

# Houma-Terrebonne Regional Planning Commission

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

**JANUARY 20, 2022, THURSDAY**

**6:00 P.M.**

**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 December 16, 2021

### **E. COMMUNICATIONS**

### **F. NEW BUSINESS:**

1. Home Occupation  
Establish an accounting business in an R-1 zoning district; 124 Saxony Drive; Ronald J. Lambert, applicant

### **G. STAFF REPORT**

### **H. COMMISSION COMMENTS:**

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

### **I. PUBLIC COMMENTS**

### **J. ADJOURN**

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

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 16, 2021

### **E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 20, 2022 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2021**

### **F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Emerson Lakes, Phases 3 & 4  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Emerson Drive, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Pete-Land Properties, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Variance Request: Variance from the required 50' frontage and from the required 6,000 minimum lot size requirement  
  
d) Consider Approval of Said Application
2. a) Subdivision: Lots 11-A thru 11-C, A Redivision of Lot 11 of Barrios Subdivision #2 (Consideration of Lot 11-B only; Lots 11-A & 11-C approved 12/16/2021)  
Approval Requested: Process D, Minor Subdivision  
Location: 1709 Bayou Black Drive, Terrebonne Parish, LA  
Government Districts: Council District 7 / City of Houma Fire District  
Developer: Leonard J. Folse  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Variance Request: Variance from the residential fire hydrant requirements, 250.8' in lieu of the required 250' (within 10% allowance)  
  
c) Consider Approval of Said Application
3. a) Subdivision: Survey and Division of Tract 4 belonging to the Seth Louis Cenac Trust, et al into Tract 4A and Tract 4B  
Approval Requested: Process D, Minor Subdivision  
Location: 794 Grand Caillou Road, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Bonnie Blanchard Cenac  
Surveyor: David A. Waitz Engineering & Surveying, Inc.  
  
b) Variance Request: Variance from the commercial fire hydrant requirements, 162' in lieu of the required 150' (within 10% allowance)  
  
c) Consider Approval of Said Application

**H. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Property belonging to Jon Mohon, Sr., or assigns (Tracts A & B)  
Approval Requested: Process D, Minor Subdivision  
Location: 6126 Shrimpers Row, Dulac, Terrebonne Parish, LA  
Government Districts: Council District 7 / Grand Caillou Fire District  
Developer: Alexander & Jael Reeber  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 3-A-1 and 3-A-2, A Redivision of Tract 3-A belonging to Millicent B. Bourgeois, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 5776 North Bayou Black Drive, Gibson, Terrebonne Parish, LA  
Government Districts: Council District 2 / Gibson Fire District  
Developer: Paris Broussard  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application
3. a) Subdivision: Lots 1, 2, & 3 and Boundary Agreement on Property belonging to Montegut Dock Empire, LLC, et al  
Approval Requested: Process D, Minor Subdivision  
Location: 2537 & 2543 South Madison Road, Terrebonne Parish, LA  
Government Districts: Council District 9 / Montegut Fire District  
Developer: Rickey R. & Maria Legendre / Montegut Dock Empire, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
  
c) Consider Approval of Said Application

4. a) Subdivision: Tracts 1 thru 5, A Redivision of Property belonging to Richard Landry, et al  
 Approval Requested: Process D, Minor Subdivision  
 Location: 2508 Coteau Road, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Coteau Fire District  
 Developer: Richard Landry  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
5. a) Subdivision: PHI Mobile Home Park, Phase 3  
 Approval Requested: Process B, Mobile Home Park-Conceptual & Preliminary  
 Location: Auto Rotation Court, Terrebonne Parish, LA  
 Government Districts: Council District 8 / City of Houma Fire District  
 Developer: PHI, Inc.  
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
6. a) Subdivision: Bon Villa Mobile Home Park, Phase 2  
 Approval Requested: Process B, Mobile Home Park-Engineering  
 Location: Bon Villa Court, Gray, Terrebonne Parish, LA  
 Government Districts: Council District 4 / Bayou Cane Fire District  
 Developer: Bon Villa Mobile Home Park, LLC c/o Mark Guidroz  
 Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Reminder that Ethics Training Course as required by the State Legislature and the Parish Harassment, Discrimination, & Diversity Training must be done annually, 2022

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

1. Division of Property belonging to Mark J. Portier, et ux, or assigns; Section 6, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
2. Tracts "A", "B", & "C", A Redivision of Property belonging to the Estate of Suzanne R. Usey, et al; Section 85, T15S-R16E, Terrebonne Parish, LA
3. Revised Tract 6B, A Redivision of Tracts 6-A & 6-B, belonging to Robbie G. Ledet, et al; Sections 85 & 86, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Shift Correction between Tracts A-1-B and Tract A; Section 84, T15S-R16E, Terrebonne Parish, LA
5. Revised Tract A-2-A and Revised Lot 5, A Redivision of Tract A-2-A & Revised Lot 5 belonging to Bradley J. Robinson, et al; Section 56, T16S-R17E, Terrebonne Parish, LA
6. Survey of Property belonging to Paige Harper Hutchinson (Portion of Tract A, 1.050 acres); Sections 56 & 85, T16S-R17E, Terrebonne Parish, LA
7. Redivision of Tract B-6A-1-A and a portion of the remaining property belonging to Rutter Land Company, Inc. into Tract B-6A-1-A-1 and the remaining property; Section 102, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee:
  - a) Chairman to appoint Commissioners to serve on committee (2021 Members: Ross Burgard, Rachael Ellender, & Barry Soudelier)
  - b) Schedule meeting tentatively for Thursday, February 10, 2022 @ 3:30 p.m.

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF DECEMBER 16, 2021**

- A. The Vice-Chairman, Mr. Robbie Liner, called the meeting of December 16, 2021 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish School District Board Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Ms. Ellender. The Chairman was unable to make the meeting.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Ms. Rachael Ellender, Secretary/Treasurer; 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 was: Mr. Kyle Faulk, Chairman. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Vice-Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to report.*
- D. **APPROVAL OF THE MINUTES:**
1. Ms. Ellender moved, seconded by Mr. Soudelier: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of November 18, 2021."
- The Vice-Chairman called for a vote on the motion offered by Ms. Ellender. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:02 p.m."
- The Vice-Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Soudelier, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Mr. Faulk. **THE VICE-CHAIRMAN DECLARED THE MOTION ADOPTED.**

Robbie Liner, Vice-Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE  
ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 16, 2021.**

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

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

P.O. Box 1446

Houma, Louisiana 70361-1446

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

ZLU 22/1  
Dist. 5  
Bayou Canne  
Fire

**Zoning & Land Use Commission  
Application**

Name: RONALD J. LAMBERT  
Address: 124 SAXONY DR. HOUMA, LA 70364  
Phone: 985 - 856-4657

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

The premises affected are situated at 124 Saxony Drive in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: SEE ATTACHED

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes ✓ No  
Applicant's interest in the premises affected: \_\_\_\_\_

Approximate cost of work involved: N/A

Explanation of property use: ACCOUNTING, BOOKKEEPING & TAX RETURN

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

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

Address of adjacent property owners:

- BONNIE M. DUET  
122 SAXONY DR  
HOUMA, LA 70364
- PATRICE PURCEL-BORDELON  
124A SAXONY DR.  
HOUMA, LA 70364

- Pete's Properties, LLC  
220 North Hollywood Rd.  
Houma, LA 70364

- Grasso Properties, LLC  
113 McAllen Dr.  
Houma, LA 70360

**ZLU / F.1**

## Legal Description

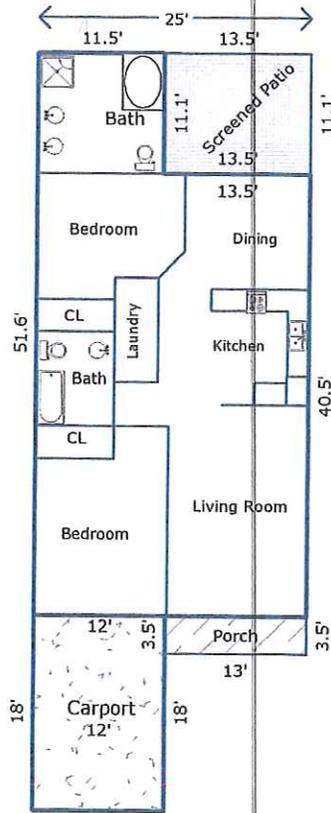
One certain lot of ground situated in the Parish of Terrebonne, State of Louisiana, being designated as **LOT 18B, BLOCK 1 HOLLYWOOD OAKS SUBDIVISION**, as per survey entitled "MAP SHOWING THE REDIVISION OF LOT 18 OF HOLLYWOOD OAKS SUBDIVISION LOCATED IN SECTION 5, T17S-R17E, TERREBONNE PARISH, LOUISIANA", prepared by Charles L. McDonald, dated June 2, 1999, which said lot measures a width across the front of Forty (40') feet, by depth of Eighty-four and 19/100 (84.19') feet between equal and parallel lines, with a width across the rear of Forty (40') feet; said lot being bounded front or Southerly by Saxony Drive, Westerly by Lot 18A, Easterly by Lot 19, both of Hollywood Oaks Subdivision, Northerly by Commerce Place Subdivision, Addendum No. 1; together with all the buildings and improvements thereon, as well as all rights, ways, privileges and servitudes thereunto belonging or otherwise appertaining.

FOR TITLE SEE: Entry No. 928999, records of the Clerk of Court, Parish of Terrebonne, Louisiana.

MUNICIPAL ADDRESS: 124 Saxony Drive, Houma, LA 70364

### Building Sketch

Client	Crescent Mortgage		
Property Address	124 Saxony Dr		
City	Houma	County Terrebonne	State LA Zip Code 70364
Client	Crescent Mortgage		



OFFICE  
12 X 10  
120 SQ FT

1190

Sketch by Apex Sketch v5 Standard\*\*

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1140.15	1140.15
GAR	Carport	216.00	216.00
P/P	Screened Patio	149.85	
	Porch	45.50	195.35

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
40.5	x	25.0	1012.50
11.1	x	11.5	127.65

Net LIVABLE Area (rounded) 1140

2 Items (rounded) 1140



ZLU / F.1