 C) Req.'d B.F.E. 7.0'



NOTE: This map does not purport to show all servitudes and/or right of ways 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.



VICINITY MAP

Proposed Land Use:  
R-3 (Multi Family Residential)

Address:  
361 Dixie Avenue Houma, LA

**MAP SHOWING PROPOSED ZONING CHANGE FOR LOT 19, BLOCK 2 OF BARROW SUBDIVISION FROM ZONE "R-1(SINGLE FAMILY RESIDENTIAL) TO ZONE "R-3(MULTI FAMILY RESIDENTIAL) LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

31 JANUARY 2022

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

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

APPROVED: *Charles L. McDonald*

**ZLU / F.1**

REG. P.L.S. No. 3402

**Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission**

P.O. Box 1446  
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ZU 22/4  
Dist. 8  
CoH Fire

**Zoning & Land Use Commission  
Application**

Name: Roxanne Brunet

Address: 308 Patterson St., Houma, LA 70363

Phone: 985-772-4530

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

The premises affected are situated at 308 Patterson Street in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: Lot 9, Block 7, Add.No.1, Josephine Subd.

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

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

Approximate cost of work involved: n/a

Explanation of property use: beauty salon

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

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

Address of adjacent property owners:

- Wilbert J. Jr. & Cindy Foret  
312 Patterson St.  
Houma, LA 70363
- Peter W. Fonseca  
306 Patterson St.  
Houma, LA 70363

- Gregory P. & Michele Martin  
204 Ron St. (267 Grande St.)  
Bourg, LA 70343

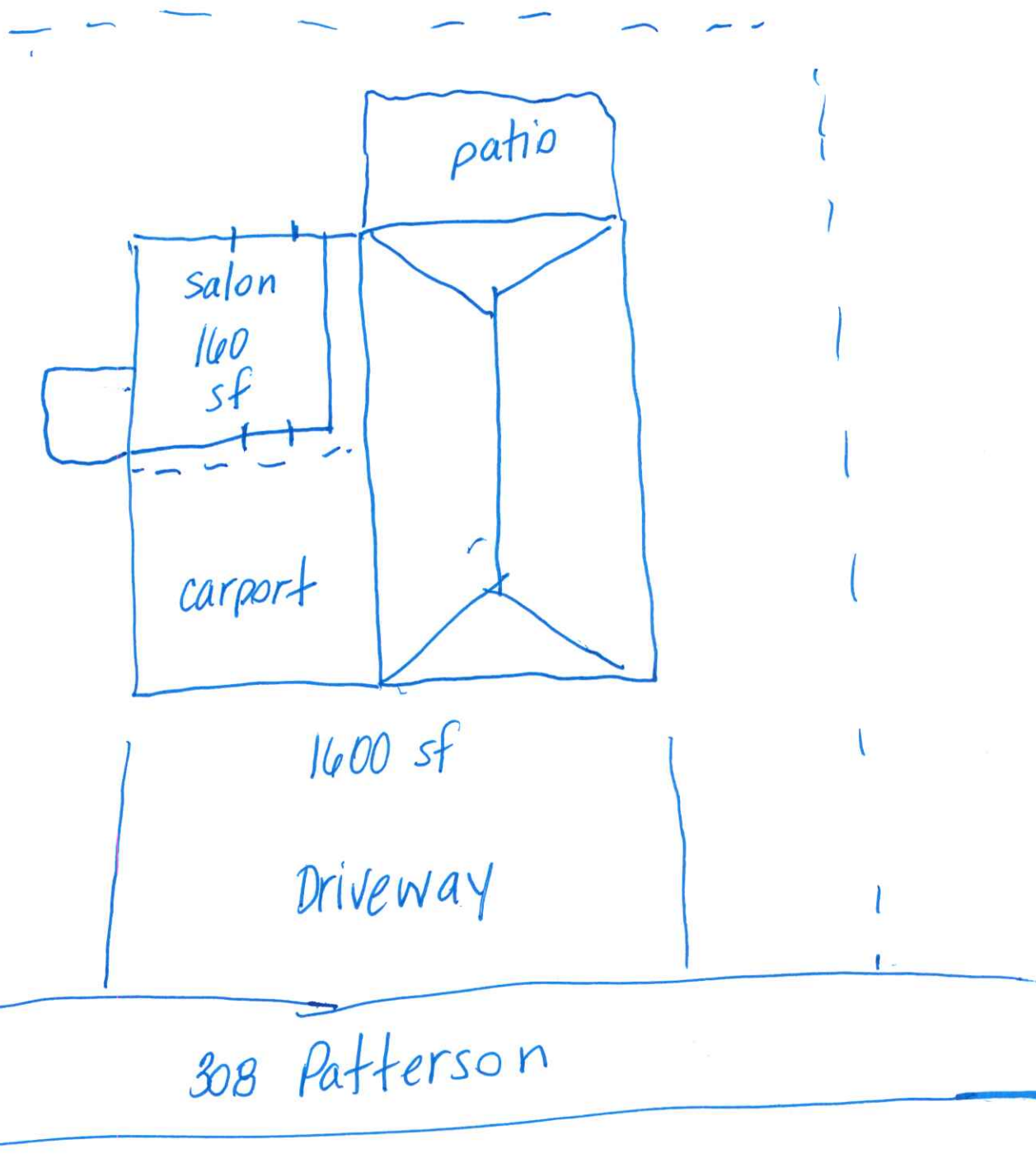
Roxanne Brunet  
Signature of Applicant or Agent

985-772-4530  
Phone Number

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

Roxanne Brunet  
Signature of Applicant or Agent

3/2/2022  
Date



**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
ZONING & LAND USE COMMISSION  
P.O. BOX 1446  
HOUMA, LA 70361  
(985) 873-6793**

ZLU/5  
Dist. 3  
Bayou Cane  
Fire

**APPLICATION FOR  
PLANNED UNIT DEVELOPMENT**

Henry J. Richard, Richard Development  
*Owner/Developer's Name*

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P.O. Box 4035, Houma, LA 70361  
*Address* *City* *State* *Zip Code*

---

February 25, 2022 *Date* (985) 856-5203 *Telephone Number(s)*

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Owner *Interest in Ownership (owner, etc.)* 3, Gerald Michel *Council District*

**PROJECT INFORMATION:**

1. Name of Project: Cypress Gardens Townhomes
2. Applicant/Agent's Name & Address: Delta Coast Consultants, LLC; Kevin P. Rizzo, PE  
631 S. Hollywood Rd., Houma, LA 70360
3. Project Location: 6190 W. Main St., Houma, LA, Sections 2&4, T17S-R17E
4. Zoning District: C2
5. Total Land Area: 5.87 acres
6. Total Number of Units: 52
7. Total Parking Spaces Provided: 135 (104 residence, 31 guest)
8. Design Type:  Townhouses  Condominiums  Zero Lot Line/Cluster Housing

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

- 1) Site Plan depicting the following:
  - a) Name of proposed development;
  - b) Name of Developer;
  - c) Stamp and signature of registered architect or engineer on each page of plans;
  - d) Vicinity map;


- 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: \$ 500.00

I, Kevin P. Rizzo, PE, PMP, certify that this application including the attached date to be true and correct.

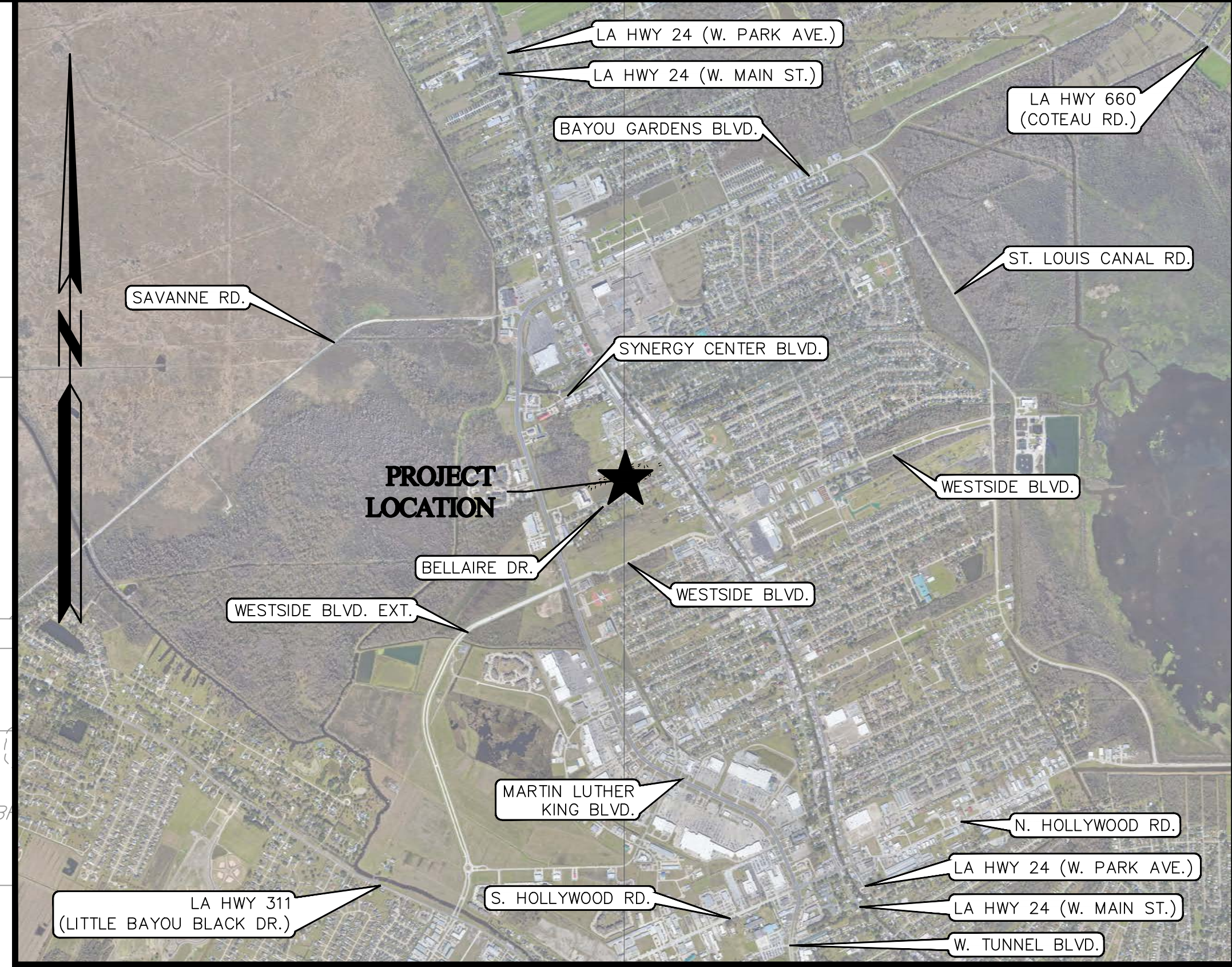
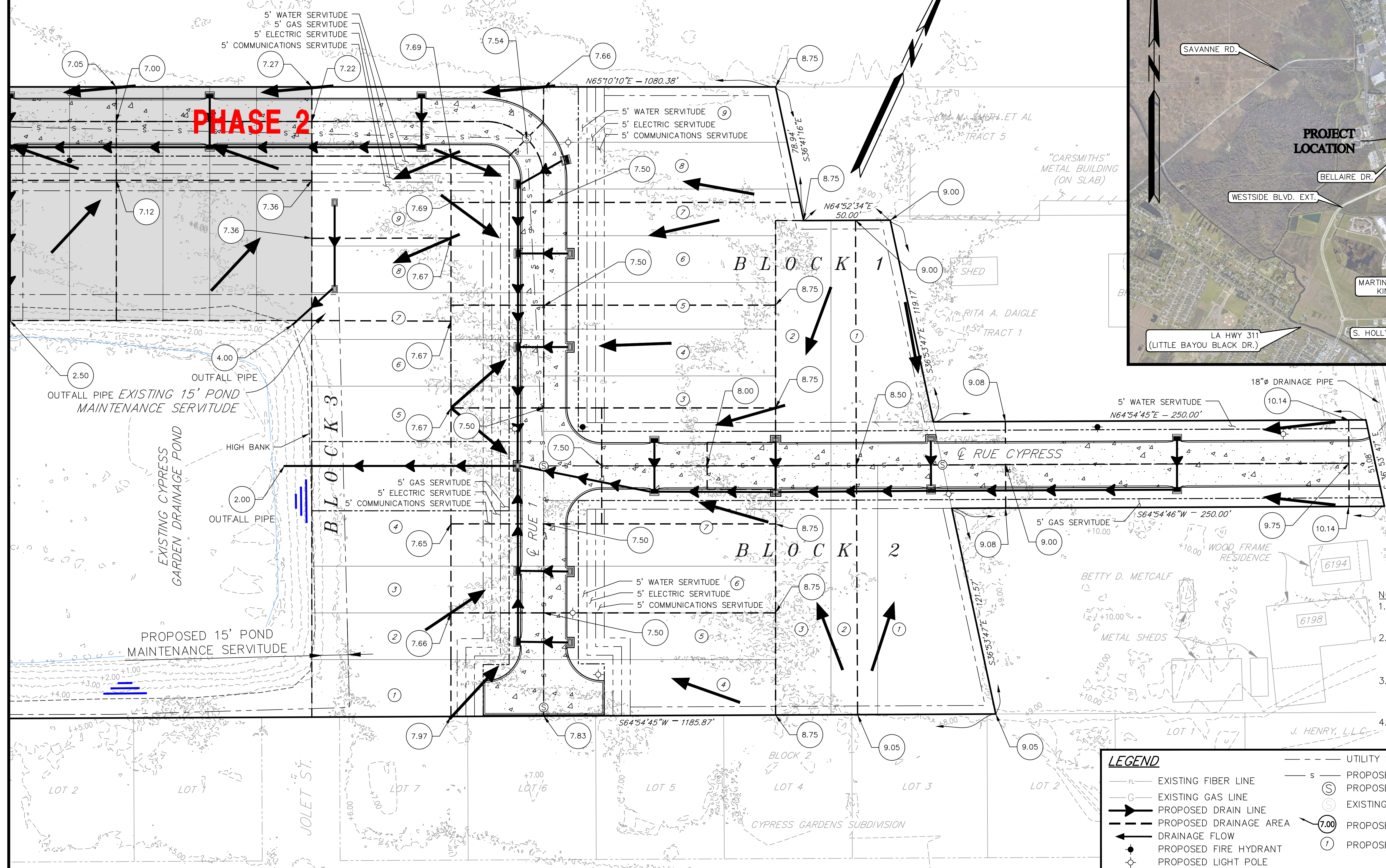
  
 \_\_\_\_\_  
*Signature of Applicant/Agent*  
 February 25, 2022  
 \_\_\_\_\_  
*Date*

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

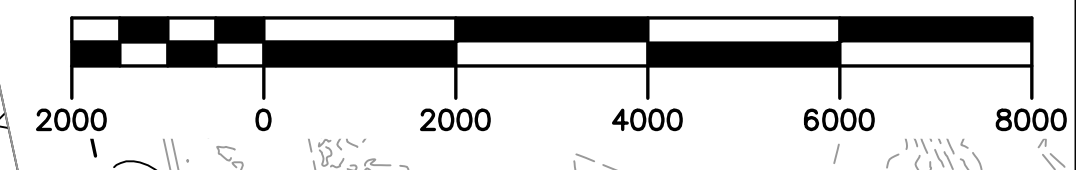
  
 \_\_\_\_\_  
*Signature of Owner/Developer*  
 2/24/2022  
 \_\_\_\_\_  
*Date*

BAYOU CANE FIRE PROTECTION DISTRICT

**PHASE 2**



**LOCAL VICINITY MAP**  
SCALE: 1" = 2000'

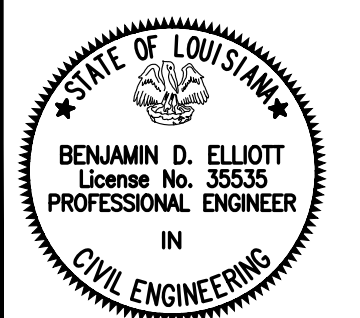


- NOTES:
1. ALL STREETS WILL BE 27 FEET WIDE, CURB AND GUTTER, 6" THICK CONCRETE ROAD.
  2. THIS SITE IS LOCATED IN ZONE C ON FEMA MAP NO. 225206, PANEL NO 0410 & 430, SUFFIX "C", AN AREA OF MINIMAL FLOODING.
  3. SEE INCLUDED STRUCTURE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR BUILDING LOCATIONS, SIDEWALK LOCATIONS, STRUCTURE DETAILS, PARKING, DRIVEWAYS, AND CURB CUTS.
  4. 5.87 ACRES LAND; 4.11 ACRES WATER.

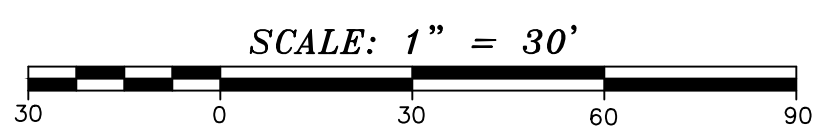
**LEGEND**

— FL —	EXISTING FIBER LINE	— S —	PROPOSED SEWERLINE
— G —	EXISTING GAS LINE	⊙	PROPOSED SEWER MANHOLE
— D —	PROPOSED DRAIN LINE	⊙	EXISTING SEWER MANHOLE
— DA —	PROPOSED DRAINAGE AREA	7.00	PROPOSED ELEVATION
→	DRAINAGE FLOW	①	PROPOSED LOT #
◆	PROPOSED FIRE HYDRANT		
⊙	PROPOSED LIGHT POLE		

ZLU / G.2



**PRELIMINARY DOCUMENTS**



NO.	REVISION	DATE

**DELTA COAST CONSULTANTS, LLC**  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360  
PHONE: 985-655-3100  
www.deltacoastllc.com

DESIGNED BY: CPH / BDE  
DRAWN BY: EMV  
CHECKED BY: BDE

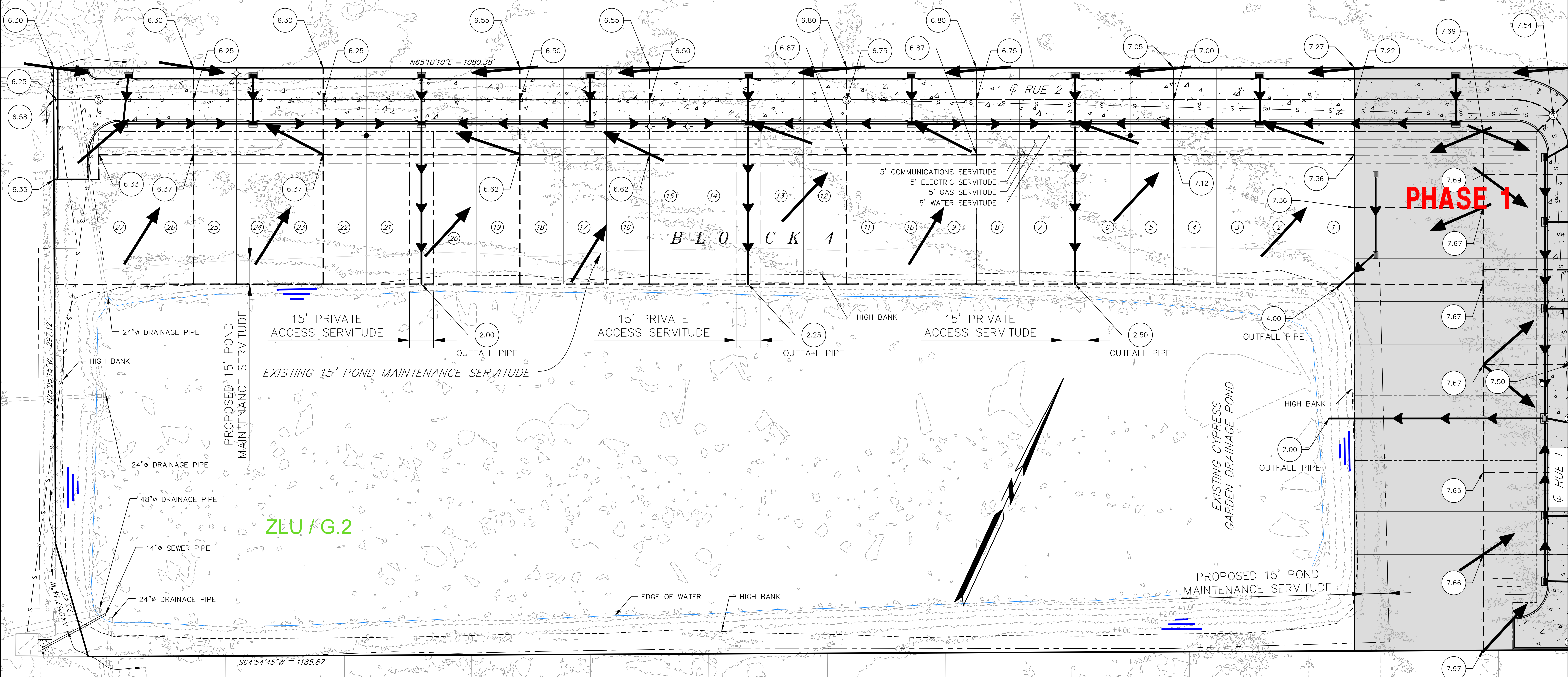
SCALE SHOWN	
DATE	2/24/22
PROJECT	2021.089
FIELD BOOK	

**PROPOSED OVERALL SITE PLAN - PHASE 1**

CYPRESS GARDENS TOWNHOMES  
PLANNED UNIT DEVELOPMENT  
RICHARD DEVELOPMENT - DEVELOPER  
SUBDIVISION OF TRACT "A" & "B" OF  
HENRY J. RICHARD ET UX  
LOCATED IN SECTION 2 & 4, T17S-R17E  
HOUMA, LOUISIANA TERREBONNE PARISH

SHEET NO. **1**  
OF **4**

CABLE HOLDCO, INC. L.L.C.



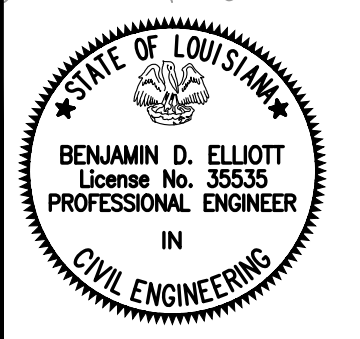
**PHASE 1**

ZLU / G.2

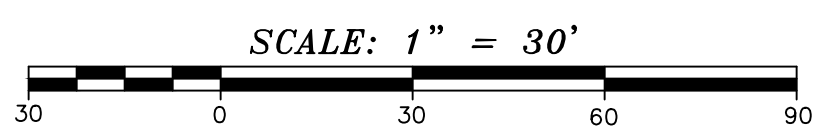
ZLU / G.2

**LEGEND**

- UTILITY SERVITUDE
- EXISTING FIBER LINE
- EXISTING GAS LINE
- ➔ PROPOSED DRAIN LINE
- PROPOSED DRAINAGE AREA
- ➔ DRAINAGE FLOW
- ◆ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED LIGHT POLE
- s — PROPOSED SEWERLINE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- ⑦ PROPOSED ELEVATION
- ① PROPOSED LOT #



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 DRAWN BY: EMV  
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SCALE SHOWN	
DATE	2/24/22
PROJECT	2021.089
FIELD BOOK	

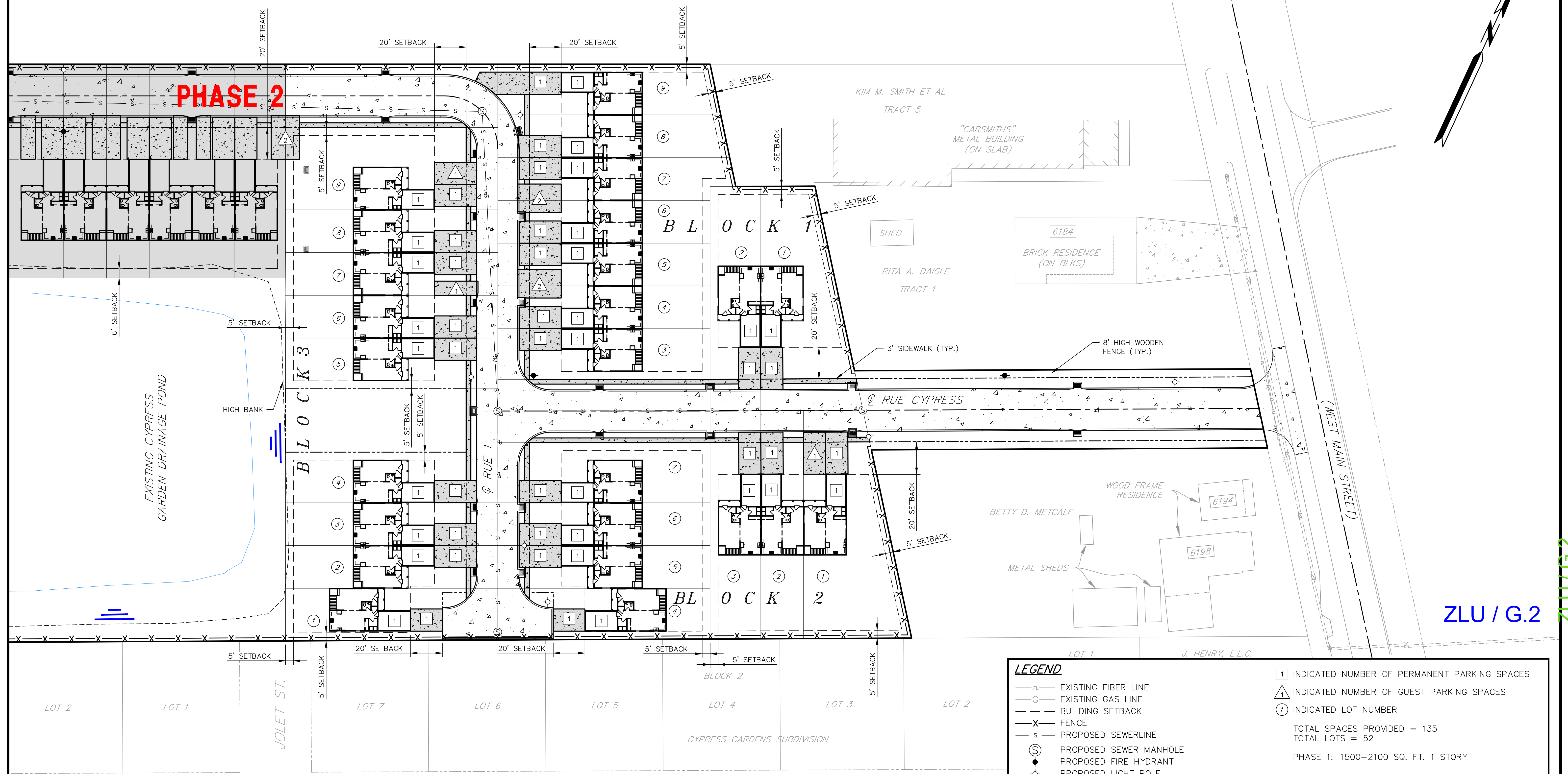
**PROPOSED OVERALL SITE PLAN - PHASE 2**

CYPRESS GARDENS TOWNHOMES  
 PLANNED UNIT DEVELOPMENT  
 RICHARD DEVELOPMENT - DEVELOPER  
 SUBDIVISION OF TRACT "A" & "B" OF  
 HENRY J. RICHARD ET UX  
 LOCATED IN SECTION 2 & 4, T17S-R17E  
 HOUMA, LOUISIANA TERREBONNE PARISH

SHEET NO. **2**  
 OF **4**



**PHASE 2**



ZLU / G.2

**LEGEND**

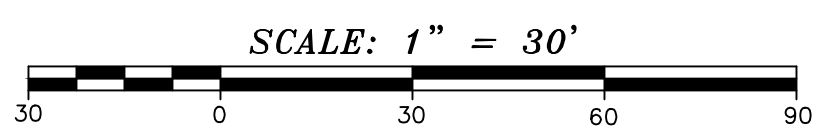
- R— EXISTING FIBER LINE
- G— EXISTING GAS LINE
- B— BUILDING SETBACK
- X— FENCE
- S— PROPOSED SEWERLINE
- ⊙ PROPOSED SEWER MANHOLE
- ◆ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED LIGHT POLE

- 1 INDICATED NUMBER OF PERMANENT PARKING SPACES
- △ INDICATED NUMBER OF GUEST PARKING SPACES
- ⑦ INDICATED LOT NUMBER

TOTAL SPACES PROVIDED = 135  
TOTAL LOTS = 52  
PHASE 1: 1500-2100 SQ. FT. 1 STORY



**PRELIMINARY DOCUMENTS**



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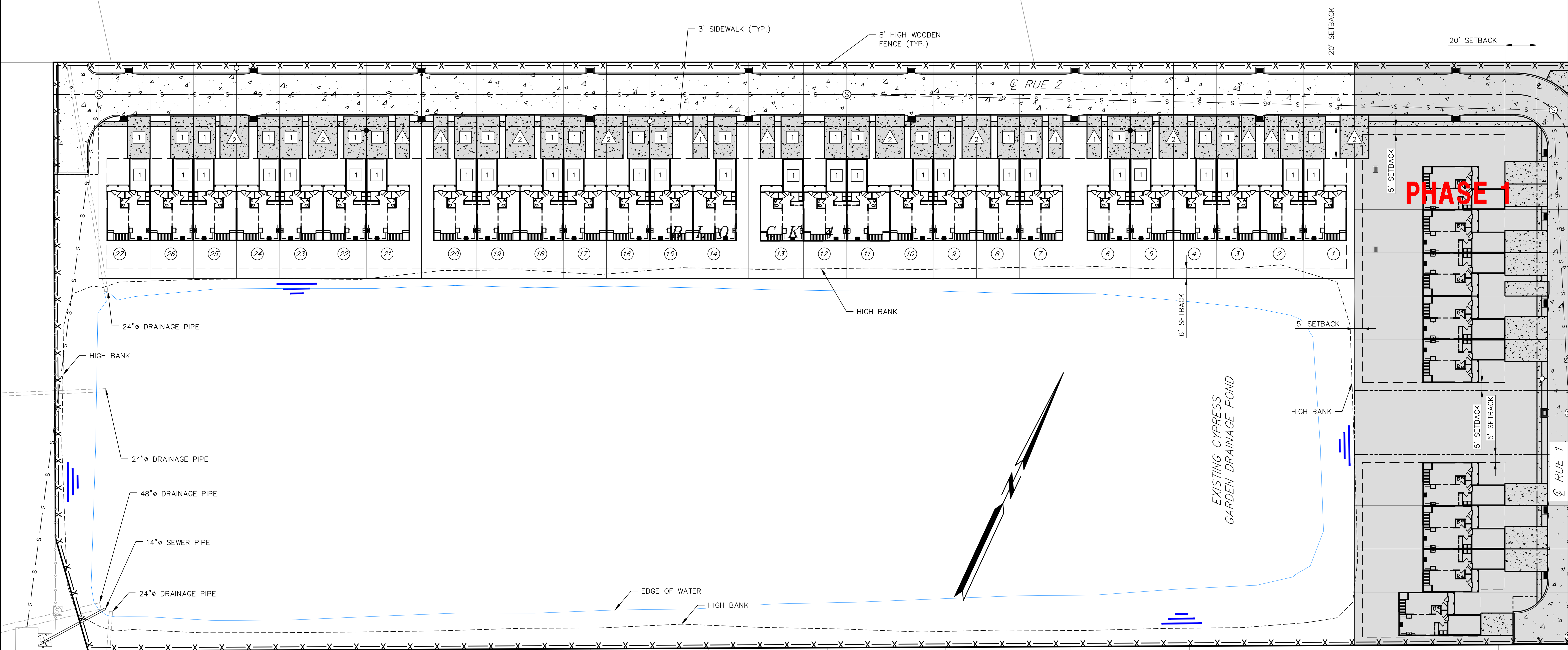
SCALE SHOWN	
DATE	2/24/22
PROJECT	2021.089
FIELD BOOK	

**PROPOSED STRUCTURE SITE PLAN - PHASE 1**

CYPRESS GARDENS TOWNHOMES  
PLANNED UNIT DEVELOPMENT  
RICHARD DEVELOPMENT - DEVELOPER  
SUBDIVISION OF TRACT "A" & "B" OF  
HENRY J. RICHARD ET UX  
LOCATED IN SECTION 2 & 4, T17S-R17E  
HOUMA, LOUISIANA TERREBONNE PARISH

SHEET NO. **3**  
OF **4**

CABLE HOLDCO, III, L.L.C.



**PHASE 1**

**ZLU / G.2**

**LEGEND**

- R— EXISTING FIBER LINE
- G— EXISTING GAS LINE
- - - BUILDING SETBACK
- X- FENCE
- S- PROPOSED SEWERLINE
- ⊙ PROPOSED SEWER MANHOLE
- ◆ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED LIGHT POLE

- 1 INDICATED NUMBER OF PERMANENT PARKING SPACES
- △ INDICATED NUMBER OF GUEST PARKING SPACES
- ⑦ INDICATED LOT NUMBER

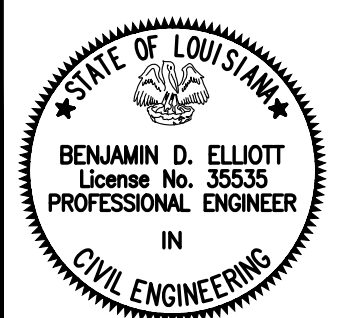
TOTAL SPACES PROVIDED = 135  
TOTAL LOTS = 52  
PHASE 2: 1600-2300 SQ. FT. 2 STORY

BONNIE STREET

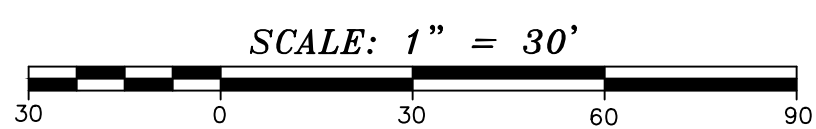
LOT 10    LOT 9    LOT 8    LOT 7    LOT 6    LOT 5    LOT 4    LOT 3

BLOCK 4

CYPRESS GARDENS SUBDIVISION



**PRELIMINARY DOCUMENTS**



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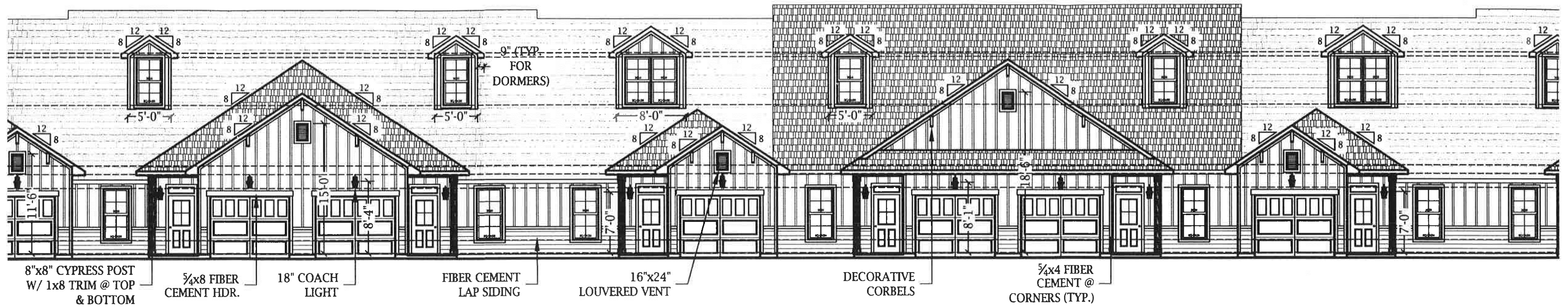
DESIGNED BY: CPH / BDE    DRAWN BY: EMV    CHECKED BY: BDE

SCALE SHOWN
DATE: 2/24/22
PROJECT: 2021.089
FIELD BOOK

**PROPOSED STRUCTURE SITE PLAN - PHASE 2**

CYPRESS GARDENS TOWNHOMES  
PLANNED UNIT DEVELOPMENT  
RICHARD DEVELOPMENT - DEVELOPER  
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LOCATED IN SECTION 2 & 4, T17S-R17E  
HOUMA, LOUISIANA    TERREBONNE PARISH

SHEET NO. **4**  
OF **4**



TYPICAL TOWNHOUSE ELEVATION



REPRESENTATIVE TOWNHOUSE PHOTOS

**PRELIMINARY  
DOCUMENTS**

ZLU / G.2