

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

JUNE 26, 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

Revised 6/18/2025

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 May 15, 2025

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant (*Council District 1 / City of Houma Fire*)

G. NEW BUSINESS:

H. STAFF REPORT

1. *Public Hearing*
Discussion and possible action regarding fee increases for Zoning & Land Use Zoning applications

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 15, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 26, 2025 INVOICES AND THE TREASURER'S REPORT OF MAY 2025

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
Approval Requested: Process D, Minor Subdivision
Location: 10307 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Sealevel Construction
Surveyor: Duplantis Design Group, PC
- b) Public Hearing
- c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Revised Tract 2-B and Lot 2-B-1, A Redivision of Tract 2-B belonging to Freddie J. Triche, et ux
Approval Requested: Process D, Minor Subdivision
Location: 5880 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Freddie J. Triche
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the fire hydrant distance requirements (Lot 2-B-1 to be 260' in lieu of the required 250' (within 10% allowance)
- d) Consider Approval of Said Application
2. a) Subdivision: Tracts C-8-2-A & C-8-2-B, A Redivision of Property belonging to D & M Land Holdings, LLC
Approval Requested: Process D, Minor Subdivision
Location: 238 South Hollywood Road, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: D & M Land Holdings, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the 25' minimum lot frontage requirements (24.08' in lieu of the required 25')
- d) Consider Approval of Said Application
3. a) Subdivision: Subdivision of Lot 1 into Lot I-1 & Lot I-2 belonging to Murphy Raymond Walton, Sr. being a part of Lots A thru I once belonging to Adruel B. Luke
Approval Requested: Process D, Minor Subdivision
Location: 7932 Shrimpers Row, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Murphy Walton
Surveyor: Delta Coast Consultants, LLC
- b) Public Hearing
- c) Variance Request: Variance from the minimum lot size requirement (Lot I-2 to be 2,098 sf in lieu of the required 6,000 sf; to be used for docking & mooring purposes only)
- d) Consider Approval of Said Application

I. STAFF REPORT

1. Approval of Resolution regarding required training received by Commissioners on March 17, 2025

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts "A" & "B," A Redivision of Tracts "A" & "B" belonging to South Central Planning & Development Commission, Inc. and Poule D'eau Pprieties, LLC; Sections 16, 17, & 18, T17S-R17E, Terrebonne Parish, LA (1727 Coteau Road / Councilman Steve Trosclair, District 9)
2. Revised Tract "B" & Tract "C," A Redivision of Property belonging to David C. Broussard, et ux; Section 58, T16-R14E, Terrebonne Parish, LA (6372 Bayou Black Drive / Councilman John Amedée, District 4)
3. Raw Land Division of a portion of Tract B creating Lot Extension B-2 (Raw Land) for Lucky 13 Land Company; Sections 63 & 64, T16S-R17E, Terrebonne Parish, LA (Country Estates Drive / Charles "Kevin" Champagne, District 5)
4. Lot Line Shift between Properties belonging to Terrebonne Parish Veteran's Memorial District & Bluewater Rubber & Gasket, Co., Section 38, T17S-R17E, Terrebonne Parish, LA (1153 & 1131 Barrow Street / Councilman Brien Pledger, District 1)

5. Lot Line Shift between the Estate of Joseph C. Boudreaux, Tract P-3 & Tract P-4 of the Partition of Joseph C. Boudreaux; Section 65, T16S-R17E, Terrebonne Parish, LA (131, 135, & 139 Shamrock Drive / Councilman John Amedée, District 4)

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
MEETING OF MAY 15, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 15, 2025 of the HTRPC to order at 6:34 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Terry Gold. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; 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 disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of April 17, 2025."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the May 15, 2025 invoices and approve the Treasurer's Report of April 2025."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated May 15, 2025, requesting to table Item G.1 regarding the Eagle II Dry Dock Facility until the next regular meeting of June 26, 2025 [See *ATTACHMENT A*].
- a) Mr. Rogers moved, seconded by Mrs. Poiencot: "That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) until the next regular meeting of June 26, 2025 as per the Developer's request [See *ATTACHMENT A*]."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mr. Smith: "THAT Old Business be removed from the table and be considered at this time."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. *TABLED until next regular meeting of May 15, 2025* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]
2. The Chairman called to order the application by Zebec, LLC requesting approval for Process D, Minor Subdivision, for the Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land).

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the location and division of property. She stated the drainage calculations were approved by Engineering.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters.
- c) Mr. Rogers moved, seconded by Mr. Smith: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land) conditioned upon the submittal of all utility letters."

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

- 3. The Chairman called to order the application by SLECA for the transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association.

- a) Mr. Terral Martin, Red Stick Power, LLC, discussed the location and division of property. He stated the matter was tabled due to a variance request from the fire hydrant requirements that wasn't properly published.
- b) There was no one from the public to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Rogers: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the fire hydrant distance requirements and conditional approval provided upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].
- e) Discussion was held regarding no wooden structures on site and that water wouldn't be the way to distinguish a fire at this facility.
- f) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association with a variance from the fire hydrant requirements (550' in lieu of the required 150') conditioned upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B]."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the application by SLECA for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association.

- a) Mr. Terral Martin, Red Stick Power, LLC, discussed the location and division of property. He stated the matter was tabled due to a variance request from the fire hydrant requirements that wasn't properly published.
- b) There was no one from the public to speak on the matter.

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

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance from the fire hydrant distance requirements and conditional approval provided upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].
- e) Discussion was held regarding no wooden structures on site and that water wouldn't be the way to distinguish a fire at this facility. Discussion ensued regarding commercial/industrial lots not needing to meet frontage requirements.
- f) Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association with a variance from the fire hydrant requirements (198' in lieu of the required 150') conditioned upon the municipal addresses, method of sewerage disposal, location and description of at least one permanent type benchmark as per Section 24.7.6.4, and lot numbers for both lots be depicted on the plat and submittal of all utility letters. Mr. Pulaski read the correspondence from West Terrebonne Fire & Rescue regarding their approval of the variance [See ATTACHMENT B].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: Mr. Thibodeaux; ABSTAINING: Mr. Liner; ABSENT: Mr. Gold. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by Jaret Achee requesting approval for Process D, Minor Subdivision, for Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al.

- a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Parcel C-1 be depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Parcels C-1 and C-2, A Redivision of Parcel C of the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al conditioned the municipal address for Parcel C-1 be depicted on the plat.”

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

2. The Chairman called to order the Public Hearing for an application by Wayne E. Miller requesting approval for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II.

- a) Mr. Ken Rembert, Keneth L Rember Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the municipal address for Lot 5-B be depicted on the plat.
- e) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Lot 5, Block 2, Phase 2 of Montegut Estates West belonging to Wayne E. Miller, II conditioned the municipal address for Lot 5-B be depicted on the plat."

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

I. STAFF REPORT:

1. Mr. Pulaski discussed the 2024 Annual Report.

- a) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC ratify the 2024 Annual Report."

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

2. Mr. Pulaski discussed the proposal for a Louisiana Rural Complete Streets Policy that the Parish wants to adopt. He stated having a policy such as this would be good for getting grants. He stated the proposal was \$41,000 with TPCG paying \$20,000 and the Center for Planning Excellence paying \$21,000 possibly the Planning Commission paying half of the Parish's share (\$10,000).

- a) Discussion was held regarding adopting this policy as a goal to get funding from LA DOTD and funds from other sources, the 12 month timeline, and appointing an advisory committee.
- b) Mr. Pulaski stated the proposal included facilitation of advisory committee meetings, participation in local festivals, audits, and presentation to the Council. He stated for an additional \$13,000, they would facilitate a micro-demonstration project showcasing the Complete Streets Policy at one intersection and report the outcome.
- c) Discussion ensued regarding the financial benefits of having a Complete Streets Policy.
- d) Mr. Billiot moved, seconded by Mr. Smith: "THAT the HTRPC move forward with the Complete Streets Policy as recommended by Staff to spend \$10,000 as our input to develop the policy."

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

- e) Mr. Smith moved, seconded by Mr. Rogers: "THAT the HTRPC spend the additional \$13,000 for the micro-demonstration project at one intersection."

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

3. Mr. Pulaski informed the Commission of the late notice of Act 859 training that would be held on Saturday, May 17, 2025 in Lutchet by Mr. Mart Black. He reminded the Commissioners that this training is required of all Commissioners and should be completed within one year of their appointment to the Commission. He stated the next opportunity for this training would be at the state planning conference held in October in Lafayette.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Soudelier: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6."

1. Survey of Lots 13A, 13B, 14A, and 14B, A Redivision of Lots 1, 2, 13, & 14, Block 7 to Crescent Park Addition belonging to Saia Family Investments, LLC; Section 101, T17S-R17E, Terrebonne Parish, LA (1311, 1313, & 1319 Municipal Drive & 900 Magnolia Drive / Councilman Danny Babin, District 7)
2. Revised Lot 6, Block 5, Addendum No. 5 and Revised Lots 7 & 8, Block 6 of Addendum No. 6 of Crescent Plantation Estates belonging to Myrtle F. Brewer, et al; Sections 71 & 74, T17S-R16E, Terrebonne Parish, LA (346 Myrtle Grove Drive / Councilman Clyde Hamner, District 6)
3. Survey & Redivision of Lots 6 through 10, Block 3 of Acadian Villa Subdivision, Addendum No. 2, Phase C into Lot 6A; Sections 77 & 80, T15S-R16E, Terrebonne Parish, LA (333, 337, 343, 349, 355 Gabreten Lane, Thibodaux / Councilman John Amedée, District 4)
4. Parcels A & B, A Redivision of Property belonging to RPC, Inc. of Delaware, et al; Section 7, T17S-R17E, Terrebonne Parish, :A (8013 thru 8029 Main Street / Councilman Kevin Champagne, District 5)
5. Tracts A & B, A Redivision of Property belonging to Richard Real Estate & Management, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA (7389, 7393, & 7397 Park Avenue / Coucilman Carl "Carlee" Harding, District 2)
6. Revised Tracts "C," "X-2," & "X-3," A Redivision of Property belonging to Gregory P. Malbrough, et al; Section 32, T18S-R17E, Terrebonne Parish, LA (126 & 133 Mossy Ridge Court / Councilman Danny Babin, District 7)

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

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee was able to meet on May 8th to go through the last draft of the RV Park regulations that were never approved. He stated he would prepare a new draft with the few changes that were discussed and present it to the Commission at the June 26th meeting and call for a Public Hearing at that time.
 - b) The next Subdivision Regulations Review Committee Meeting would be held, Thursday, June 12, 2025 at 3:30 p.m.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:
 - a) Mr. Thibodeaux discussed signage and said that more applications should require signage to let more people know what's going on.
 - b) Mr. Billiot stated he would like to give a presentation at the July meeting regarding a \$56 million grant the Houma United Nations received with \$10 million of that total being used to elevate their 33,000 square foot administrative offices located at 400 Monarch Drive which will eventually serve as an evacuation center for hurricanes for the entire parish and not only tribal members.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Rogers moved, seconded Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:35 p.m."

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



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

Becky Becnel

Item ~~6.1~~ G.1.

From: Becky Becnel
Sent: Thursday, May 15, 2025 7:31 AM
To: Matt Rodrigue; Christopher Pulaski
Cc: Ty Westerman
Subject: RE: Sealevel - Eagle II

Yes, we can table it until June 26, 2025 (meeting is being held one week later due to the Juneteenth Holiday).

Becky



BECKY M. BECNEL
Minute Clerk, HTRPC
Zoning Administrator
Code Enforcement Officer

Department of Planning & Zoning
📞 985.873.6793 | 🌐 tpcg.org

From: Matt Rodrigue <mattrodrigue@ddgpc.com>
Sent: Thursday, May 15, 2025 6:48 AM
To: Christopher Pulaski <cpulaski@tpcg.org>
Cc: Becky Becnel <bbecnel@tpcg.org>; Ty Westerman <twesterman@ddgpc.com>
Subject: Re: Sealevel - Eagle II

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chris, sorry for late notice. They were unable to get this installed and are still coordinating with the landowner. Can we pull from this month's agenda and be placed on next months. Sorry again for the late notice.

Sent from my iPhone

On May 15, 2025, at 4:46 AM, Christopher Pulaski <cpulaski@tpcg.org> wrote:

Was the hydrant installed?

1

West Terrebonne Fire & Rescue

PO Box 499 • Gibson, LA 70356

Email: WTFDISTRICT8@GMAIL.COM • Phone (985) 575-2655 • Fax (985) 575-3211



To Whom It May Concern:

This letter is to acknowledge the position of Terrebonne Parish Fire District #8 and West Terrebonne Fire and Rescue in the property separation of SLECA properties for Bayou L'Ourse and Greenwood substations. The Fire District and Fire Department has no objection in allowing a variance of the role of hydrants being located within 150 feet of property. Please contact me if you have any further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Anthony".

Michael Anthony

District Chief

Board Chairman

Cell: (985) 870-2341

Email: mike032271@yahoo.com

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Eagle II Dry Dock Facility
- Developer's Name & Address: Sealevel Construction (1087 LA-3185 Thibodaux, LA 70301)
Owner's Name & Address: Eagle Dry Dock & Marine Services, LLC (1087 LA-3185 Thibodaux, LA 70301)
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Matthew P. Rodrigue, PE

SITE INFORMATION:

- Physical Address: 10307 East Park Avenue Houma, LA 70363
- Location by Section, Township, Range: Sections 5, 27, 28, 29, 30, 31, 37, & 38; Township 17 South; Range 18 East
- Purpose of Development: Marine Dock Facility
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Number of Lots: 1
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
DATE: 02/28/2025 1" = 300'
- Council District / Fire Tax Area:
Council District 9 / Fire Tax District 5/Bourg
- Filing Fees: \$ 324.92

CERTIFICATION:

- I, Richard Roth, certify this application including the attached data to be true and correct.

Richard Roth
Print Applicant or Agent
2-25-2025
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Richard Roth
Print Name of Signature
2-25-2025
Date

[Signature]
Signature

PC25/ 3-6-14



NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83
AS DERIVED FROM THE LSU C&G RTK NETWORK (2021.23)

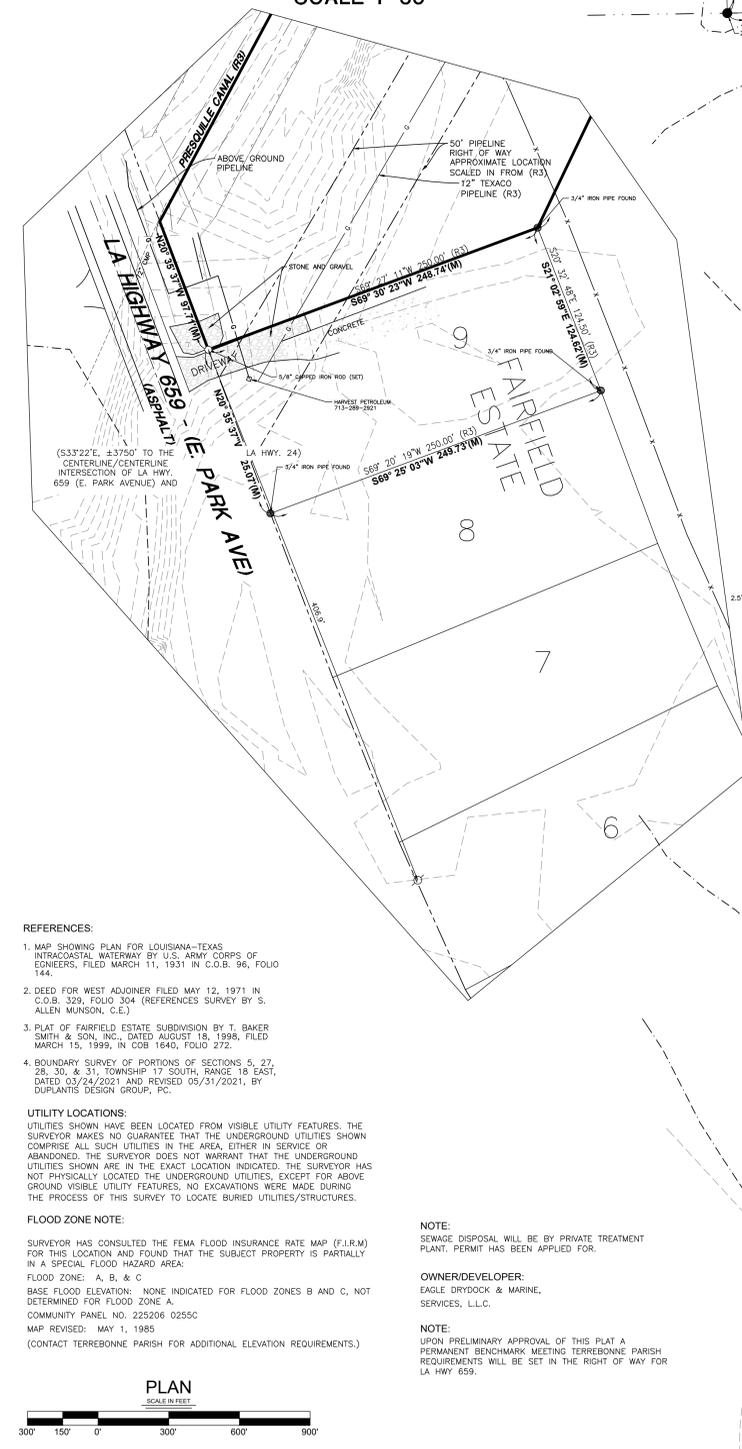
ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU
C&G NETWORK (2021.23)

- ADJACENT OWNERS:
- CS&E PROPERTIES, LLC
207 WILARD AVENUE
HOUMA, LA 70360
 - ROBERT J. NEIL
PO BOX 727
BOURG, LA 70343
 - ANTHONY & JULIE CHAMPAGNE
10317 EAST PARK AVENUE
HOUMA, LA 70363
 - PATRICK & GAIL LEBLANC
10327 EAST PARK AVENUE
HOUMA, LA 70363
 - THOMAS & CONNIE DOMANGUE
10304 EAST PARK AVENUE
HOUMA, LA 70363
 - DEXTER FALGOUT
116 GLENN PAUL STREET
CHAUVIN, LA 70344
 - EARL LEBLANC
PO BOX 553
BOURG, LA 70343

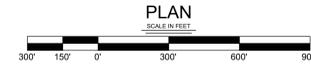
LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	FLOOD ZONE LINE
---	EDGE OF ROAD
---	UNDERGROUND DRAINAGE
---	GROUND SURFACE CONTOUR
---	SECTION LINE
---	TOP BANK
---	ADJACENT PROPERTY LINE
X	WIRE FENCE
WF	WOODEN FENCE
C	UNDERGROUND GAS LINE
EL	ELECTRIC LINE
---	CENTERLINE
---	POWER POLE
---	MALIBOX
---	TELEPHONE PEDESTAL
---	GAS UTILITY MARKER
---	FIRE HYDRANT
---	DEADMAN
---	TELEPHONE UTILITY MARKER
---	FENCE CORNER POST
---	WATER UTILITY METER
---	5/8" CAPPED IRON ROD SET (VF 804)

DETAIL
SCALE 1"=50'

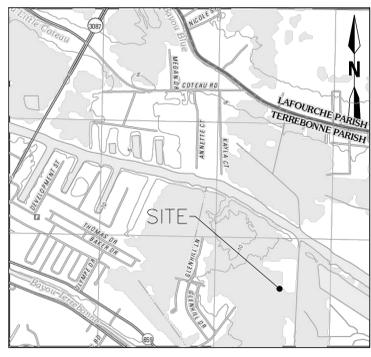


- REFERENCES:
- MAP SHOWING PLAN FOR LOUISIANA-TXAS INTRACOASTAL WATERWAY BY U.S. ARMY CORPS OF ENGINEERS, FILED MARCH 11, 1931 IN C.O.B. 96, FOLIO 144.
 - DEED FOR WEST ADJOINER FILED MAY 12, 1971 IN C.O.B. 329, FOLIO 304 (REFERENCES SURVEY BY S. ALLEN MURKIN, C.E.)
 - PLAT OF FAIRFIELD ESTATE SUBDIVISION BY T. BAKER SMITH & SON, INC., DATED AUGUST 18, 1998, FILED MARCH 15, 1999, IN C.O.B. 1640, FOLIO 272.
 - BOUNDARY SURVEY OF PORTIONS OF SECTIONS 5, 27, 28, 30, & 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, DATED 03/24/2021, AND REVISED 05/31/2021, BY DUPLANTIS DESIGN GROUP, P.C.
- UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES; NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.
FLOOD ZONE: A, B, & C
BASE FLOOD ELEVATION: NONE INDICATED FOR FLOOD ZONES B AND C, NOT DETERMINED FOR FLOOD ZONE A.
COMMUNITY PANEL NO. 225206 0255C
MAP REVISED: MAY 1, 1985
(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)
- NOTE:
SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT PLANT. PERMIT HAS BEEN APPLIED FOR.
- OWNER/DEVELOPER:
EAGLE DRYDOCK & MARINE SERVICES, L.L.C.
- NOTE:
UPON PRELIMINARY APPROVAL OF THIS PLAN A PERMANENT BENCHMARK MEETING TERREBONNE PARISH REQUIREMENTS WILL BE SET IN THE RIGHT OF WAY FOR LA HWY 659.

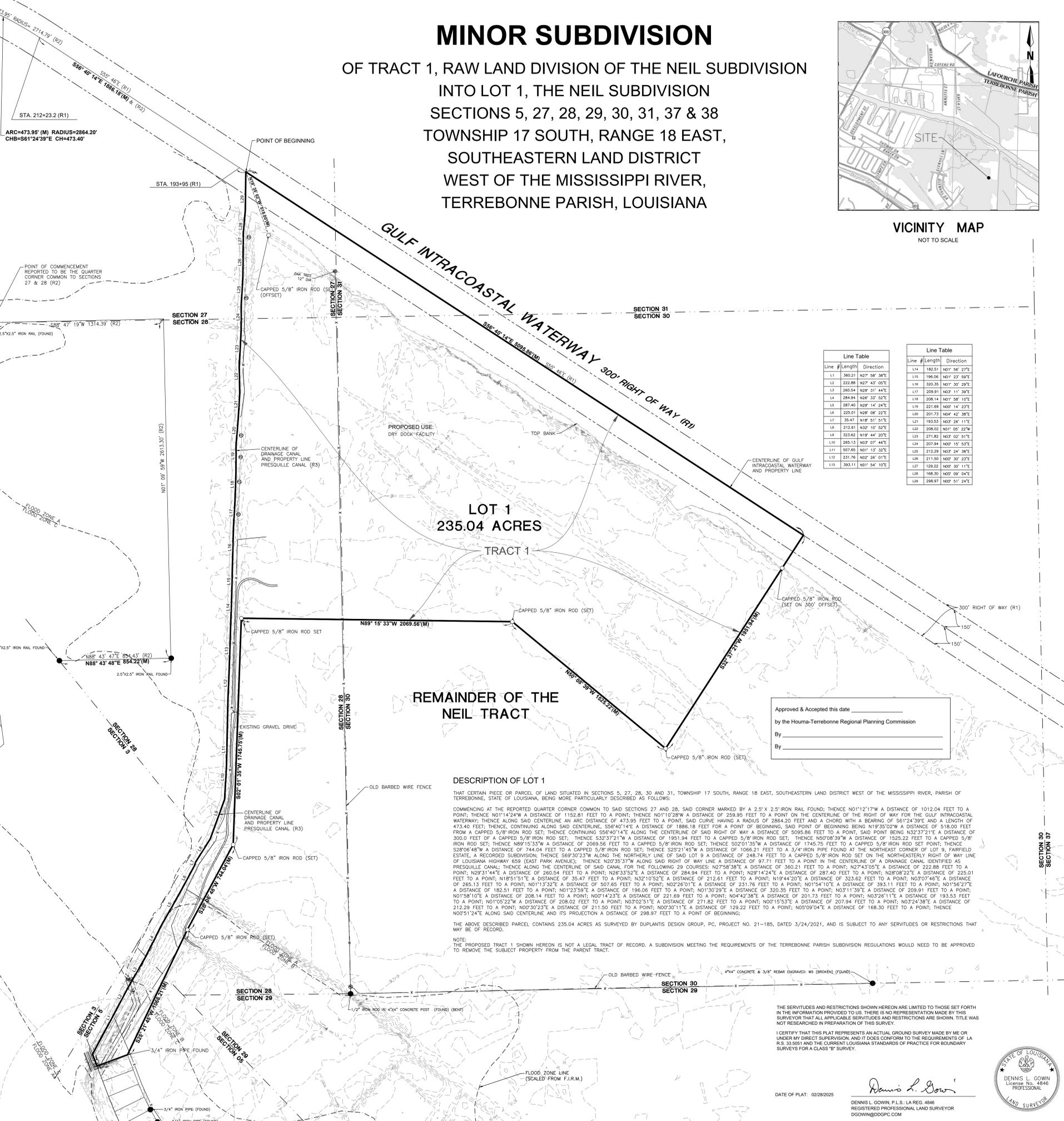


MINOR SUBDIVISION

OF TRACT 1, RAW LAND DIVISION OF THE NEIL SUBDIVISION
SECTIONS 5, 27, 28, 29, 30, 31, 37 & 38
TOWNSHIP 17 SOUTH, RANGE 18 EAST,
SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER,
TERREBONNE PARISH, LOUISIANA



VICINITY MAP
NOT TO SCALE



Line Table		
Line #	Length	Direction
L1	360.21	N07°56'30"
L2	222.00	N07°43'00"
L3	260.54	N02°31'44"
L4	284.84	N02°33'52"
L5	287.40	N02°14'24"
L6	225.01	N02°08'22"
L7	36.47	N10°51'51"
L8	212.61	N02°12'52"
L9	325.62	N10°44'20"
L10	265.13	N03°07'46"
L11	507.65	N01°13'32"
L12	231.76	N02°26'01"
L13	393.11	N01°54'10"

Line Table		
Line #	Length	Direction
L14	182.51	N01°56'27"
L15	196.06	N01°23'59"
L16	320.35	N01°30'28"
L17	209.91	N03°11'39"
L18	208.14	N01°58'10"
L19	221.69	N01°14'23"
L20	201.73	N04°42'38"
L21	193.53	N03°26'11"
L22	258.62	N01°05'23"
L23	271.82	N03°02'51"
L24	207.94	N01°15'53"
L25	212.29	N02°24'38"
L26	211.50	N02°30'23"
L27	129.22	N02°30'11"
L28	168.30	N02°09'04"
L29	298.97	N02°51'24"

DESCRIPTION OF LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 5, 27, 28, 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE REPORTED QUARTER CORNER COMMON TO SAID SECTIONS 27 AND 28, SAID CORNER MARKED BY A 2.5" X 2.5" IRON RAIL FOUND; THENCE N01°12'17"W A DISTANCE OF 1012.04 FEET TO A POINT; THENCE N01°14'24"W A DISTANCE OF 1152.81 FEET TO A POINT; THENCE N01°10'28"W A DISTANCE OF 259.95 FEET TO A POINT ON THE CENTERLINE OF THE RIGHT OF WAY FOR THE GULF INTRACOASTAL WATERWAY; THENCE ALONG SAID CENTERLINE AN ARC DISTANCE OF 473.95 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2864.20 FEET AND A CHORD WITH A BEARING OF S61°24'39"E AND A LENGTH OF 473.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 1886.18 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING N19°35'02"W A DISTANCE OF 516.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 5095.86 FEET TO A POINT, SAID POINT BEING N32°37'21"E A DISTANCE OF 300.0 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S32°37'21"W A DISTANCE OF 1951.94 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N50°08'39"W A DISTANCE OF 1525.22 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N85°15'33"W A DISTANCE OF 2069.56 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S02°01'35"W A DISTANCE OF 1745.75 FEET TO A CAPPED 5/8" IRON ROD SET POINT; THENCE S28°06'48"W A DISTANCE OF 744.04 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S25°21'45"W A DISTANCE OF 1066.21 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9, FAIRFIELD ESTATE, A RECORDED SUBDIVISION; THENCE S69°30'23"W ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 248.74 FEET TO A CAPPED 5/8" IRON ROD SET ON THE NORTHEASTLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 659 (EAST PARK AVENUE); THENCE N02°35'37"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 977.71 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE CANAL IDENTIFIED AS PRESQUILLE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL FOR THE FOLLOWING 29 COURSES: N27°56'38"E A DISTANCE OF 380.21 FEET TO A POINT; N27°43'05"E A DISTANCE OF 222.88 FEET TO A POINT; N29°31'44"E A DISTANCE OF 260.54 FEET TO A POINT; N26°33'52"E A DISTANCE OF 284.94 FEET TO A POINT; N29°14'24"E A DISTANCE OF 287.40 FEET TO A POINT; N28°08'22"E A DISTANCE OF 225.01 FEET TO A POINT; N10°51'51"E A DISTANCE OF 36.47 FEET TO A POINT; N02°10'52"E A DISTANCE OF 212.61 FEET TO A POINT; N10°44'20"E A DISTANCE OF 323.62 FEET TO A POINT; N02°07'46"E A DISTANCE OF 265.13 FEET TO A POINT; N01°13'32"E A DISTANCE OF 507.65 FEET TO A POINT; N02°26'01"E A DISTANCE OF 231.76 FEET TO A POINT; N01°54'10"E A DISTANCE OF 393.11 FEET TO A POINT; N01°56'27"E A DISTANCE OF 182.51 FEET TO A POINT; N01°23'59"E A DISTANCE OF 196.06 FEET TO A POINT; N01°30'28"E A DISTANCE OF 320.35 FEET TO A POINT; N03°11'39"E A DISTANCE OF 209.91 FEET TO A POINT; N01°58'10"E A DISTANCE OF 208.14 FEET TO A POINT; N01°14'24"E A DISTANCE OF 221.69 FEET TO A POINT; N04°42'38"E A DISTANCE OF 201.73 FEET TO A POINT; N03°26'11"E A DISTANCE OF 193.53 FEET TO A POINT; N01°05'23"E A DISTANCE OF 208.02 FEET TO A POINT; N03°02'51"E A DISTANCE OF 271.82 FEET TO A POINT; N00°15'53"E A DISTANCE OF 207.94 FEET TO A POINT; N02°24'38"E A DISTANCE OF 212.29 FEET TO A POINT; N02°30'23"E A DISTANCE OF 211.50 FEET TO A POINT; N02°30'11"E A DISTANCE OF 129.22 FEET TO A POINT; N05°09'04"E A DISTANCE OF 168.30 FEET TO A POINT; THENCE N05°15'24"E ALONG SAID CENTERLINE AND ITS PROJECTIONS A DISTANCE OF 298.97 FEET TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 235.04 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, P.C., PROJECT NO. 21-185, DATED 3/24/2021, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

NOTE:
THE PROPOSED TRACT 1 SHOWN HEREON IS NOT A LEGAL TRACT OF RECORD, A SUBDIVISION MEETING THE REQUIREMENTS OF THE TERREBONNE PARISH SUBDIVISION REGULATIONS WOULD NEED TO BE APPROVED TO REMOVE THE SUBJECT PROPERTY FROM THE PARENT TRACT.

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____
By _____

THE NEIL SUBDIVISION
PRESQUILLE, LOUISIANA
TERREBONNE PARISH
SEALVEL PROPERTIES, LLC



PROJECT NO. 24-1532
24-1532_S_20250226.DWG
02/24/2025

CHECKED BY _____ DLG
DRAWN BY _____ OAK

SHEET 1-1



DATE OF PLAT: 02/28/2025
Dennis L. Gowin
REGISTERED PROFESSIONAL LAND SURVEYOR
DGGOWIN@DDGPC.COM

Houma-Tobonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

LOT 2-B-1 IS 260' FROM FIRE HYDRANT. VARIANCE IS REQUESTED. IT'S WITHIN THE 10%

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

1. Name of Subdivision: PLAT SHOWING REVISED TRACT 2-B & LOT 2-B-1. A REDIVISION OF TRACT 2-B BELONGING TO FREDDIE J. TRICHE ET UX
2. Developer's Name & Address: FREDDIE J. TRICHE 5765 BAYOU BLACK DR., GIBSON, LA 70356
Owner's Name & Address: FREDDIE J. & TRUDY B. TRICHE 5765 BAYOU BLACK DR. GIBSON, LA 70356
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 5880 NORTH BAYOU BLACK DR.
5. Location by Section, Township, Range: SECTIONS 101, 102 & 103, T16S-R15E
6. Purpose of Development: CREATE NEW LOT FOR SALE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 5/8/25 SCALE: 1"=100'
12. Council District / Fire Tax Area: 2 / Gibson
13. Number of Lots: 2
14. Filing Fees: \$344.20

CERTIFICATION:

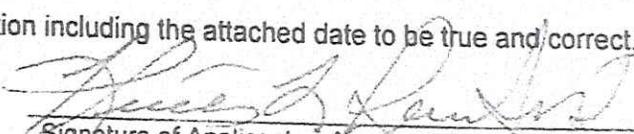
- I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

5/23/25

Date

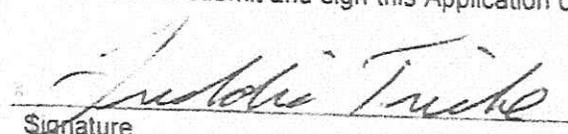

Signature of Applicant or Agent

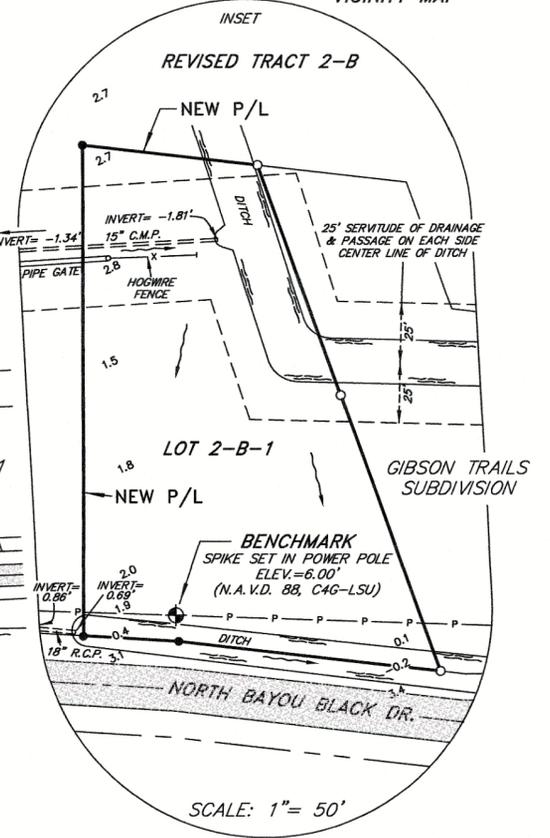
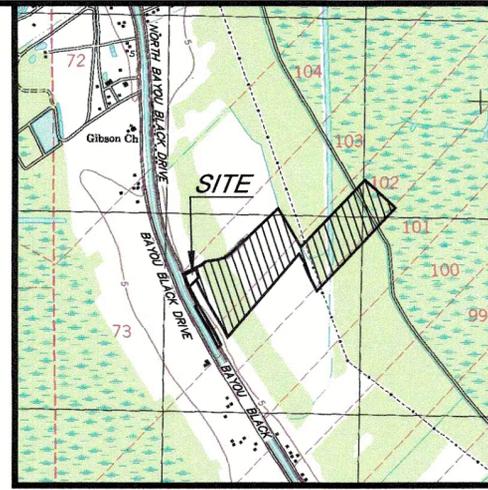
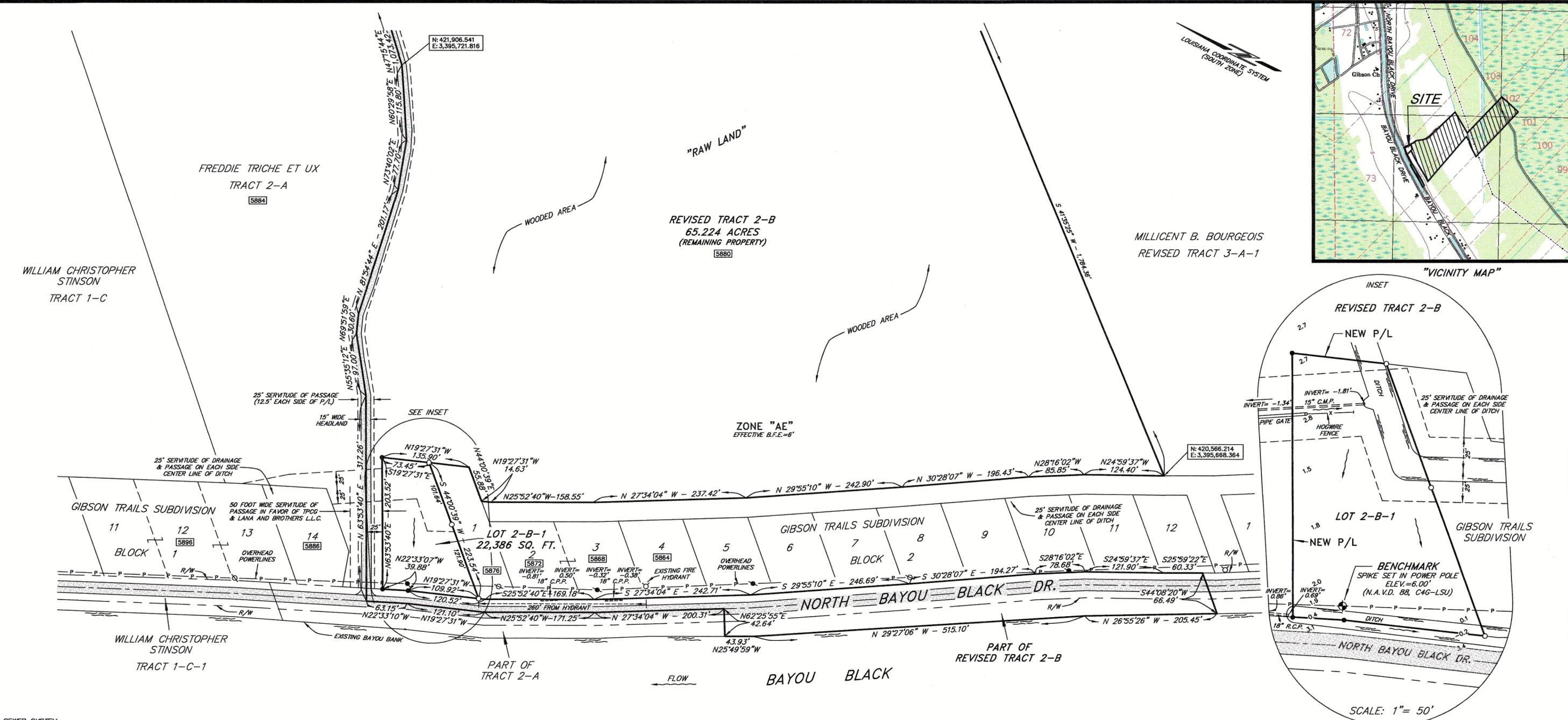
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

FREDDIE J. TRICHE

Print Name of Signature

5/23/25


Signature



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

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0075, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 3' & 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING TRACTS 2-A AND 2-B, A REDIVISION OF TRACT 2 BELONGING TO GIBSON LAND COMPANY IN SECTIONS 101, 102, 103 & 104, T16S-R15E, TERREBONNE PARISH, LOUISIANA" DATED MARCH 22, 2018.
2) THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NO. 1512990 & 1073685 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

LEGEND:
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
• INDICATES SPOT ELEVATION
[5876] INDICATES MUNICIPAL ADDRESS
— INDICATES DRAINAGE FLOW

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., TO BAYOU BLACK AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

THE DIVISION OF RAW LAND AS DEPICTED HEREON DOES NOT CONSTITUTE AN APPROVED PUBLIC SUBDIVISION OF LAND FOR DEVELOPMENT PURPOSES. THE DEVELOPMENT OF THESE PARCEL(S) IS LIMITED TO AGRICULTURAL PURPOSES ONLY.

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

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

DATE	BY	DESCRIPTION
REVISIONS		

2 - PARCELS



"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL & RAW LAND
DEVELOPER: FREDDIE J. TRICHE

PLAT SHOWING REVISED TRACT 2-B AND LOT 2-B-1, A REDIVISION OF TRACT 2-B BELONGING TO FREDDIE J. TRICHE ET UX SECTIONS 101, 102 & 103, T16S-R15E, TERREBONNE PARISH, LOUISIANA

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

DRAWN: B.M.
CHK'D.: K.L.R.
SCALE: 1" = 100'
DATE: 08 MAY 25

Houma-Terbonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

REQUESTING VARIANCE FOR 24.08' ENTRANCE VARIANCE INSTEAD OF 25'

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

1. Name of Subdivision: TRACTS C-8-2-A & C-8-2-B, A REDIVISION OF PROPERTY BELONGING TO D & M LAND HOLDINGS, L.L.C.
2. Developer's Name & Address: D & M Land Holdings, L.L.C. 238 South Hollywood Rd Houma, LA 70360
- Owner's Name & Address: D & M Land Holdings, L.L.C. 238 South Hollywood Rd Houma, LA 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 238 South Hollywood Rd
5. Location by Section, Township, Range: Section 101, T17S-R17E
6. Purpose of Development: Create Tract for sale
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: DATE: 6/6/25 SCALE: 1"=30'
12. Council District / Fire Tax Area: 3 Voisin / Bayou Cane
13. Number of Lots: 2
14. Filing Fees: \$153.92

CERTIFICATION:

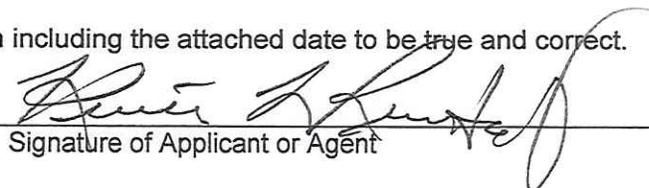
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

6/6/25

Date


Signature of Applicant or Agent

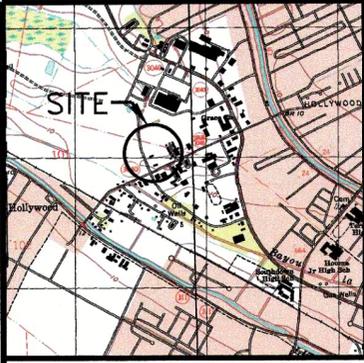
D & M LAND HOLDINGS, LLC

by: Mark A. Leblanc

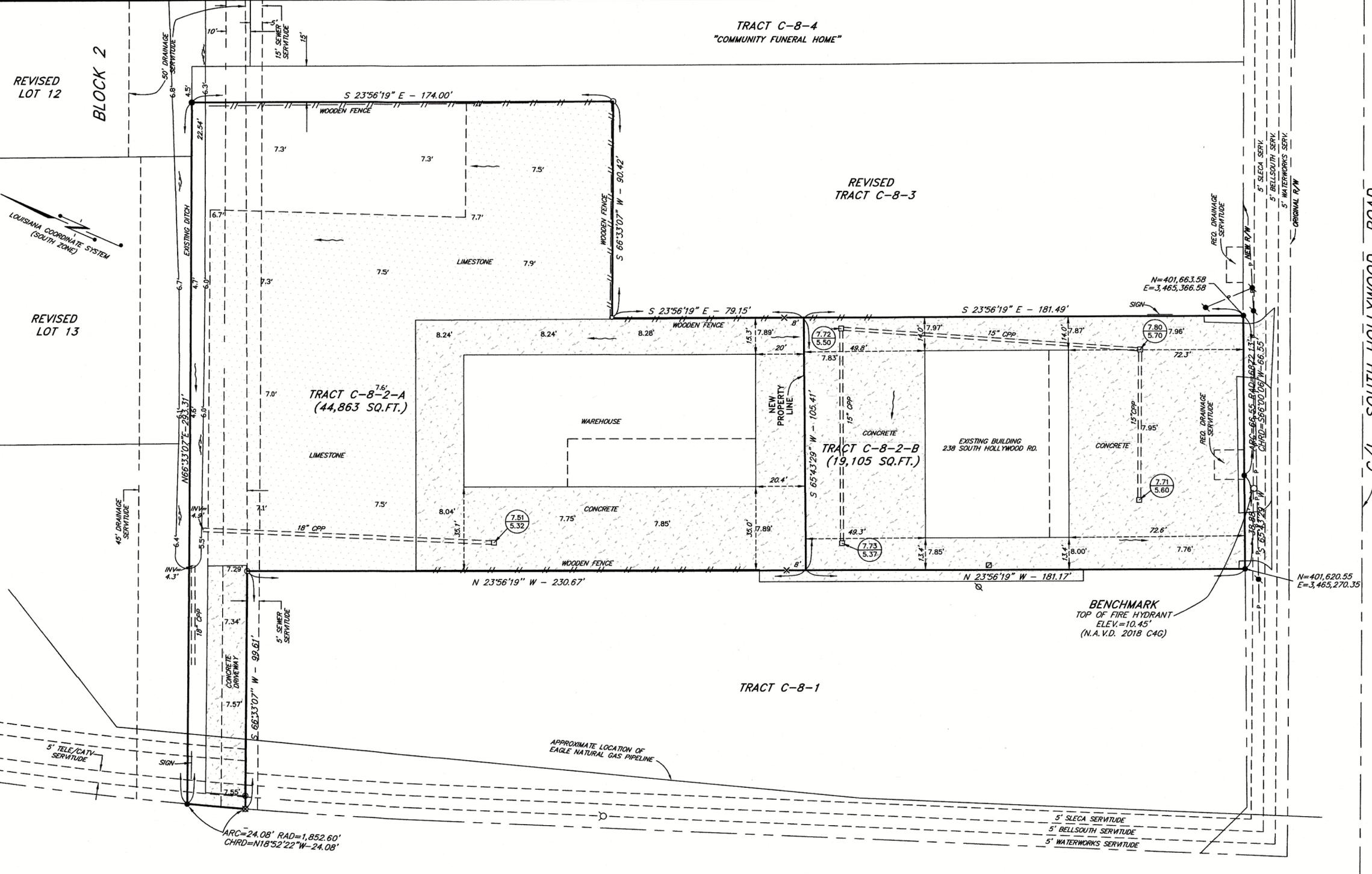
Print Name of Signature

6/6/25

PC25/ 6 - 2 - 24



VICINITY MAP



COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

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

THIS PROPERTY DRAINS TO ROADSIDE DROP INLETS AND REAR DITCH WHICH ARE MAINTAINED BY THE T.P.C.G. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE TRACTS ARE LOCATED IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0235, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" DOES NOT HAVE A BASE FLOOD ELEV.)

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1297354 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE.

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

CORPORATE DRIVE

- LEGEND:
- X CHISELED "X" SET IN CONCRETE
 - ⊗ CHISELED "X" FOUND IN CONCRETE
 - INDICATES PK NAIL SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - 3.3 INDICATES SPOT ELEVATION (BASED ON N.A. V.D.)
 - ← INDICATES DRAINAGE FLOW

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

BY _____ FOR _____



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

"MINOR SUBDIVISION"
 LAND USE: COMMERCIAL
 DEVELOPER: D & M LAND HOLDINGS, L.L.C.
 SURVEY OF TRACTS C-8-2-A & C-8-2-B
 A REDIVISION OF PROPERTY BELONGING
 TO D & M LAND HOLDINGS, L.L.C.
 LOCATED IN SECTION 101, T17S-R17E,
 TERREBONNE PARISH, LOUISIANA

JUNE 6, 2025
 REVISED: JUNE 11, 2025
 SCALE: 1" = 30'

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

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

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

✓
I-2 does NOT meet SQ FOOTAGE REQUIREMENT
I-2 will be FOR MOORING AND DOCKING purposes only

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

1. Name of Subdivision: MURPHY WALTON
2. Developer's Name & Address: MURPHY WALTON, 7932 SHRIMPER'S ROW
Owner's Name & Address: SAME DULAC, LA. 70353
All owners must be listed, attach additional sheet if necessary

3. Name of Surveyor, Engineer, or Architect: DELTA COAST CONSULTANTS, LLC

SITE INFORMATION:

4. Physical Address: 7932 SHRIMPER'S ROW, DULAC LA 70353
5. Location by Section, Township, Range: SEC. 86, T19S-R17E
6. Purpose of Development: INSURANCE PURPOSES
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other (MARSH)
10. Planned Unit Development: Y N
11. Date and Scale of Map: 6-5-25 1"=20'
12. Council District / Fire Tax Area: DIST 7 DANNY BABIN / Gr. Caillou Fire
13. Number of Lots: 2
14. Filing Fees: \$ 144.28

CERTIFICATION:

- I, Prosper Toups certify this application including the attached date to be true and correct.

Print Applicant or Agent

Date

Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

✗ MURPHY R. WALTON
Print Name of Signature

✗ MURPHY R. WALTON
Signature

✗ 5-6-2025
Date

PC25/ 6-3-25

TERREBONNE PARISH

T19S - R17E

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

BY _____ FOR _____

SURVEY NOTE:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

FLOOD NOTE:

THE EFFECTIVE FIRM COMMUNITY NO. 22109C0450E AND DATED SEPTEMBER 7, 2023 PLACES THESE LOTS IN ZONE "VE" WITH AN ELEVATION REQUIREMENT OF 14'.

BASIS OF BEARING:

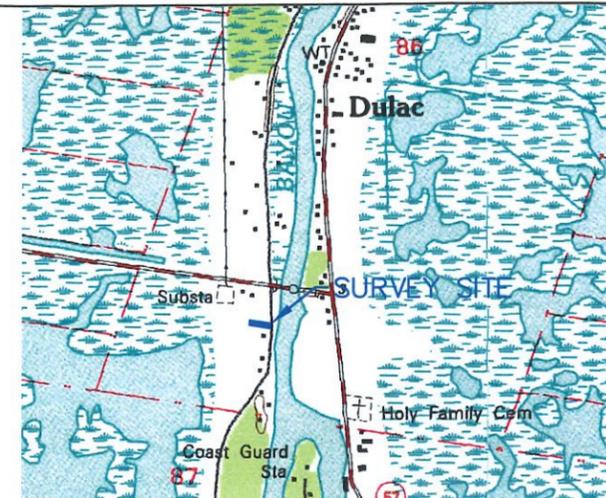
REFERENCE BEARING IS S 82°04'01" E, ALONG LINE "A" - "B" TAKEN FROM THE REFERENCE MAP BELOW.

REFERENCE MAP:

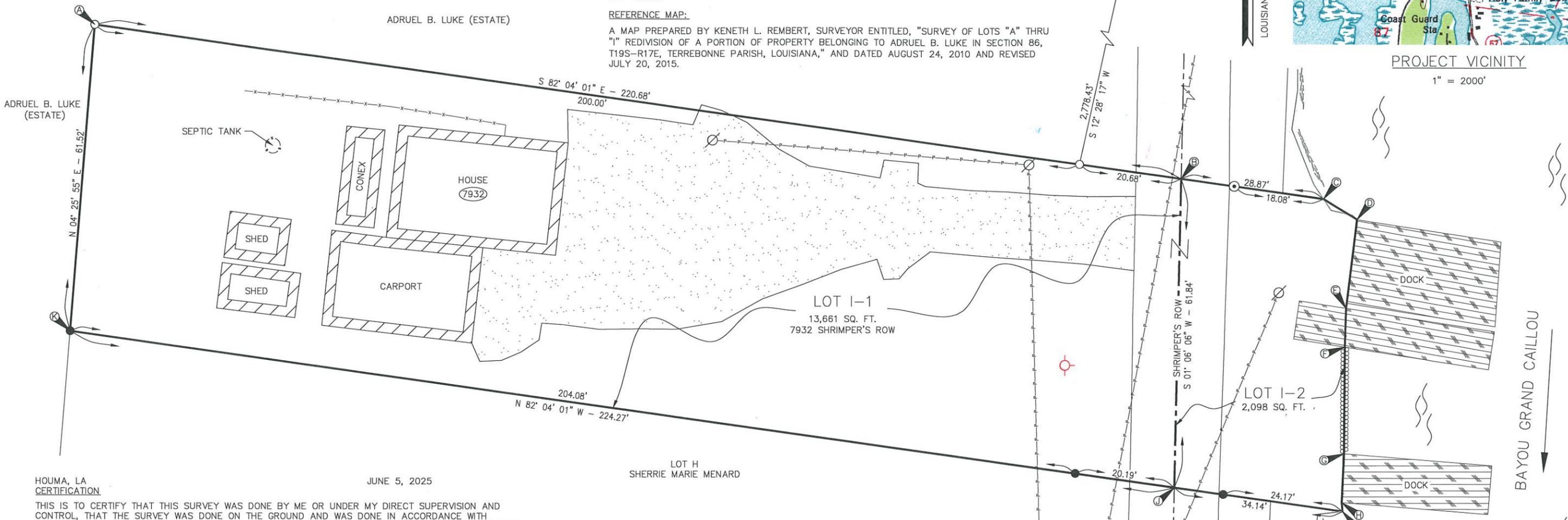
A MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED, "SURVEY OF LOTS "A" THRU "I" REDIVISION OF A PORTION OF PROPERTY BELONGING TO ADRUEL B. LUKE IN SECTION 86, T19S-R17E, TERREBONNE PARISH, LOUISIANA," AND DATED AUGUST 24, 2010 AND REVISED JULY 20, 2015.

P.O.C.
NGS MON. "GCB 21"
N = 3,23,923.19'
E = 3,478,067.94'

LOUISIANA COORDINATE SYSTEM SOUTH (NAD 83)



PROJECT VICINITY
1" = 2000'



HOUMA, LA
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 MOST RECENT 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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

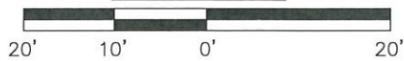
JUNE 5, 2025

SEWER: INDIVIDUAL
LAND USE: SINGLE FAMILY RESIDENTIAL
DRAINAGE: THE LOTS DRAIN REARWARD ALONG SWALE DITCHES TO MARSH THAT BORDERS LOT I-1
NOTE: LOT I-2 WILL REMAIN PERMANENTLY ATTACHED TO LOT I-1

- LEGEND:**
- DENOTES 3/4" G.I.P. SET
 - ⊙ DENOTES 5/8" I.R. FND.
 - DENOTES 3/4" G.I.P. FND.
 - △ DENOTES CONTROL MONUMENT FND.
 - ⊗ DENOTES POWER POLE
 - ⊕ DENOTES FIRE HYDRANT
 - +— DENOTES POWER LINE
 - x— DENOTES FENCE

LINE	BEARING	DISTANCE
C-D	S 58°40'32" E	7.90'
D-E	S 06°49'59" W	17.92'
E-F	S 01°35'48" W	7.75'
F-G	S 00°15'42" W	21.37'
G-H	S 02°25'50" W	9.77'
H-I	S 04°28'13" E	1.78'

SCALE IN FEET



APPROVED:

PROSPER J. TOUPS, III P.L.S.
LA. LAND SURVEYOR REG. NO. 4967

SUBDIVISION OF LOT I
INTO
LOT I-1 AND LOT I-2
BELONGING TO MURPHY RAYMOND WALTON, SR.
BEING A PART OF
LOTS A THRU I ONCE BELONGING TO ADRUEL B. LUKE
LOCATED IN SECTION 86, T19S-R17E
TERREBONNE PARISH, LOUISIANA

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

OFFERED BY:

SECONDED BY:

TERREBONNE PARISH

STATE OF LOUISIANA

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

RESOLUTION NO. HTRPC-2025-001

A Resolution to certify that named Commissioner(s) attended a training workshop in compliance with the four (4) hours of training requirements of Act 859 of the 2004 Louisiana Legislature.

WHEREAS; Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of planning commissions, zoning boards of adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS; it is important that all commissioners, zoning board of adjustments members, and similar board members should have a basic understanding of planning, land use, zoning laws, and ethics in order to better fulfill their responsibilities; and

WHEREAS a Planning Commissioner’s workshop was held on May 17, 2025 in Lutcher, Louisiana; and

BE IT RESOLVED that the Houma-Terrebonne Regional Planning Commission certifies that the following Commissioners attended said workshop on May 17, 2025 and that these Commissioners hereby complies with the four hours of training requirements of Act 859;

- Commissioner Michael Billiot
- Commissioner Angele Poiencot

The Chairman declared this resolution ADOPTED on this, the 26th day of June, 2025.

**ROBBIE LINER, CHAIRMAN
HOUMA-TERREBONNE
REGIONAL PLANNING COMMISSION**
