

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Robbie Liner.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
L.A. "Budd" Cloutier, O.D.....	Member
Rev. Corion D. Gray.....	Member
Jan Rogers.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

OCTOBER 21, 2021, THURSDAY

6:00 P.M.

**TERREBONNE PARISH SCHOOL DISTRICT BOARD ROOM**

**201 Stadium Drive, Houma, Louisiana**

or

~~**TERREBONNE PARISH COUNCIL MEETING ROOM**~~

~~**Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor, Houma, Louisiana**~~

*Entry into the Government Tower shall be accessed through the Gabasse Street Entrance on the ground floor. All attendees will be required to have their temperatures taken prior to entering the proceedings. Anyone with a temperature higher than 100.4 will not be allowed to enter. Masks must be worn by all attendees.*

## 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 August 19, 2021

#### **E. COMMUNICATIONS**

#### **F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision; Mable Lyons, applicant

#### **G. NEW BUSINESS:**

1. Planned Unit Development  
Placement of 20 townhomes, Lots 1-21, Progressive Square Townhomes Subdivision; Travis Buquet Home Builders, Inc., applicant

#### **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 August 19, 2021

**E. APPROVE REMITTANCE OF PAYMENT FOR THE OCTOBER 21, 2021 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2021**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Mare Smith Joint Living Trust, et al  
Approval Requested: Process D, Minor Subdivision  
Location: St. Andrew Street & Nelo Street, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Gary L. Smith  
Surveyor: Keneth L. Rembert Land Surveyors
- b) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Tract being a part of Tract A-1 of the Estate of Carol J. Matherne containing 13.308 acres  
Approval Requested: Process D, Minor Subdivision  
Location: 1633 Martin Luther King Blvd., Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Panda Express, Inc., % Richard Dickerson  
Surveyor: Blew & Associates, PA; % Ray Flake, P.E.
- b) Public Hearing
- c) Consider Approval of Said Application
2. a) Subdivision: Northpark Subdivision, Phase 2  
Approval Requested: Process C, Major Subdivision- Conceptual & Preliminary  
Location: Rue Richard, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Northpark, L.L.C., % Henry Richard  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
3. a) Subdivision: Williamsburg Subdivision, Phase B  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue Max, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Citiplace, L.L.C., % Henry Richard  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
4. a) Subdivision: Imperial Landing Subdivision, Phase C  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Sample Drive, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Onshore Materials, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
5. a) Subdivision: Evangeline Oaks Subdivision  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Rue des Affaires, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Evangeline Business Park, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

6. a) Subdivision: Revised Tract "B", Property belonging to Terrebonne Parish Recreation Dist. No. 1  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 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 Amedee  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
7. a) Subdivision: Emerson Lakes, Phase 1; Lots 7 thru 11, Block 1, A Redivision of Lots 8, 9, 10, 11 & 12 of Emerson Subdivision  
 Approval Requested: Process D, Minor Subdivision  
 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
8. a) Subdivision: Emerson Lakes, Phase 2; Lots 1 thru 5, Block 1, A Redivision of Lot 13 & Revised Lot 12 of Emerson Subdivision-Phase A Enterprise Capital, L.L.C.  
 Approval Requested: Process D, Minor Subdivision  
 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
9. 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
10. a) Subdivision: Division of Tract 1 & Tract 2 of the Joseph F. Daspit Estate  
 Approval Requested: Process D, Minor Subdivision  
 Location: 3837 & 3847 Bayou Black Drive, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Bayou Black Fire District  
 Developer: Kent Hebert  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
11. a) Subdivision: Redivision of Property belonging to J.B. Cleophas Duplantis, or assigns (Tracts B-1, & B-2)  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4377 Bayouside Drive, Terrebonne Parish, LA  
 Government Districts: Council District 8 & 9 / Little Caillou Fire District  
 Developer: Charles L. McDonald (Agent for Applicant)  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

12. a) Subdivision: Progressive Square Townhomes Subdivision  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: End of Rue D'Iberville, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Bayou Cane Fire District  
 Developer: Travis Buquet Home Builders, Inc.  
 Engineer: Delta Coast Consultants, LLC

- b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training for 2021

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

1. Revised Lots 114 & 115, A Redivision of Lots 114 & 115 of Robinson Canal Camp Sites, Section 84, T20S-R18E, Terrebonne Parish, LA
2. Revised Lot 53, A Redivision of Lots 53 & 54, Phase 2 of Cocodrie Cove Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
3. Revised Lots 66, 67, and 68, A Redivision of Lots 66, 67, & 68, Block 3, Waterproof Plantation Estates, Phase 3, Sections 61 & 62, T17S-R16E, Terrebonne Parish, LA
4. Revised Tracts 3-A1 & 2-B2, A Redivision of Tracts 3-A1 & 2-B2 belonging to Boaklyn Properties, LLC, Section 1, T18S-R18E and Section 11, T17S-R18E, Terrebonne Parish, LA
5. Revised Tracts 1 & 2, A Redivision of Tracts 1 & 2 and the Batture Tract belonging to Jesse D. Loescher, et al, Section 9, T17S-R18E, Terrebonne Parish, LA
6. Tracts "A" & "B", Property belonging to the Cannata Corporation, Section 105, T17S-R17E, Terrebonne Parish, LA
7. Raw Land Division of Tract "A" belonging to Polmer Brothers, Ltd., Section 81, T15S-R16E, Terrebonne Parish, LA
8. Raw Land Division, Survey of Tract A-B-C-D-E-F-G-H-I-J-K-L-M-A, A portion of Property belonging to Enterprise Capital, L.L.C., et al, Sections 5, 32, 33, & 101, T17S-R17E, Terrebonne Parish, LA
9. Lots 7, 8, 9, and 10, Block 1, Phase "1" and Revised Lot 12 of Emerson Lakes Subdivision, A Redivision of Lots 8, 9, 10, 11, & 12, Phase A of Emerson Subdivision, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA WITHDRAWN (Submitted as Process D, Minor Subdivision)
10. Revised Lots 7 & 8, A Redivision of Lots 7 & 8 of Emerson Subdivision, Phases A & B, Sections 32 & 33, T17S-R17E, Terrebonne Parish, LA
11. Division of Prperty belonging to EMP Investments, Inc., Section 6, T16S-R16E and T16S-R17E, Terrebonne Parish, LA

**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**  
**MEETING OF AUGUST 19, 2021**

- A. The Chairman, Mr. Kyle Faulk, called the meeting of August 19, 2021 of the HTRPC to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present were: Mr. Ross Burgard, Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender, Secretary/Treasurer; Mr. Kyle Faulk, Chairman; Rev. Corion Gray; Mr. Robbie Liner, Vice-Chairman; Mr. Jan Rogers; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. Ms. Margeaux LeCompte assisted for Mrs. Becky Becnel who could not attend the meeting.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the special meeting of July 15, 2021.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of July 15, 2021.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Ms. Ellender moved, seconded by Mr. Liner: “THAT the HTRPC remit payment for the August 19, 2021 invoices and approve the Treasurer’s Report of July 2021.”
- The Chairman called for a vote on the motion offered by Ms. Ellender. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read an email from Keneth L. Rembert Land Surveyors, dated August 10, 2021, requesting to withdraw the application for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation (Lots 1-7) [See *ATTACHMENT A*].
- a) Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC withdraw the application for Process D, Minor Subdivision, for the Subdivision of a portion of Property belonging to A.M. Dupont Corporation (Lots 1-7) and remove from further consideration as per the Developer’s request [See *ATTACHMENT A*].”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Burgard, Dr. Cloutier, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors, dated August 18, 2021, requesting to table the application for Process D, Minor Subdivision, for Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation indefinitely as per the Developer’s request [See *ATTACHMENT B*].
- a) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation indefinitely as per the Developer’s request [See *ATTACHMENT B*].”

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

G. OLD BUSINESS:

Dr. Cloutier moved, seconded by Ms. Ellender: "THAT the Old Business be removed from the table and be considered at this time."

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

1. *Tabled indefinitely.* Lots 1 thru 8, A Redivision of Property belonging to Harry Bourg Corporation. [See *ATTACHMENT B*]
2. The Chairman called to order an application by Robert Champagne, III, et ux for Process D, Minor Subdivision, for Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux.
  - a) Mr. Kim Knight, T. Baker Smith, LLC, stated the matter was tabled at the previous meeting to work out issues with Waterworks and the entrance to the property. He stated they have provided a 20' servitude of passage and will install a 5' waterline and then install a fire hydrant afterwards but are currently awaiting parts. He requested conditional approval.
  - b) Discussion was held regarding substantial infrastructure needing to be installed and that the matter should be tabled rather than conditionally approved especially with the backlog of parts.
  - c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of fire hydrant installation confirmation and the installation of the water line and submittal of final approval letter from Waterworks. He stated that the Developer has paid a deposit and signed a contract for the construction of the waterline and that a similar scenario was recently conditionally approved when applicant paid half of the installation of a fire hydrant. He further stated the Developer was fully aware that he would not be issued any building permits until this matter was rectified.
  - d) Discussion ensued regarding not conditionally approving the matter due to there being infrastructure needed. Discussion ensued regarding the matter being tabled at the previous meeting by the Commission and that they could not table again and that the matter would be approved if no action were taken or they would have to deny it, of course, unless the Developer would request to table. [This information was incorrect; the matter was tabled indefinitely by the Developer at the previous meeting.]
  - e) Discussion ensued regarding whether the Developer would table the matter or if the Commission would have to deny. Mr. Knight stated that the matter could've been done administratively, and no fire hydrant would have been required but the development consisted of more than 5 lots. He further stated that the Developer has committed to \$25,000 for the waterline and fire hydrant installation as well as signed a contract for the same.
  - f) Mr. Liner moved, seconded by Mr. Burgard: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Lots 101 & 102, Redivision of Lots 101 through 107 of Crescent Plantation belonging to Robert Champagne, III, et ux conditioned upon the submittal of fire hydrant installation confirmation and the installation of the water line and submittal of final approval letter from Waterworks."

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

H. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Laurentino M. Cardenas for Process D, Minor Subdivision, for Tracts A, B, & C, A Redivision of Property belonging to Laurentino M. Cardenas, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated Mr. Cardenas would be utilizing the property to only dock his boat. He stated there was an issue with the Department of Health and requested conditional approval.
- b) There was one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Rev. Gray: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the submittal of an approval letter from the Department of Health, submittal of all utility service availability letters, and municipal addresses being depicted on the plat.
- e) Mr. Thibodeaux moved, seconded by Rev. Gray: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts A, B, & C, A Redivision of Property belonging to Laurentino M. Cardenas, et al upon the submittal of an approval letter from the Department of Health, submittal of all utility service availability letters, and municipal addresses being depicted on the plat."

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

2. The Chairman called to order the Public Hearing for an application by Gary L. Smith for Process D, Minor Subdivision, for Parcels A thru E, A Redivision of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated the property was divided long ago but never fully developed. He stated the Developer wanted to create farmettes and there was one area between the property and the recreation district that didn't have a water line so he would revise the plat and remove that lot from the development. He stated the engineering calculations weren't done in time so he would request the public hearing be held and he would table afterwards.
- b) The Chairman recognized Marjorie Romero Ambrose, 205 Ruble Street, who expressed concerns of drainage and flooding and there was a lack of maintenance of the drainage ditches.
- c) Dr. Cloutier moved, seconded by Mr. Liner: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Rembert requested to table the matter until the September meeting.
- e) Discussion was held regarding whether the drainage calculations would be for just these properties or be extended for the entire area. Ms. Schexnayder stated, due to the neighbors' concerns, she will contact the Drainage Department to inquire,
- f) Dr. Cloutier moved, seconded by Mr. Thibodeaux: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Parcels A thru E, A Redivision



of Property belonging to the Paul Steele Smith and Anne Marie Smith Joint Living Trust, et al until the next regular meeting of September 16, 2021.”

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

3. The Chairman called to order the Public Hearing for an application by Stephanie Hebert for Process D, Minor Subdivision, for the Division of Property belonging to Stephanie Hebert (Tracts SH-1 & SH-2).

- a) Mr. Pulaski stated the Surveyor couldn't make the meeting and Mr. Woodard requested him to represent the application and that he was comfortable doing so. Mr. Pulaski discussed the location and division of property. He discussed the Staff Report and stated Staff would recommend conditional approval provided upon the land use being depicted on the plat, the vicinity map to be replaced with a more clearly depicted map due to it being too small to be effective and depict where the property is located, municipal addresses be depicted on each lot, correct signature block be placed on the plat, submittal of all service availability letters, method of sewerage disposal be depicted on the plat, location and description of at least one permanent type benchmark to be depicted on the plat, and depiction of the proposed development for SH-2 to ensure adequate lot size is provided.”
- b) Discussion was held regarding setbacks versus the size of the property and what it could be used for.
- c) The Chairman recognized Mr. Keryl Terracina, 7102 Main Street, who expressed concerns of a drainage line that runs through his yard from Martin Luther King Boulevard and if it would be filled completely.
- d) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the drainage ditch and Ms. Schexnayder stated it was a state servitude. He added to his conditions that the LDOTD drainage servitude be depicted on the plat.
- f) Dr. Cloutier moved, seconded by Mr. Soudelier: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Property belonging to Stephanie Hebert (Tracts SH-1 & SH-2) conditioned upon the land use being depicted on the plat, the vicinity map to be replaced with a more clearly depicted map due to it being too small to be effective and depict where the property is located, municipal addresses be depicted on each lot, correct signature block be placed on the plat, submittal of all service availability letters, method of sewerage disposal be depicted on the plat, location and description of at least one permanent type benchmark to be depicted on the plat, depiction of the proposed development for SH-2 to ensure adequate lot size is provided, and the LA DOTD drainage servitude be depicted on the plat.”

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

4. The Chairman called to order the engineering application by Dantin Bruce Development, Inc. for Process C, Major Subdivision, for Adley Oaks Subdivision, Phase A.

- a) Mr. Jeff Diamond, Quality Engineering & Surveying, LLC, was present to represent the application.
- b) Ms. Joan Schexnayder, TPCG Engineering Division, read a memo dated August 19, 2021, regarding the punch list items for the development [See *ATTACHMENT C*].



- c) Mr. Diamond stated they would comply and would request 60 days but would take 90 days.
- d) Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Adley Oaks, Phase A, conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering’s Memo dated August 19, 2021, and allow 90 days for completion.”
- e) Discussion was held regarding the length of the punch list and Mr. Diamond stated that a lot of the items were done under Item 17 but they couldn’t test it yet.

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

I. STAFF REPORT:

- 1. Staff indicated that Dr. Cloutier, Ms. Ellender, Mr. Faulk, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux had completed the required Ethics Training as of today.

J. ADMINISTRATIVE APPROVAL(S):

Dr. Cloutier moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-14.”

- 1. Revised Lot 18, Block 9, A Redivision of Lots 9 & 18, Addendum No. 2, Phase B, Sugarwood Estates Subdivision; Sections 86 & 87, T17S-R17E, Terrebonne Parish, LA
- 2. Lots 6-A & 6-B, A Redivision of Lot 6, A Portion of Lot 7 of Block 8 of Honduras Addition to the City of Houma and 53' x 128' of former Intracoastal Avenue belonging to James G. Pellegrin, Section 39, T17S-R17E, Terrebonne Parish, LA
- 3. Tract IV owned by Enterprise Gas Processing, L.L.C. and Targa Midstream Services , L.L.C., A 24.758 acre tract and a 14.00 acre tract owned by Terrebonne Parish Consolidated Government into Tracts "IV-A" and "A", Sections 18, 19, & 20, R17S-R15E, Terrebonne Parish, LA
- 4. Revised Lots 6 & 8, A Redivision of Lots 6 thru 9, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 5. Revised Lots 10 & 12, A Redivision of Lots 10 thru 13, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 6. Revised Lots 14 & 16, A Redivision of Lots 14 thru 17, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 7. Revised Lots 18 & 20, A Redivision of Lots 18 thru 21, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 8. Revised Lots 22 & 24, A Redivision of Lots 22 thru 25, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 9. Revised Lots 26 & 28, A Redivision of Lots 26 thru 29, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 10. Revised Lots 30 & 32, A Redivision of Lots 30 thru 33, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 11. Revised Lots 34 & 36, A Redivision of Lots 34 thru 37, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 12. Revised Lots 38 & 40, A Redivision of Lots 38 thru 41, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 13. Revised Lots 42, A Redivision of Lots 42 thru 43, Block 2 to Sugar Ridge West and a portion of Revised Lot "D" belonging to James G. Fister, et ux
- 14. Revised Lot 5, A Redivision of Lots 5, 6, & 12, Block 6 to Crescent Park Addition to the City of Houma, Section 101, T17S-R17E, Terrebonne Parish, LA

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

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Burgard stated that he had another idea for the issues involving rear lot drainage on back-to-back homes that he saw in Thibodaux that was simple and effective. It involves a 4' cemented drainage swale, and they could research it to see if it would be cost-effective.
- b) Mr. Thibodeaux discussed the sidewalks that needed to be cleaned up still from the new development coming up off of West Park Avenue. Mr. Pulaski stated he spoke to the Developer at the MPO meeting and they would get with the contractor to clean it up.
- c) Dr. Cloutier discussed trees down in Bayou Black at Savanne Road & Ellendale and at Ellendale & Bull Run Road. He stated that the grass cutters had to cut around the trees and could report them rather than waiting for someone else to see and report.
- d) Mr. Liner discussed the public in the audience that tend to leave the meeting after the public hearings thinking that is the end of discussion rather than the Commission just closing the public hearing and they miss the important discussion and result. Mr. Bercegeay stated he noticed the same thing and that maybe the Commission needs to clarify more that they are closing the public hearing and that more discussion is to come.

2. Chairman's Comments:

- a) Mr. Faulk again welcomed Rev. Gray to the Commission.

M. PUBLIC COMMENTS:

- 1. Mr. Pulaski used this time to discuss Administrative Approvals. He stated that Mr. Knight was incorrect in saying a fire hydrant would not be required had he been able to do his project administratively. He stated that all divisions had to follow the same standards of development whether it is an administrative approval or a minor and major subdivision. He stated the only difference was the process.

N. Dr. Cloutier moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 7:01 p.m."

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

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

KYLE FAULK  
Chairman

ROBBIE LINER  
Vice Chairman

RACHAEL ELLENDER  
Secretary / Treasurer

ROSS BURGARD

L.A. "BUDD" CLOUTIER, JR., O.D.

PHILLIP LIVAS

JAN ROGERS

BARRY SOUDELIER

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY M. BECNEL  
Minute Clerk

DERICK BERCEGEAY  
Legal Advisor

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

AUGUST, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 58,791.93

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS  
(Per Diems 8/19/2021) 415.53

TPCG  
(June Postage) 241.02

THE COURIER  
(Publications) 297.95

CHASE BANK  
(Service Fees) 42.00

TOTAL EXPENDITURES ..... 996.50  
SUBTOTAL ..... 57,795.43  
ACCOUNTS RECEIVABLE ..... 3,434.75  
ENDING BALANCE ..... \$ 61,230.18

Chase Bank - Savings Account \$ 56,201.26  
Chase One Bank - Checking Account 5,028.92  
TOTAL ..... \$ 61,230.18

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2021- AUGUST TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.34
Interest on Checking Account	0.05
Brandon Lyons	25.00
Keneth L. Rembert Land Surveyors	159.80
Keneth L. Rembert Land Surveyors	358.64
Allen R. Woodard, P.L.S.	138.00
Allen R. Woodard, P.L.S. (Becky)	0.92
Quality Engineering & Surveying, LLC	1,000.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
T.P.C.G.	125.00
Keneth L. Rembert Land Surveyors	1,250.00
Keneth L. Rembert Land Surveyors	125.00

\$ 3,434.75

---

Approved by:

KYLE FAULK  
Chairman  
ROBBIE LINER  
Vice Chairman  
RACHAEL ELLENDER  
Secretary / Treasurer  
ROSS BURGARD  
L.A. "BUDD" CLOUTIER, JR., O.D.  
PHILLIP LIVAS  
JAN ROGERS  
BARRY SOUDELIER  
WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director  
BECKY M. BECNEL  
Minute Clerk  
DERICK BERCEGEAY  
Legal Advisor  
Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
www.tpcg.org/planning  
Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

September, 2021

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD \$ 61,230.18

EXPENDITURES:

SEPTEMBER MEETING CANCELLED DUE TO IDA 0.00

CHASE BANK (Service Fees) 30.00

TOTAL EXPENDITURES	30.00
SUBTOTAL	61,200.18
ACCOUNTS RECEIVABLE	2.33
ENDING BALANCE	<u>\$ 61,202.51</u>

Chase Bank - Savings Account	\$ 56,203.55
Chase One Bank - Checking Account	4,998.96
TOTAL	<u>\$ 61,202.51</u>

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION  
2021- SEPTEMBER TREASURER'S REPORT  
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.29
Interest on Checking Account	<u>0.04</u>
	<u>2.33</u>

Approved by: \_\_\_\_\_



HOUMA TERREBONNE REGIONAL PLANNING COMMISSION  
P. O. BOX 1446  
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
10/6/2021		3rd. Qtr. Payroll Tax		191.25
10/21/2021		Dr. L. Arnold Cloutier, Jr.	Per Diem	46.17
10/21/2021		Wayne Thibodeaux	Per Diem	46.17
10/21/2021		Rachael Ellender	Per Diem	46.17
10/21/2021		Kyle D. Faulk	Per Diem	46.17
10/21/2021		Robbie R. Liner	Per Diem	46.17
10/21/2021		Barry Soudelier	Per Diem	46.17
10/21/2021		Jan J. Rogers	Per Diem	46.17
10/21/2021		Ross Burgard	Per Diem	46.17
10/21/2021		Rev. Corion D. Gray	Per Diem	46.17
10/21/2021	GA-01322	TPCG - July	Postage	13.62
10/21/2021		U.S. Postal Service	P.O. Box Rental	204.00
10/21/2021	400041839	The Courier - August	Advertising	656.98
10/21/2021		The Courier - September		294.86
TOTAL OPERATING EXPENDITURES				1,776.24

Date	Invoice	Vendor	Description	Amount
10/21/2021		H-T Reg. Plan Comm	Transfer	

10/21/2021  
Date

Approved by: Rhonda Samanis Title

10/21/2021  
Date

Approved by: \_\_\_\_\_ Title

Receipts September 1, 2021 through October 31, 2021

Delta Coast Consultants, LLC	500.00
Panda Restaurant Group, Inc.	187.64
David Waitz Engineering & Surveying Inc.	133.64
David Waitz Engineering & Surveying Inc.	170.29
David Waitz Engineering & Surveying Inc.	133.64
David Waitz Engineering & Surveying Inc.	258.25
Keneth L. Rembert Land Surveyors	170.29
Keneth L. Rembert Land Surveyors	310.66
Keneth L. Rembert Land Surveyors	310.66
Keneth L. Rembert Land Surveyors	89.66
Charles L. McDonald Land Surveyor	139.66
Charles L. McDonald Land Surveyor	161.65
Delta Coast Consultants, LLC	860.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
	<u>4,551.04</u>

Chase Bank Money Market Account Balance \$60,754.59

Chase Bank Checking Account Balance \$3,222.72

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description):

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

1. Name of Subdivision: Parcels A thru E, a redivision of property belonging to The Paul Steele Smith and Anne Marie Smith Joint Living Trust et al
2. Developer's Name & Address: Gary I. Smith 4452 Hwy. 24, Bourg, LA 70343  
\*Owner's Name & Address: see attached list  
[\* 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: St. Andrew St & Nelo St
5. Location by Section, Township, Range: Section 11, T17S-R18E
6. Purpose of Development: Create 5 larger parcels for homesites
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. Date and Scale of Map: Date: 7/30/21 Scale: 1"=100'
11. Council District: 9 Trosclair / Bourg Fire
12. Number of Lots: 5
13. Filing Fees: \$ 358.64

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

KENETH L. REMBERT  
Print Applicant or Agent

\_\_\_\_\_  
Signature of Applicant or Agent

8/2/21  
Date

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or   2) 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.

GARY I. SMITH  
Print Name of Signature

Gary I. Smith  
Signature

8/2/21

PC21/ 8 - 2 - 38

# RPC / G.1



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

## 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  
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 Engineering  
 Final
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Variance(s) (detailed description):

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2. Developer's Name & Address: Gary I. Smith 4452 Hwy. 24, Bourg, LA 70343  
\*Owner's Name & Address: see attached list  
[\* 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: St. Andrew St & Nelo St
5. Location by Section, Township, Range: Section 11, T17S-R18E
6. Purpose of Development: Create 5 larger parcels for homesites
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. Date and Scale of Map:  
Date: 7/30/21 Scale: 1"=100'
11. Council District:  
9 Trosclair / Bourg Fire
12. Number of Lots: 5
13. Filing Fees: \_\_\_\_\_

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

KENETH L. REMBERT  
Print Applicant or Agent

8/2/21

Date

  
Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) 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.

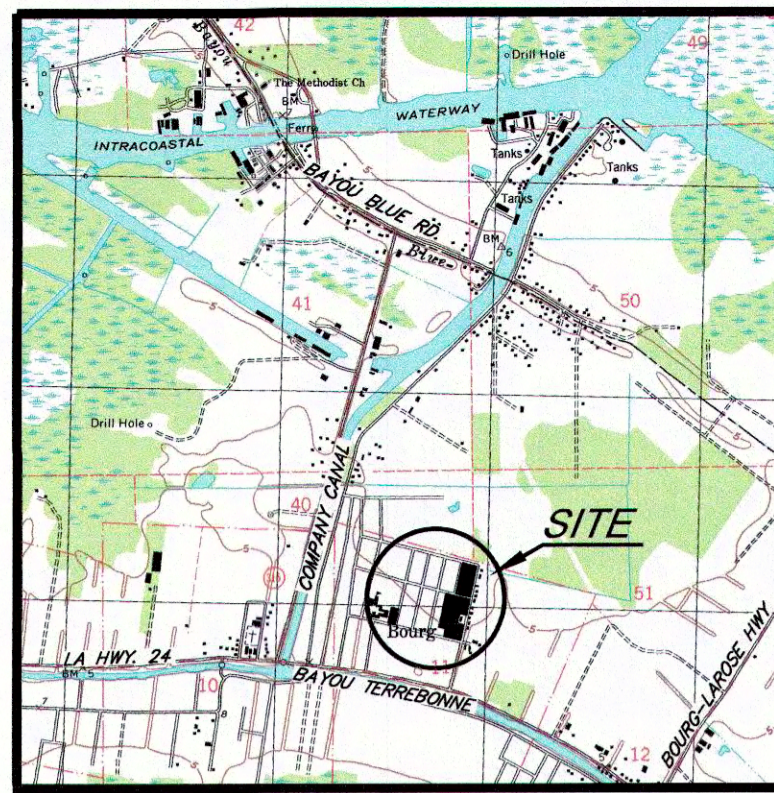
GARY I. SMITH  
Print Name of Signature

8/2/21

Signature

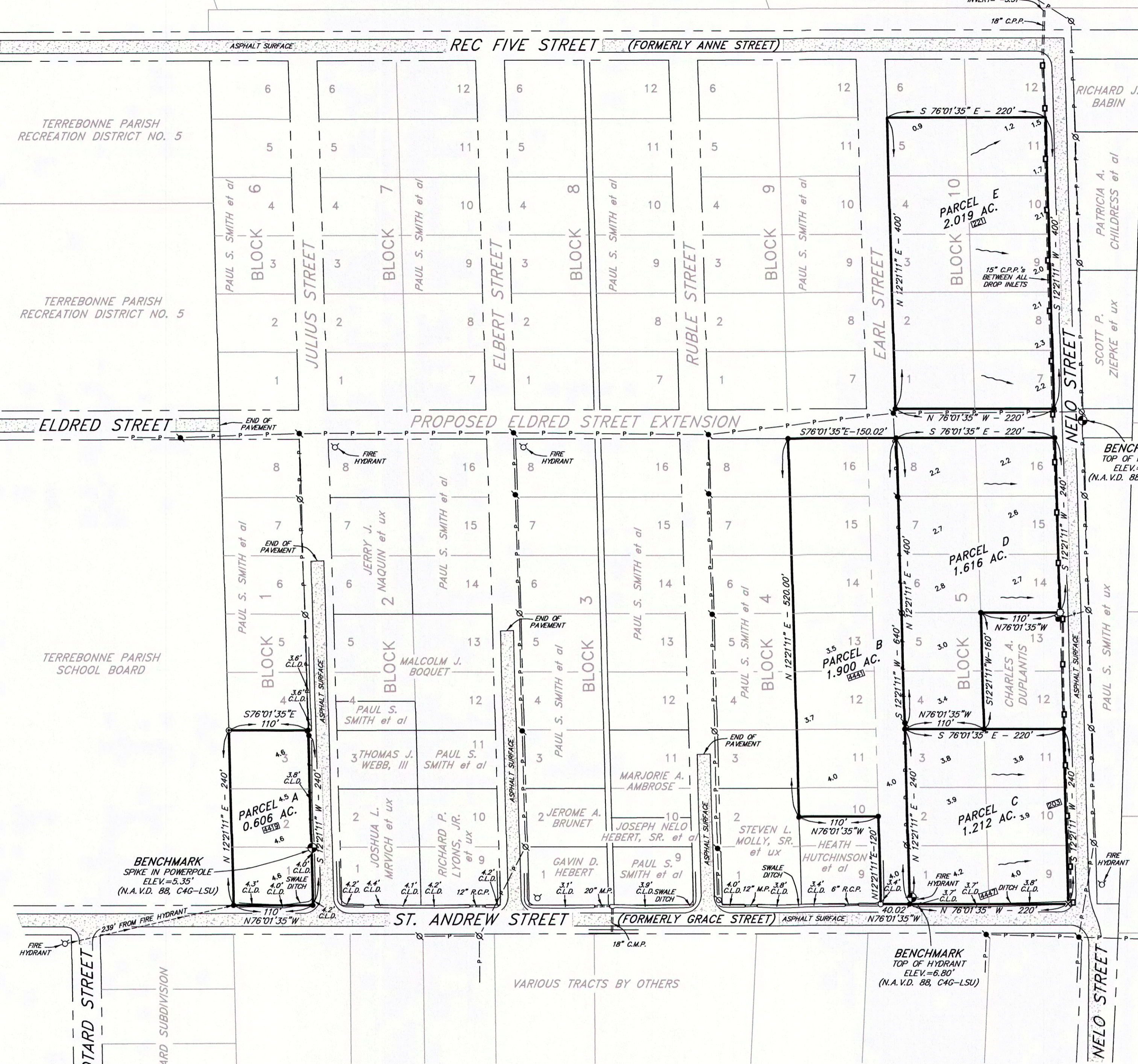
# RPC / G.1





"VICINITY MAP"

TERREBONNE PARISH RECREATION DISTRICT NO. 5



RPC / G.1

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

**DRAINAGE NOTE:**  
THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH THEN DRAINS TO BAYOU TERREBONNE WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE PARCELS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

**FLOOD INFORMATION:**  
THESE PARCELS ARE LOCATED IN ZONE "A3" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0120, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A3" HAS A BASE FLOOD REQUIREMENT OF 6'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1908 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 7'. THE 2021 PRELIMINARY COASTAL FLOODPLAIN COMMUNITY NO. 22109G, PANEL NO. 0300 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 9'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE B.F.E. REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 290600 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

- LEGEND:**
- X CHISELED "X" SET IN CONCRETE
  - INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES DROP INLET COVER BOLT FOUND
  - INDICATES FENCE POST FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES DROP INLET
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G-LSU)
  - INDICATES BENCHMARK AT ELEV. XXX' NAVD '88
  - INDICATES DRAINAGE FLOW
  - INDICATES OVERHEAD POWERLINES

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.

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: *Kenneth L. Rembert*  
 Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR  
 Firm: KENNETH L. REMBERT LAND SURVEYORS  
 Registration Number: 331

19 AUG 21	BM	ADJUST P/L ON PARCEL E
DATE	BY	DESCRIPTION
REVISIONS		

5 - PARCELS



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

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

"MINOR SUBDIVISION"  
 LAND USE: FARMETTES  
 DEVELOPER: PAUL S. SMITH

PLAT SHOWING PARCELS A THRU E, A REDIVISION OF PROPERTY BELONGING TO THE PAUL STEELE SMITH AND ANNE MARIE SMITH JOINT LIVING TRUST et al LOCATED IN SECTION 11, T17S-R18E, TERREBONNE PARISH, LOUISIANA

Kenneth 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: 30 JUL 21
---	---

GRAPHIC SCALE: 100' 50' 0' 100' 200'



Dist. 3  
Bayou Cane  
Fire

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- |   |  |
|---|--|
| A. <input type="checkbox"/> Raw Land          | B. <input type="checkbox"/> Mobile Home Park             |
| <input type="checkbox"/> Re-Subdivision       | <input type="checkbox"/> Residential Building Park       |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary          |
| <input type="checkbox"/> Conceptual           | <input type="checkbox"/> Engineering                     |
| <input type="checkbox"/> Preliminary          | <input type="checkbox"/> Final                           |
| <input type="checkbox"/> Engineering          | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final                |  |

Variance(s) (detailed description):

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

- Name of Subdivision: Reappraisal Dist. 12 in Ward 3
- Developer's Name & Address: Panda Express, Inc 1683 Walnut Grove ave. Rosemead, CA 91770  
\*Owner's Name & Address: Walmart, 2001 SE 10 th Street, Bentonville, AR 72716  
(\* All owners must be listed. attach additional sheet if necessary)
- Name of Surveyor, Engineer, or Architect: Blew & Associates, PA

### SITE INFORMATION:

- Physical Address: 1633 Martin Luther King Blvd., Houma, LA 70360
- Location by Section, Township, Range: Section 5, Township 17 South, Range 17 East
- Purpose of Development: Commercial - Restaurant
- Land Use:
 

<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Industrial
- Sewerage Type:
 

<input checked="" type="checkbox"/> Community
<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other
- Drainage:
 

<input checked="" type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input type="checkbox"/> Other
- Date and Scale of Map: 7/28/2021 1 inch = 30 feet
- Council District: Council District 2 3 / Bayou Cane Fire
- Number of Lots: 1
- Filing Fees: \$125.00

I, Ray Flake, certify this application including the attached data to be true and correct.

Ray Flake, PE  
Print Applicant or Agent  
8/3/2021  
Date

Ray Flake  
Signature of Applicant or Agent

The undersigned certifies: 1 That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2 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 Dickerson  
Print Name of Signature

Richard Dickerson  
Signature

8/4/2021  
Date

Rev. 11/25/2010



# RPC / H.1

PC21/ 10 - 1 - 41



# Re-Subdivision Plat

A Tract being part of Tract A-1, of the Estate of Carol J. Matherne containing 13.308 Acres, located in Section 5, Township 17 South, Range 17 East, City of Houma, Terrebonne Parrish, Louisiana

Utility Contacts			
<b>ELECTRIC</b> <i>Entergy Louisiana, L.L.C.</i> Customer Service (985) 435-1900 4539 LA-308 Raceland, LA 70394	<b>TELECOMMUNICATION</b> <i>Comcast Cable</i> Customer Service (800) 266-2278 104 Lois Rd Houma, LA 70363	<b>TELECOMMUNICATION</b> <i>AT&amp;T Distribution</i> Customer Service (985) 868-0220 1344 W. Tuned Blvd Houma, LA 70360	<b>ELECTRIC</b> <i>Sma</i> Customer Service (985) 876-6880 2028 Cocoeau Rd Houma, LA 70364
<b>GAS</b> <i>Shell Pipeline Co.</i> Customer Service (985) 872-5652 1617 Cocoeau Rd Houma, LA 70364	<b>WATER</b> <i>Terrebonne Par Cons. Government</i> Office (985) 879-2495 8026 W Main St #101 Houma, LA 70360	<b>SANITARY SEWER</b> <i>Terrebonne Par Cons. Storage Sys, Inc.</i> Office (985) 879-2495 8026 W Main St #101 Houma, LA 70360	<b>ELECTRIC</b> <i>Terrebonne Par Cons. Electric</i> Gregory Lewis (985) 873-6783 Street Address City, State Zip

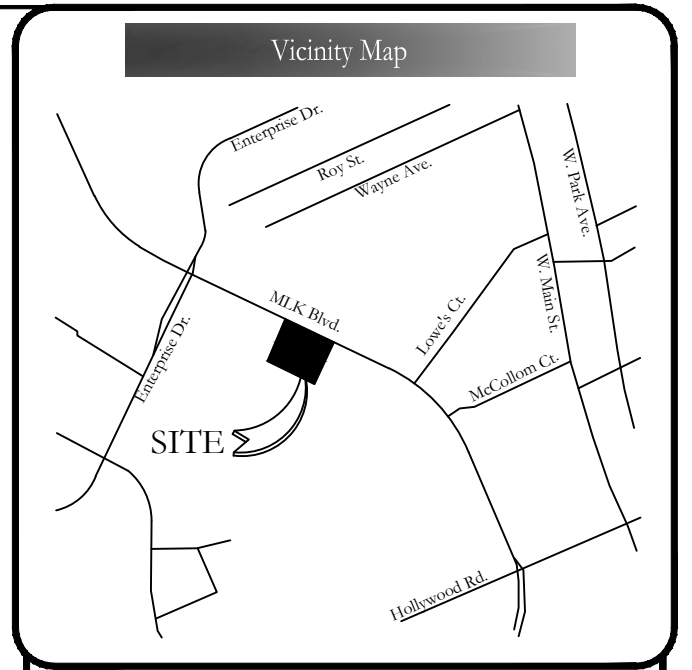
### Zoning Information

**C-2 (General Commercial District)**  
Maximum Height: 35 Feet  
Minimum Lot Area: None  
Minimum Lot Width: None  
Minimum Lot Depth: None  
Minimum Yards Required:  
Front Yard: 25 feet  
Rear Yard: 20 Feet  
Side Yard: 5 Feet  
Exceptions: A rear yard abutting on a public alley or roadway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

### Flood Note

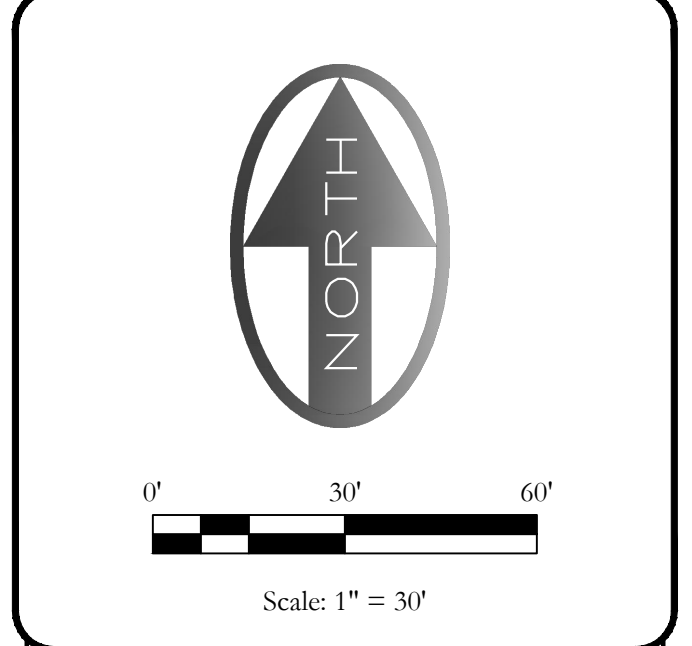
By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 2252060430C, which bears an effective date of 05/01/1985 and is not in a Special Flood Hazard Area  
Zone "C" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that do not warrant a detailed study or designation as base floodplain.

Elevation Benchmarks			
Benchmark #1	Benchmark #2		
Type	X-Cut in Concrete	Type	X-Cut in Concrete
Northing	403994.90	Northing	403957.53
Eastings	3466102.88	Eastings	3465710.35
Elevation	3.06'	Elevation	4.02'



### Legend of Symbols & Abbreviations

- Set 1/2" Rebar & Cap
- Found Monument as Noted
- Found X-Cut as Noted
- C/L Centerline of Road
- R/W Right-of-Way
- (M) Field Measurement
- (R) Recorded Measurement
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Cleanout
- ⊕ Sanitary Sewer
- ⊕ Utility Pole
- ⊕ Light Pole
- ⊕ Fiber Optic Box
- ⊕ Drain Inlet
- ⊕ Drain Grate
- ⊕ Sign
- Break Line
- Building Set Back Line
- Easement Utility Line
- Easement Utility Line
- Boundary Line
- Forty Line
- Adjacent Property Line
- Centerline
- Right of Way Line
- Overhead Power Line
- SD Storm Line
- WL Water Line
- Gas Line
- Asphalt
- Concrete



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 19TH DAY OF MARCH, 2021.

**Preliminary**

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

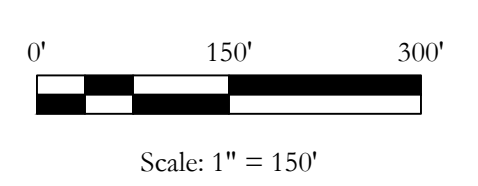
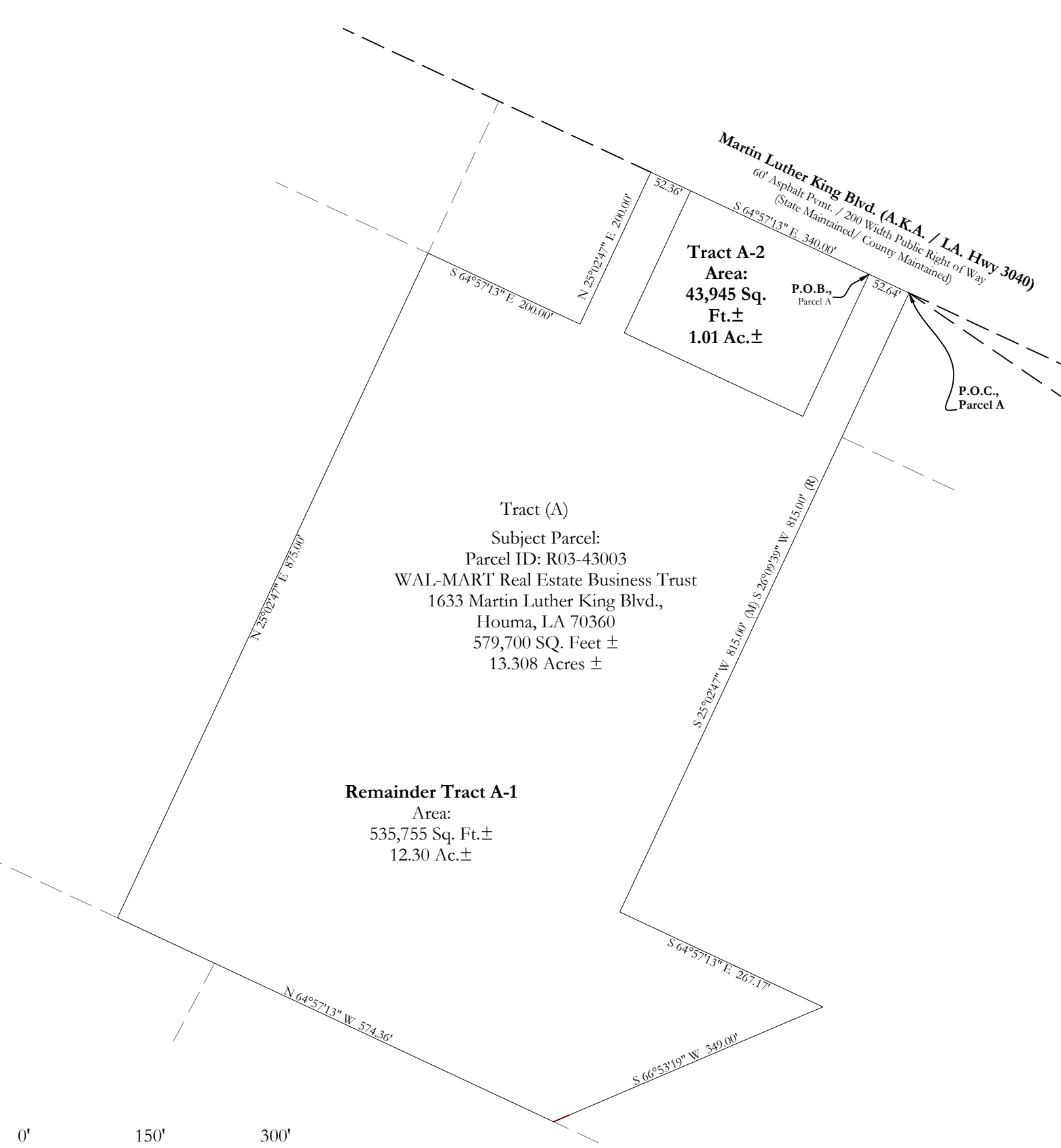
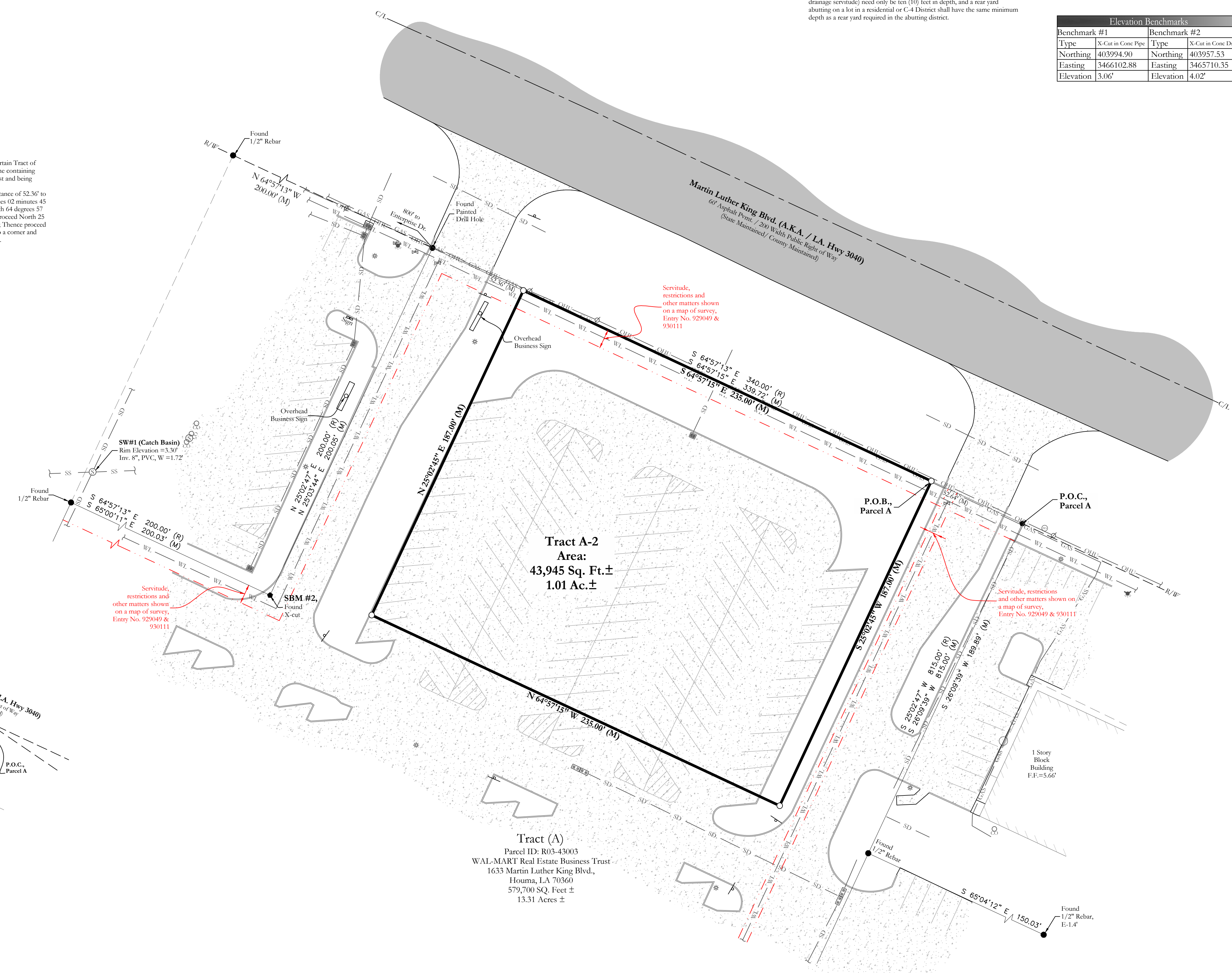
DRAWN BY & DATE	REVIEWED BY	SURVEYED BY
DLD 07/28/21	PRS/MK	DA
COUNTY & DATE	JOB NUMBER	
Terrebonne, Louisiana	21-0486.01	
LOCATION		
Portion of 1633 Martin Luther King Blvd., Houma, LA		
FOR THE USE AND BENEFIT OF:		
CES - (PE) Houma, LA		

### Miscellaneous Notes

- Completed field work was February 11, 2021.
- The Basis of Bearing for this survey is per GPS coordinate observations Louisiana State Plane, South Zone NAD83. Latitude = 29°36'36.8920" Longitude = -90°45'06.6171" Convergence Angle = -00°17'26.71803"
- Distances shown on plat are grid. Combined scale factor (grid to ground) = 1.00004738466463
- Some features on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- Names and addresses of adjoining property owners were taken from Terrebonne County tax cards and deeds.
- No surveyor or any other person other than a licensed Louisiana attorney may provide legal advice concerning the status of Title to the property described in this survey ("the subject property"). The purpose of this survey, and the comments related to the Schedule B-II exceptions, is only to show the location of boundaries and physical obstructions in relation thereto. To the extent that the survey indicates that the legal instrument "affects" the subject property, such statement is only intended to indicate that property boundaries included in such instrument include some or all of the subject property. The surveyor does not purport to describe how such instrument affects the subject property or the enforceability or legal consequences of such instrument.
- All bearings and distances shown hereon are measured dimensions unless otherwise noted hereon. Record dimensions, if differing from measured dimensions, will be followed by "(RM)" where the # indicates from which reference document the dimension originated.
- Reference documents noted hereon were obtained by the surveyor and any and all representations based thereon should be reviewed by a licensed attorney or title insurer for verification.
- Terrebonne Parish informed Blew that the sanitary sewer line is private and did not have any specific mapping available.

### Legal Description (Tract A-2)

A certain Tract of land commencing at the Northeastly corner a certain Tract of land being designated as Tract A-1, of the Estate of Carol J. Matherne containing 13.308 Acres, located in Section 5, Township 17 South, Range 17 East and being more particularly described as follows: Thence proceed North 64 degrees 57 minutes 15 seconds West a distance of 52.30' to a corner and the Point of Beginning; Thence proceed South 25 degrees 02 minutes 45 seconds West a distance of 187.00' to a corner; Thence proceed North 64 degrees 57 minutes 15 seconds West a distance of 235.00' to a corner; Thence proceed North 25 degrees 02 minutes 45 seconds East a distance of 187.00' to a corner; Thence proceed South 64 degrees 57 minutes 15 seconds East a distance of 235.00' to a corner and the Point of Beginning. Containing 43,945 Square Feet or 1.01 Acres.



**CERTIFICATION:**  
Approved and Modified this date \_\_\_\_\_  
By the Houma, Terrebonne Parrish, Planning Commission  
Approved: \_\_\_\_\_  
For: \_\_\_\_\_

**STATEMENT OF OWNERSHIP:**  
I, the undersigned party so hereby own the within described property free and clear of all lien and Encumbrances that would therefore prevent the sale of said property in accordance with the laws of the state of Louisiana.  
Owner \_\_\_\_\_ Date \_\_\_\_\_

DATE	REVISION	BY

# RPC / H.1



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 – Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: NORTHPARK SUBDIVISION PHASE 2
2. Developer's Name & Address: NORTHPARK, LLC P.O. DRAWER 4035, HOUMA, LA 70361  
\*Owner's Name & Address: NORTHPARK, LLC, P.O. DRAWER 4035, HOUMA, LA 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

### SITE INFORMATION:

4. Physical Address: RUE RICHARD, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 6 & 7, T16S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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. Date and Scale of Map: September 29, 2021 1" = 60'
11. Council District: 4 Amedee / Bayou Cane Fire
12. Number of Lots: 49
13. Filing Fees: \$133.64

I, HENRY RICHARD, MANAGER, certify this application including the attached date to be true and correct.

HENRY RICHARD, MANAGER

Print Applicant or Agent

Date

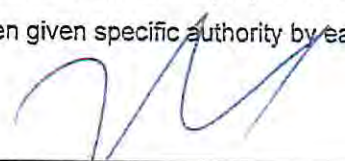
  
Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) 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.

HENRY RICHARD, MANAGER

Print Name of Signature

Date

  
Signature

PC21/ 10 - 2 - 42

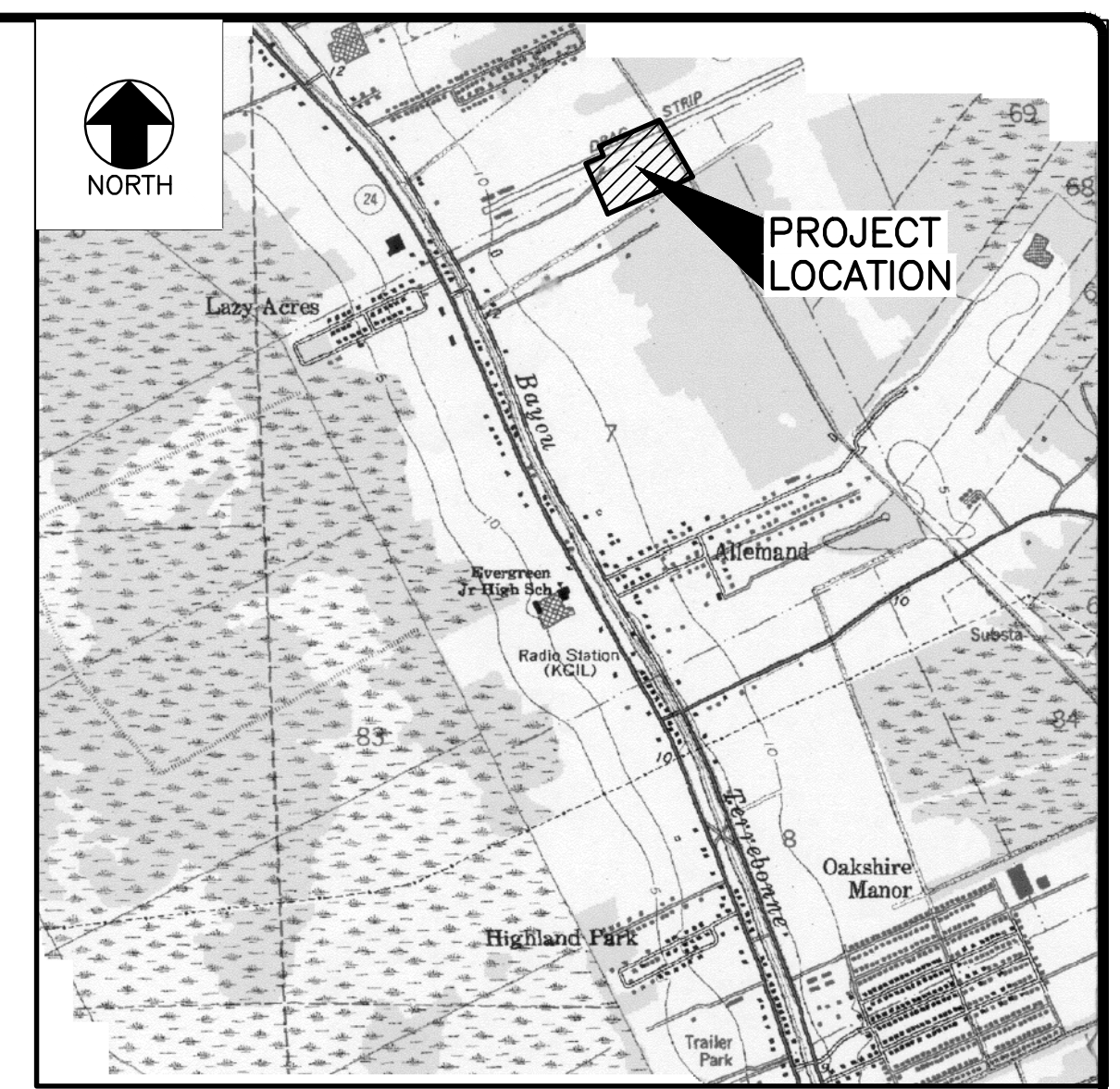
RPC / H.2

Revised 3/25/2010

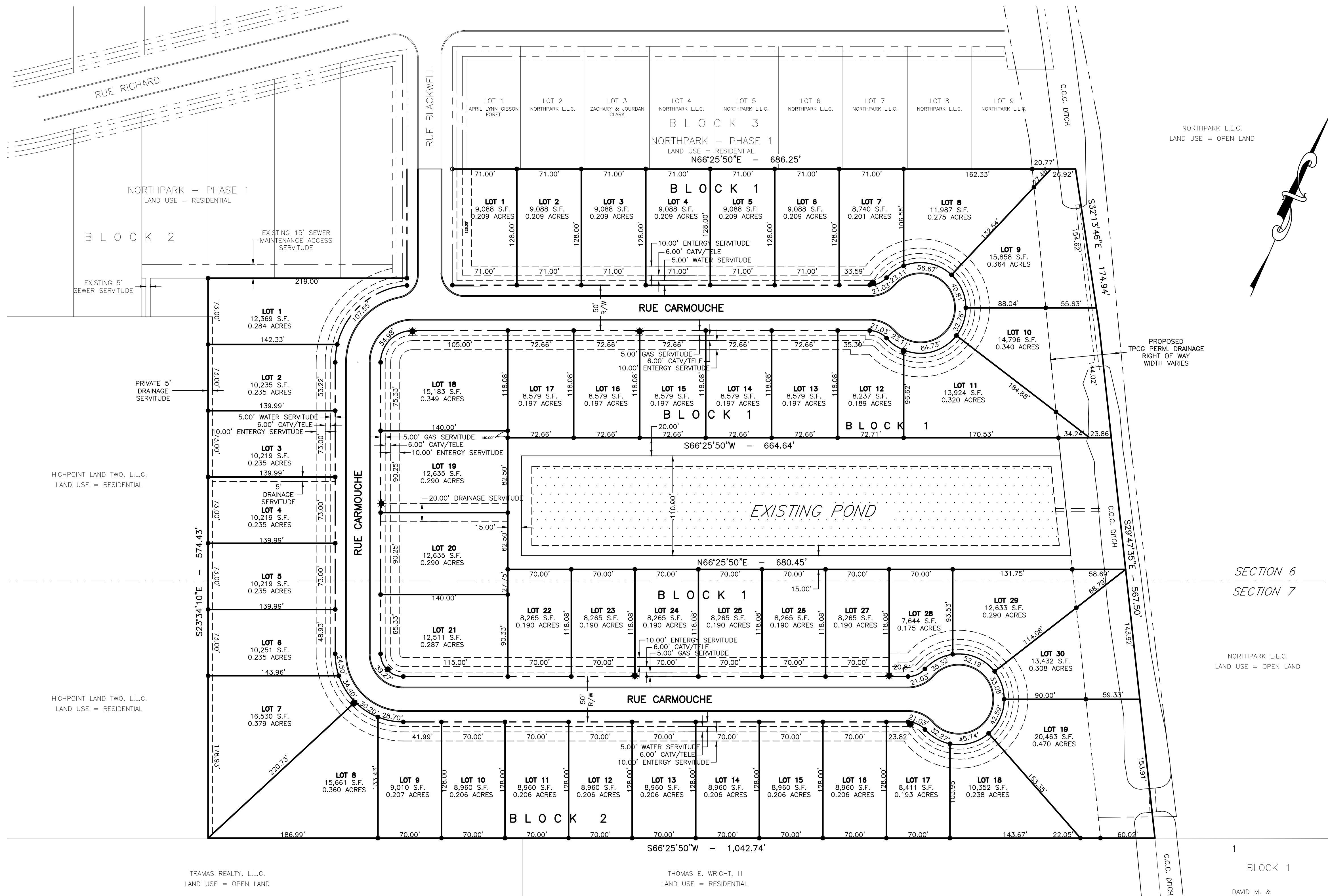


REFERENCE MAPS & BEARINGS:  
 1. NORTH PARK  
 PHASE 1  
 NORTH PARK, L.L.C. - DEVELOPER  
 SECTION 6, T16S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 DATED: JULY 01, 2014 BY: MILFORD & ASSOCIATES, INC.  
 ENTRY #146592

NOTE: REFERENCE BEARING IS  
 N66°25'50"E ALONG THE  
 SOUTHERNMOST R/W OF RUE  
 RICHARD AS SHOWN ON REF. MAP.



VICINITY MAP  
 SCALE 1" = 2000'



**LEGEND**

FOUND PROPERTY MARKER	○
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	— W —
EXISTING GAS LINE	— G —
EXISTING SEWER LINE	— S —
EXISTING OVERHEAD POWER LINE	— E —
EXISTING TELEPHONE LINE	— T —
EXISTING FENCE	— X —
EXISTING POWER POLE W/ LIGHT	⊗
EXISTING POWER POLE	⊙
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING WATER VALVE	⊙W
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙WM
EXISTING GAS VALVE	⊙GV
EXISTING GAS METER	⊙GM
EXISTING SEWER MANHOLE	⊙
DRAINAGE FLOW	→
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊞
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	⊙
LAND HOOK	⊙

**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING)  
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C. DATED: MAY 01, 1985.  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-11-01  
 DATED: FEBRUARY 23, 2006. (LOTS SHOWN ARE OUTSIDE THE LIMIT OF THE A.B.F.E.)

NOTE: FOR AREAS OUTSIDE THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

**CERTIFICATIONS**  
 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 MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

**PRELIMINARY COPY:**  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_

FOR: \_\_\_\_\_

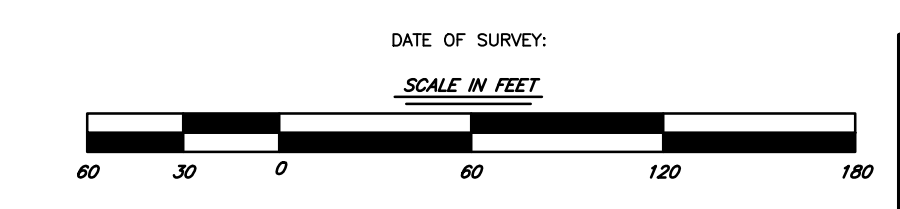
**APPROVALS**

OWNER	DATE
-------	------

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: \_\_\_\_\_



DATE	DESCRIPTION	BY

**CONCEPTUAL/PRELIMINARY PLAT**  
**49 SINGLE FAMILY RESIDENTIAL LOTS**  
 OWNER/DEVELOPER: NORTH PARK, L.L.C.

**NORTH PARK SUBDIVISION - PHASE 2**  
 LOCATED IN SECTIONS 6 & 7, T16S-R17E  
 TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
 ENGINEERING AND SURVEYING, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

1107 CANAL BLVD.  
 THIBODAUX, LA 70301  
 (985) 447-4017 OFFICE  
 (985) 447-1998 FAX  
 DWAITZ@WAITZENGINEERING.COM

DESIGNED: JMT      DETAILED: JED      TRACED: \_\_\_\_\_  
 CHECKED: JMT      CHECKED: JMT      CHECKED: \_\_\_\_\_

DATE: SEPTEMBER 29, 2021      FILE: F:\DWG\2021\21-166\PLANS.dwg      JOB NO: 21-166

# RPC / H.2

## Revised