

# 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**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF AUGUST 19, 2021**

- A. The Chairman, Mr. Kyle Faulk, called the meeting of August 19, 2021 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by 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; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Barry Soudelier. 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.
1. The Chairman welcomed new Commissioner Reverend Corion Gray to the Commission.
- 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.*
- Mr. Soudelier arrived at the meeting at this time – 6:01 p.m.*
- D. **APPROVAL OF THE MINUTES:**
1. Dr. Cloutier moved, seconded by Mr. Rogers: “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 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, Mr. Gray, Mr. Liner, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PRELIMINARY HEARING:**
1. Dr. Cloutier moved, seconded by Mr. Thibodeaux: THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Mable Lyons to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 2620 Bryant Street, Lot 16, Square 1, Barrowtown Subdivision for Thursday, September 16, 2021 at 6:00 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.
- G. **STAFF REPORT:** None.
- H. **COMMISSION COMMENTS:**
1. Zoning & Land Use Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- I. **PUBLIC COMMENTS:** None.
- J. Dr. Cloutier 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 6:03 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.

Kyle D. Faulk, 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 AUGUST 19, 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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 7-14-2021

Mable Lyons P.O. Box 3491 Houma, LA 70361  
Applicant's Name

2620 Bryant St. Houma LA 70363  
Address City State Zip

985-271-0245  
Telephone Number (Home) (Work)

Owner  
Interest in Ownership (Owner, etc.)

2620 Bryant St. Houma, LA 70363  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Lot 16, Square 1, Barrowtown Subd.

**Zoning Classification Request:**

From: R1 To: R3

Previous Zoning History: ✓ No \_\_\_\_\_ Yes

If Yes, Date of Last Application: \_\_\_\_\_

**AMENDMENT POLICY**

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

✓ \_\_\_\_\_ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable. *TRYING to put mobile Home on land theirs other grandfather Homes in the area can't*

\_\_\_\_\_ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district. *afford House but I can afford mobile Home*

\_\_\_\_\_ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. All existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. List names and addresses of property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

4. **Market Information:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
- c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.



5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

as soon as property can be rezoned

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

n/a

\* The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

x Mable G. Lyons

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

n/a

\* Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

x Mable G. Lyons

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

- 1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

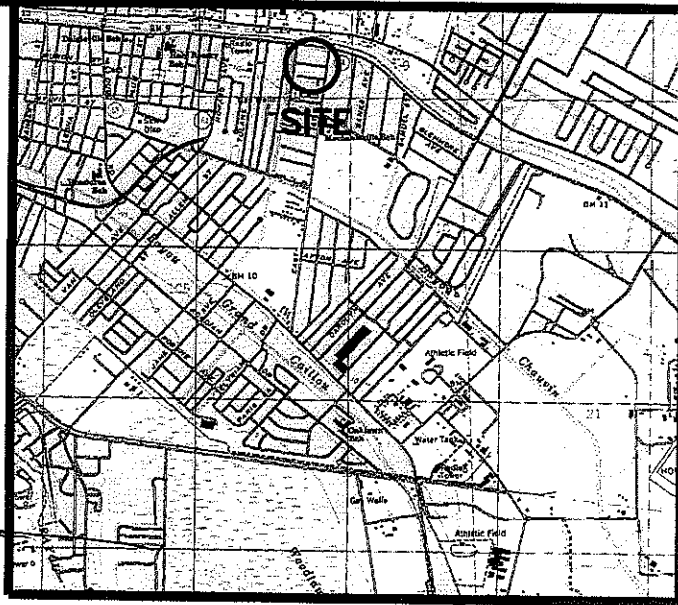
Maximum Charge - \$100.00

I (We) own 1 acres. A sum of \$25 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Mable G. Lyons  
Signature of Owner or Authorized Agent



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0252 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "X" AND HAS NO AFFECT ON THIS PROPERTY.

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

**MAP SHOWING LOT 16, SQUARE 1 OF BARROWTOWN SUBD TO BE REZONED FROM ZONE R-1 TO ZONE R-3 LOCATED IN SECTION 8, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

JULY 16, 2021 SCALE: 1" = 200'

*Keneth L. Rembert*

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



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

**APPLICATION FOR  
PLANNED UNIT DEVELOPMENT**

Travis Buquet Home Builders, Inc.

*Owner/Developer's Name*

510 Bayou Gardens Dr., Houma, LA 70364

*Address*

*City*

*State*

*Zip Code*

October 1, 2021

*Date*

(985) 580-1911

*Telephone Number(s)*

Owner

*Interest in Ownership (owner, etc.)*

2

*Council District*

**PROJECT INFORMATION:**

1. Name of Project: Progressive Square Townhomes
2. Applicant/Agent's Name & Address: Delta Coast Consultants, LLC  
631 S. Hollywood Rd, Houma, LA 70360
3. Project Location: End of Rue D'Iberville, Section 101 T17S-R17E
4. Zoning District: R3
5. Total Land Area: 2.507 acres
6. Total Number of Units: 20
7. Total Parking Spaces Provided: 48
8. Design Type: X Townhouses      Condominiums      Zero Lot Line/Cluster Housing

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

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


- e) Date, scale, and north arrow;
- f) Boundary of entire tract to be developed;
- g) Major existing roads and streets;
- h) Proposed street names, lot and block numbers;
- i) Alignments with existing streets and rights-of-ways;
- j) Description of proposed improvements, materials, typical street cross-sections, etc.;
- k) Final alignments of streets and sewerage;
- l) Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m) Location of utilities, light standards, and fire hydrants;
- n) Method of sewage disposal;
- o) Profiles of all streets;
- p) Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q) Open areas to be set aside for special purposes, with dimensions;
- r) Off-street parking, driveways, curb cuts;
- s) Screen planting and/or proposed fencing; and
- t) Areas of special flood hazard zones as specified by FEMA.

**APPLICATION FEE SCHEDULE**

The fee for **Planned Unit Development** application procedure shall be **\$500.00** per the Terrebonne Parish Code of Ordinances, Chapter 28-118(a)(4).

Application Fees Attached: \$ 500.00

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

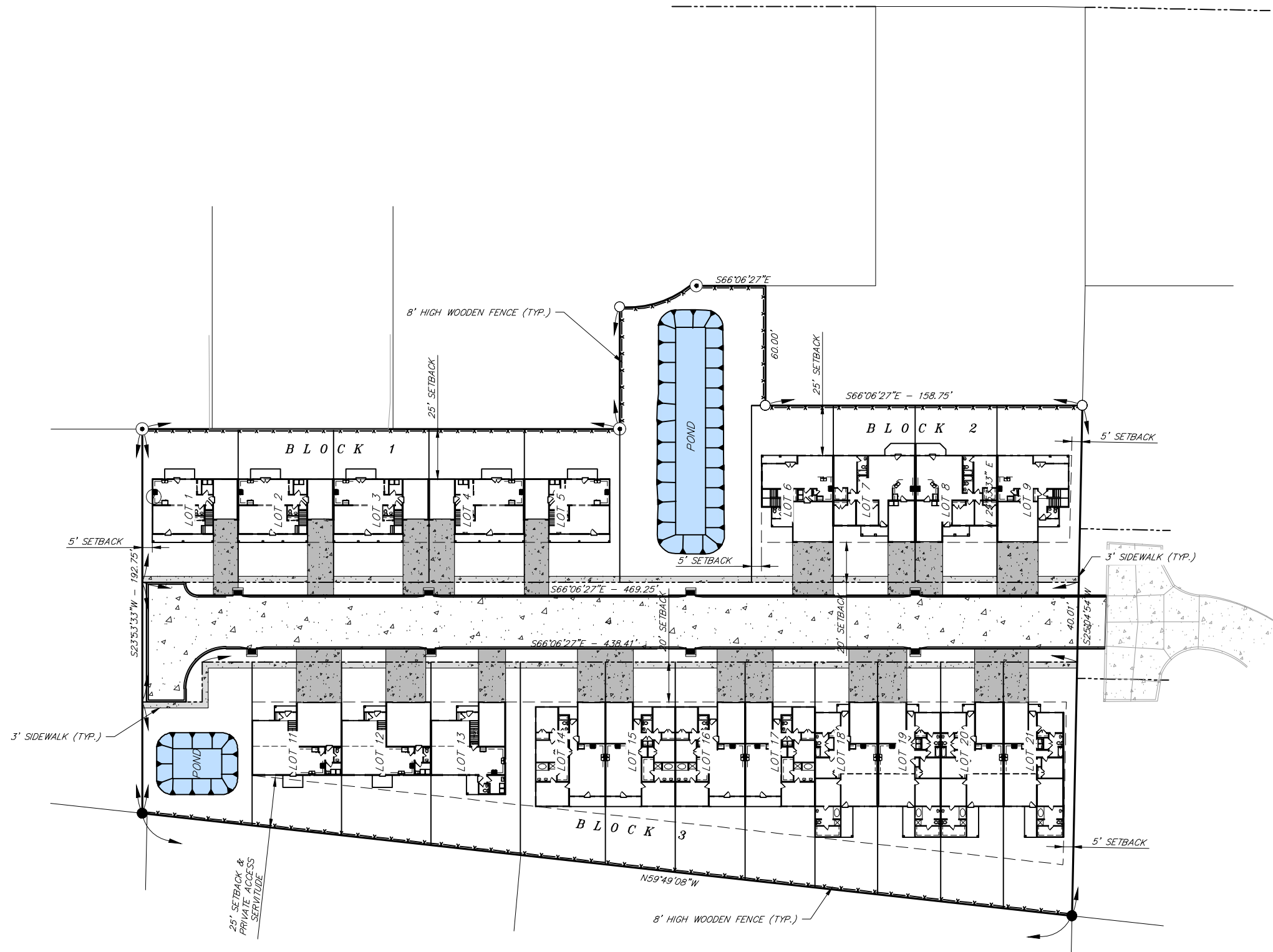
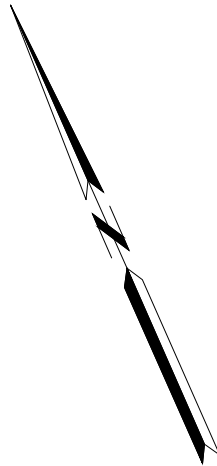
  
 \_\_\_\_\_  
*Signature of Applicant/Agent*  
09/30/21  
 \_\_\_\_\_  
*Date*

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

  
 \_\_\_\_\_  
*Signature of Owner/Developer*  
9/30/21  
 \_\_\_\_\_  
*Date*





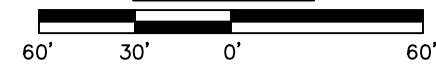


**PRELIMINARY**

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

KEVIN P. RIZZO, P.E.  
LA. REG. NO. 30575  
CIVIL ENGINEER

**SCALE IN FEET**

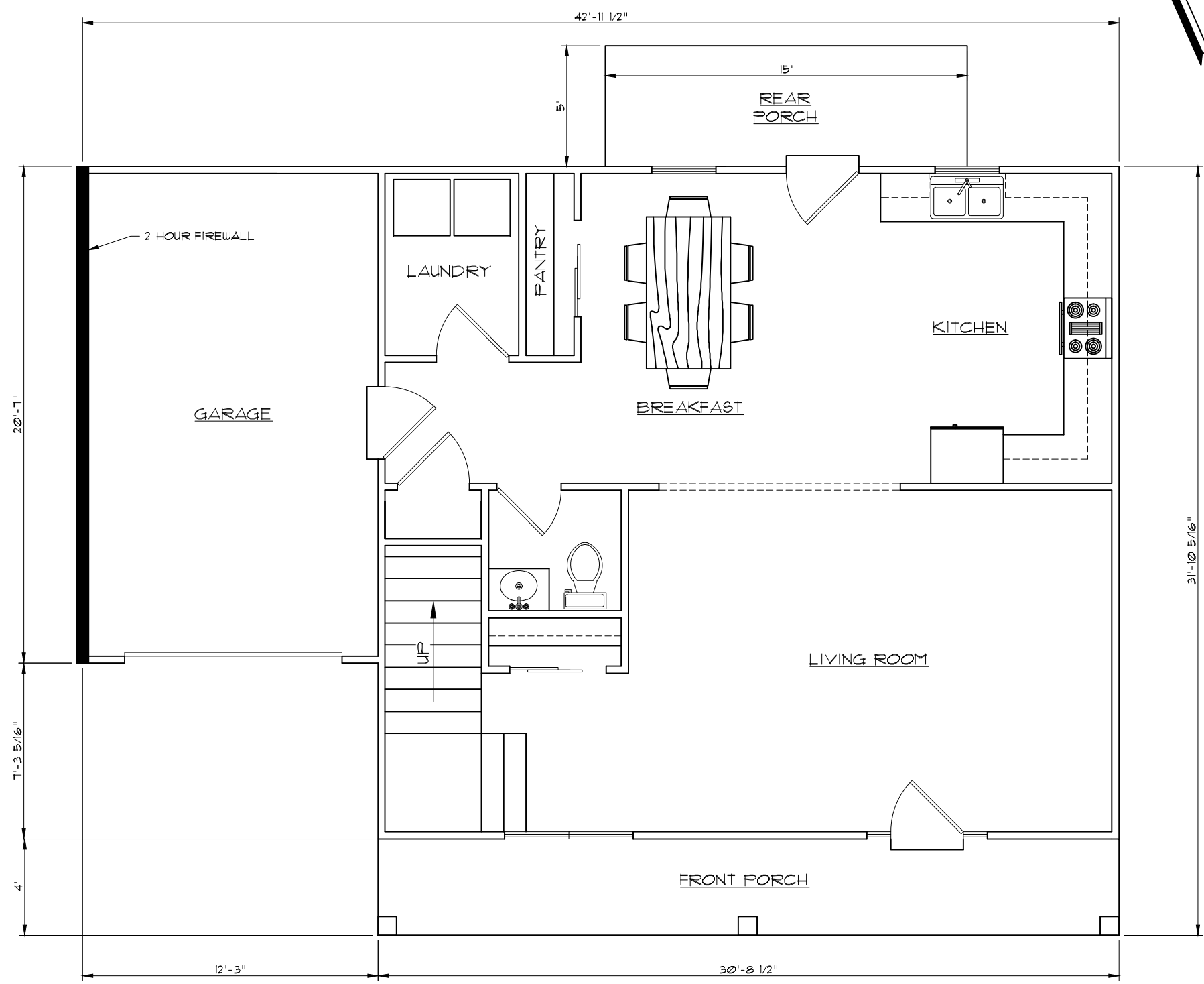


**DELTA COAST CONSULTANTS, LLC**  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360  
PHONE: 985-655-3100 www.deltacoastllc.com

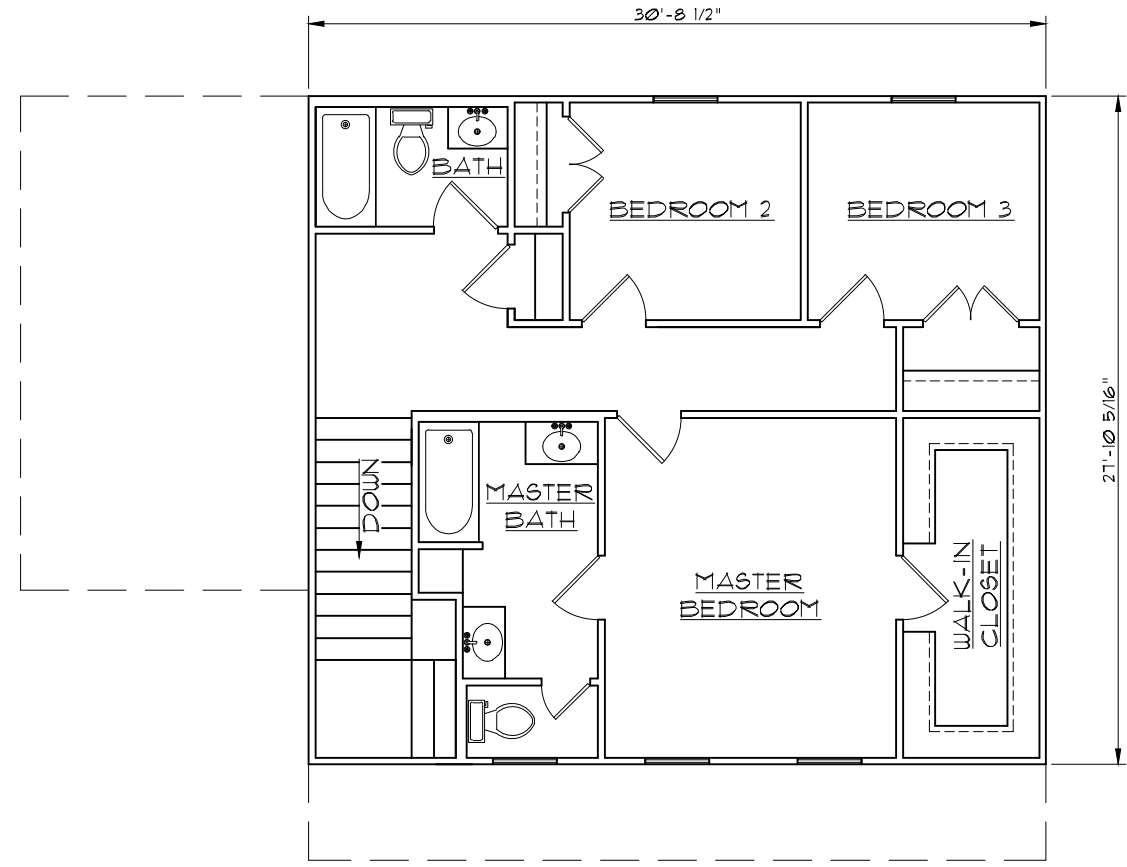
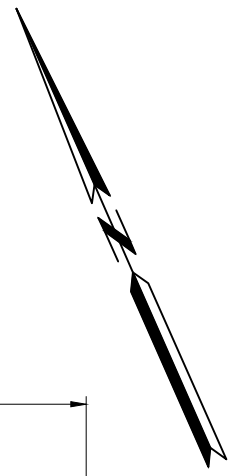
PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
STRUCTURE SITE PLAN

SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 1





**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**PRELIMINARY**

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KEVIN P. RIZZO, P.E.  
LA. REG. NO. 30575  
CIVIL ENGINEER

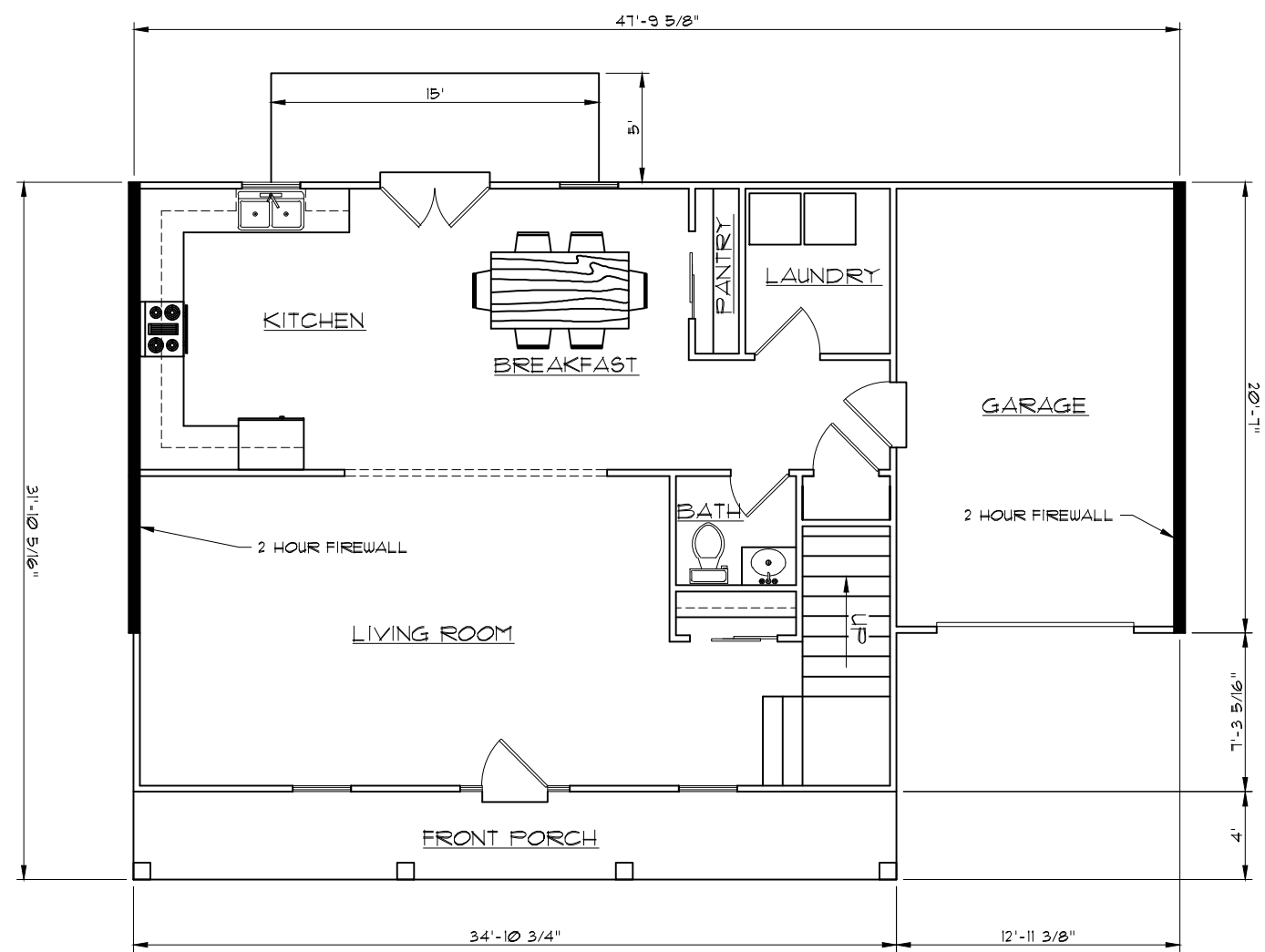
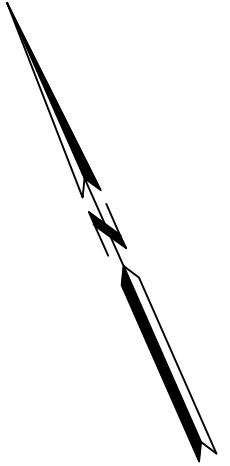
NOTE:  
LOT 5 FLOOR PLAN IS SHOWN.  
LOT 1 IS SAME PLAN MIRRORED.



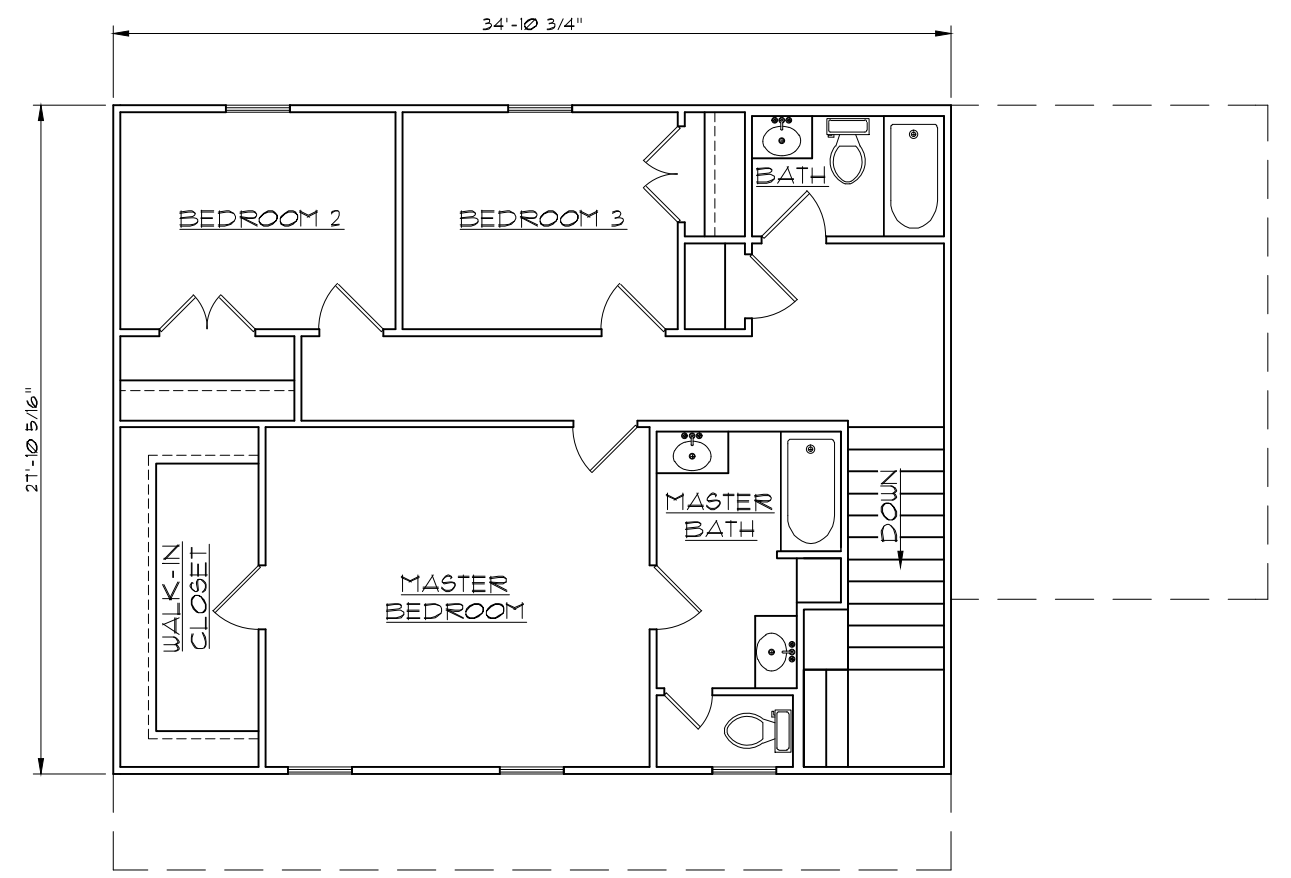
**DELTA COAST CONSULTANTS, LLC**  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360  
PHONE: 985-655-3100  
www.deltacoastllc.com

AREA	
LIVING:	1,635 sq.ft.
GARAGE/PORCHES:	450 sq.ft.
TOTAL:	2,085 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 1 AND 5  
SCALE: AS NOTED  
DATE: AUGUST 25, 2021  
RUE D'IBERVILLE  
HOUMA, LA 70360  
DRAWN BY: TAA  
REVISION: 00  
SHEET NO. 1



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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NOTE:  
LOT 4 FLOOR PLAN IS SHOWN.  
LOTS 2 AND 3 IS SAME PLAN MIRRORED.



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AREA	
LIVING:	1,867 sq.ft.
GARAGE/PORCHES:	481 sq.ft.
TOTAL:	2,348 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 2, 3, & 4  
SCALE: AS NOTED      DRAWN BY: TAA  
DATE: AUGUST 25, 2021      REVISION: 00  
RUE D'IBERVILLE      SHEET NO. 2  
HOUMA, LA 70360



FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

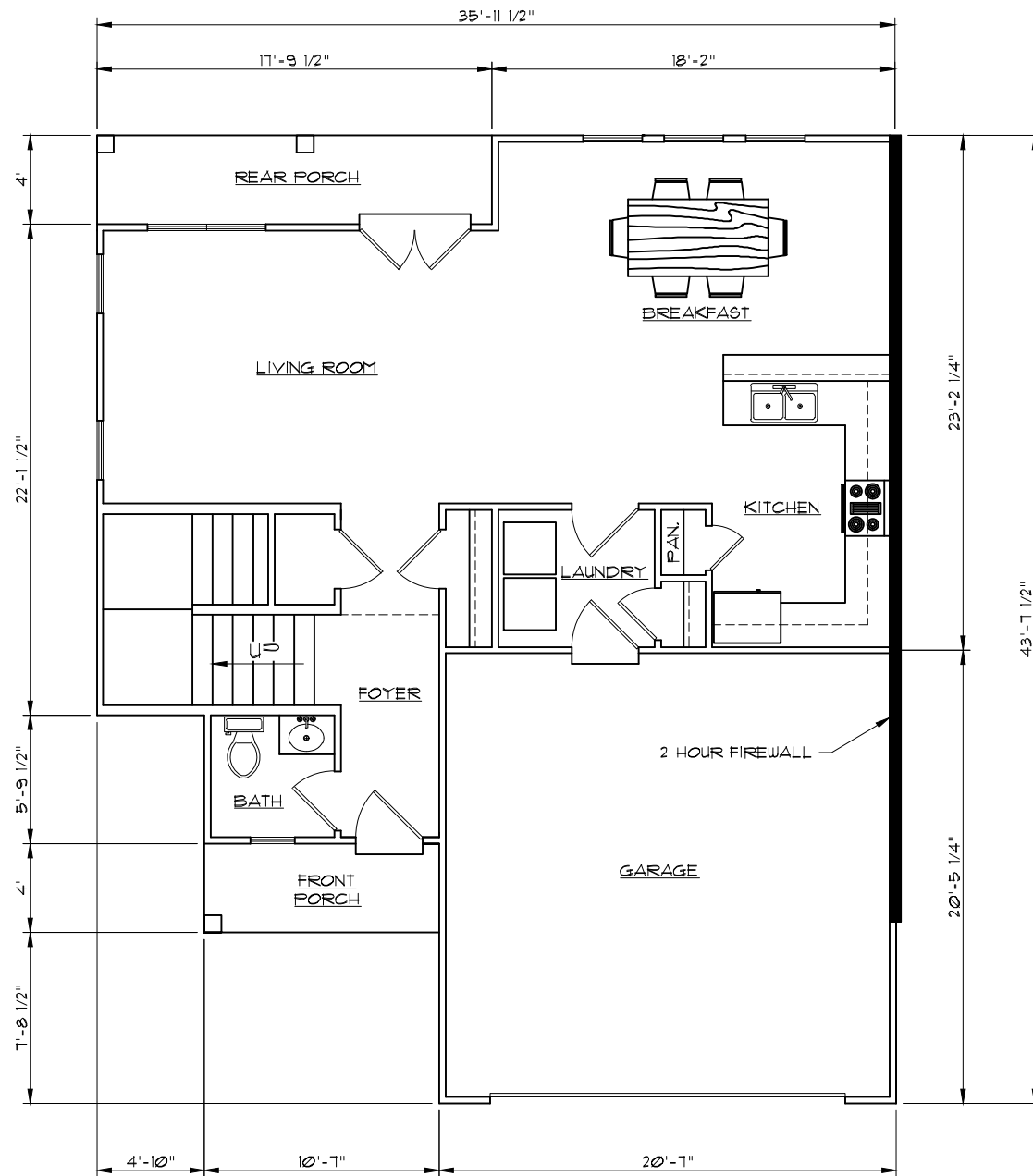
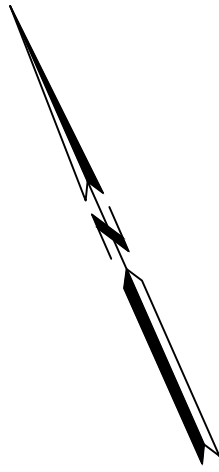
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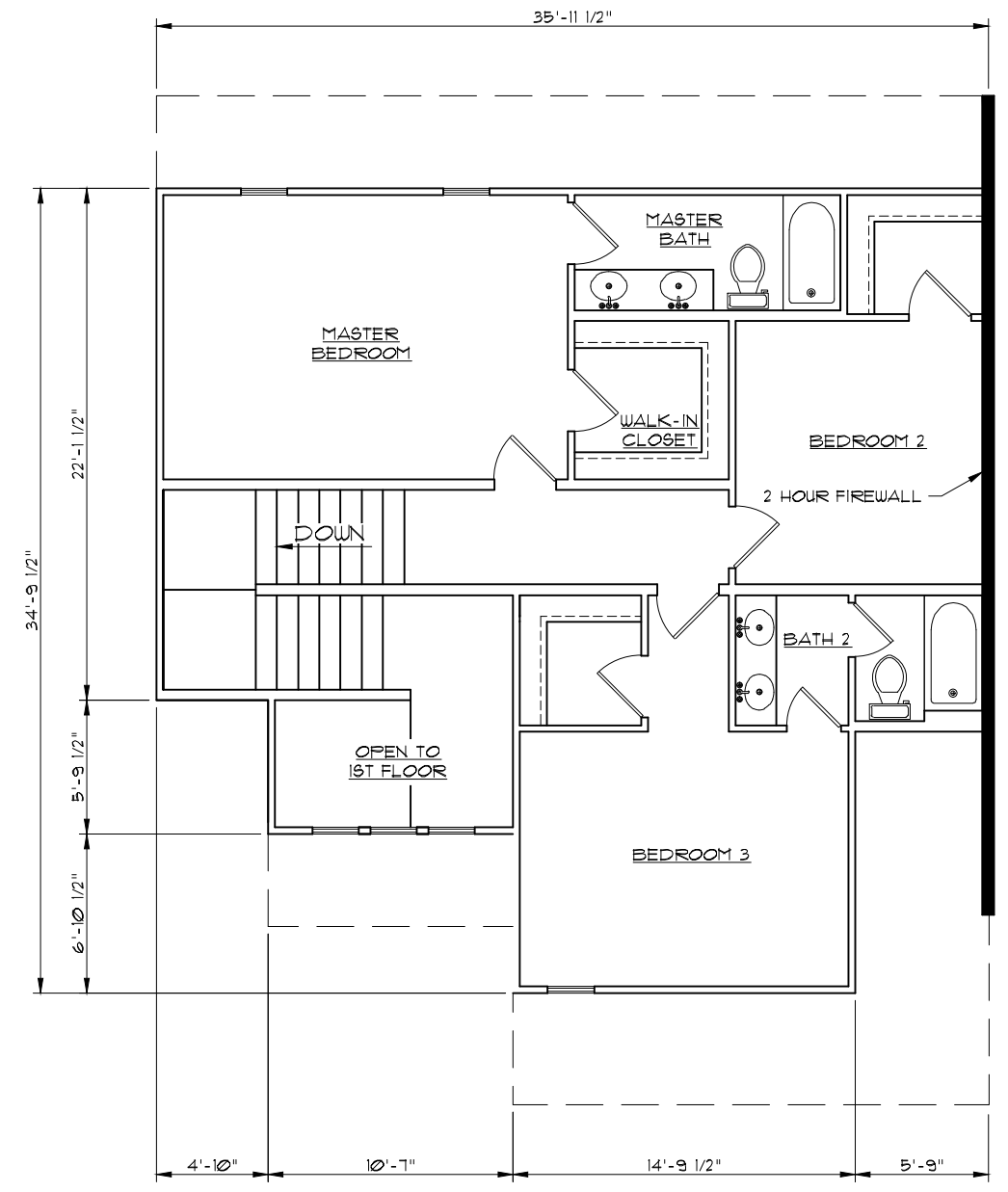


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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 1-5 FRONT ELEVATION  
SCALE: AS NOTED DRAWN BY: TAA  
DATE: AUGUST 25, 2021 REVISION: 00  
RUE D'IBERVILLE SHEET NO. 3  
HOUMA, LA 70360



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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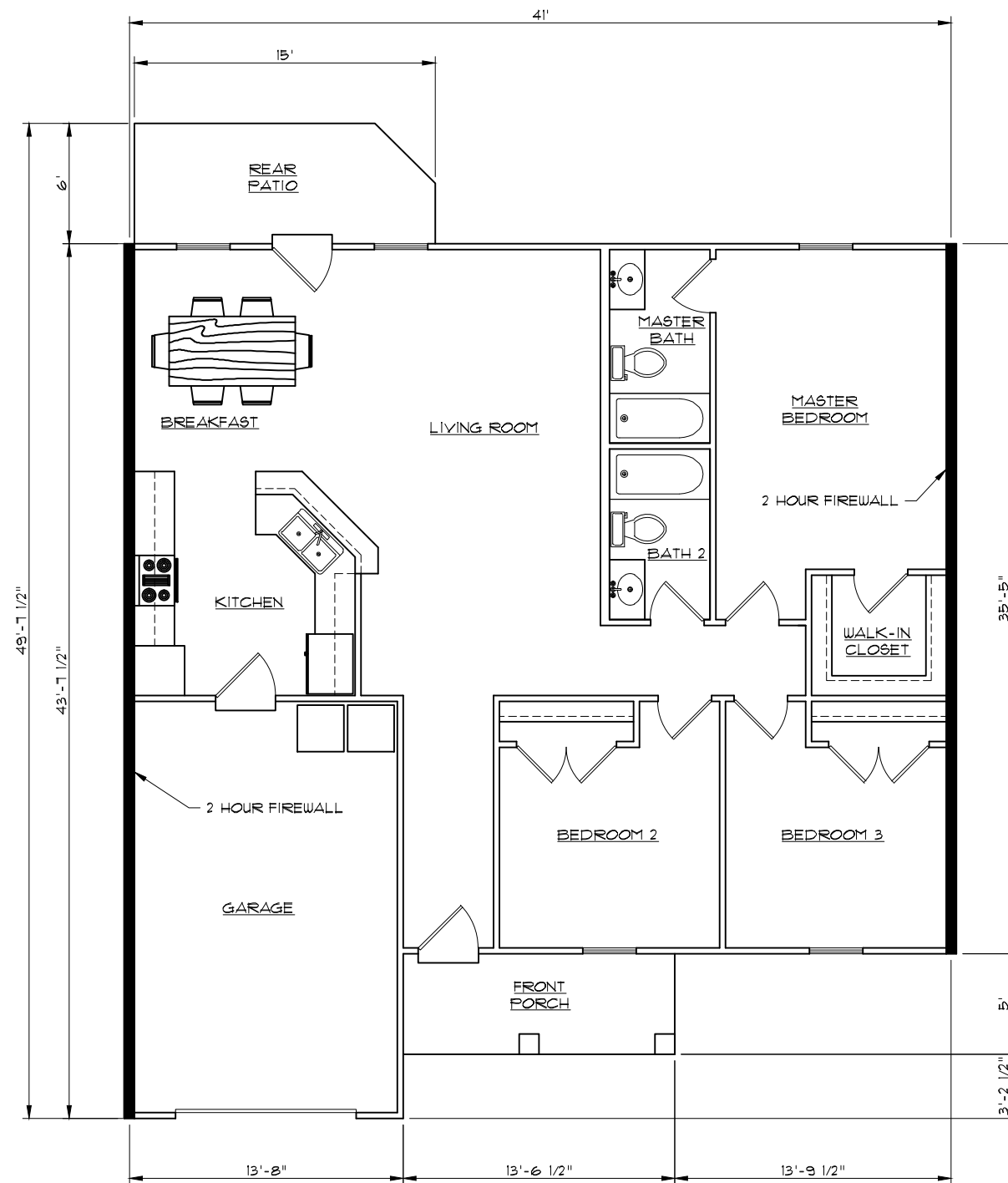
NOTE:  
LOT 6 FLOOR PLAN IS SHOWN.  
LOT 9 IS SAME PLAN MIRRORED.



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AREA	
LIVING:	1,743 sq.ft.
GARAGE/PORCHES:	528 sq.ft.
TOTAL:	2,271 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION LOTS 6 & 9 FLOOR PLANS	
SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 1



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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CIVIL ENGINEER

NOTE:  
LOT 8 FLOOR PLAN IS SHOWN.  
LOT 7 IS SAME PLAN MIRRORED.



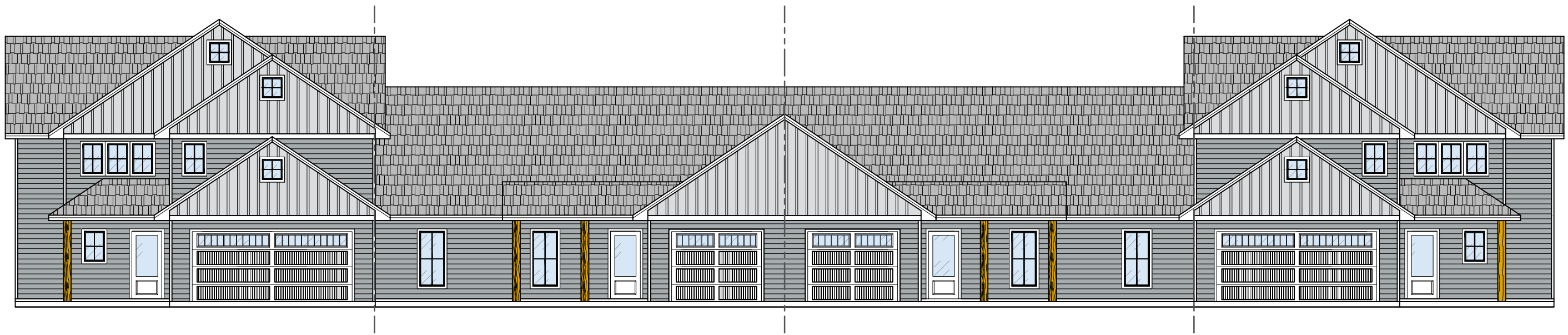
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HOUMA, LA 70360

PHONE: 985-655-3100

www.deltacoastllc.com

AREA	
LIVING:	1,280 sq.ft.
GARAGE/PORCHES:	370 sq.ft.
TOTAL:	1,650 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 7 & 8 FLOOR PLANS  
SCALE: AS NOTED DRAWN BY: TAA  
DATE: AUGUST 25, 2021 REVISION: 00  
RUE D'IBERVILLE SHEET NO. 2  
HOUMA, LA 70360



FRONT ELEVATION  
 SCALE: 3/32" = 1'-0"

**PRELIMINARY**

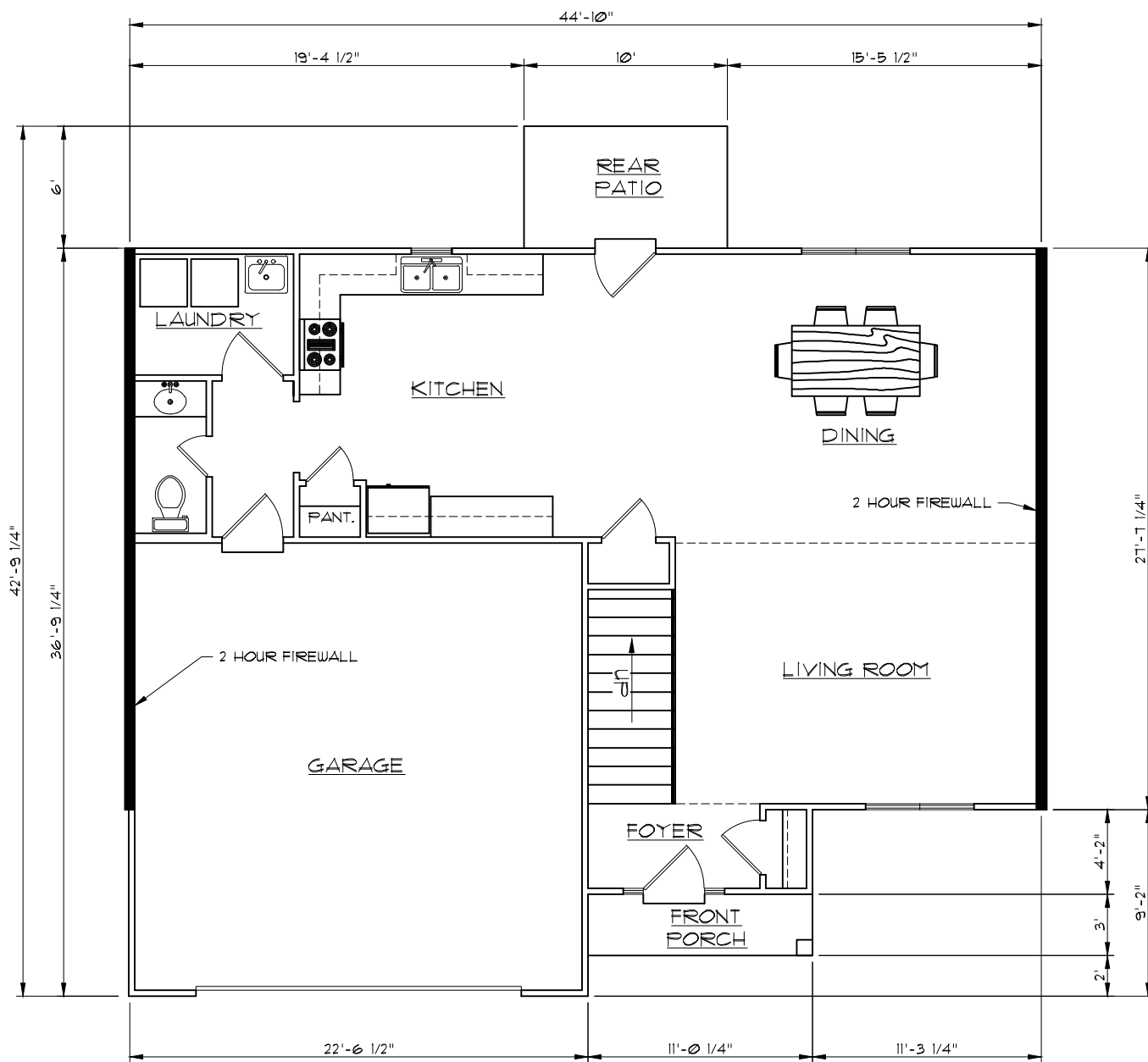
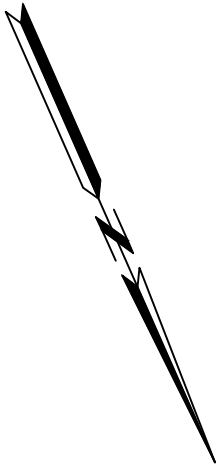
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 KEVIN P. RIZZO, P.E.  
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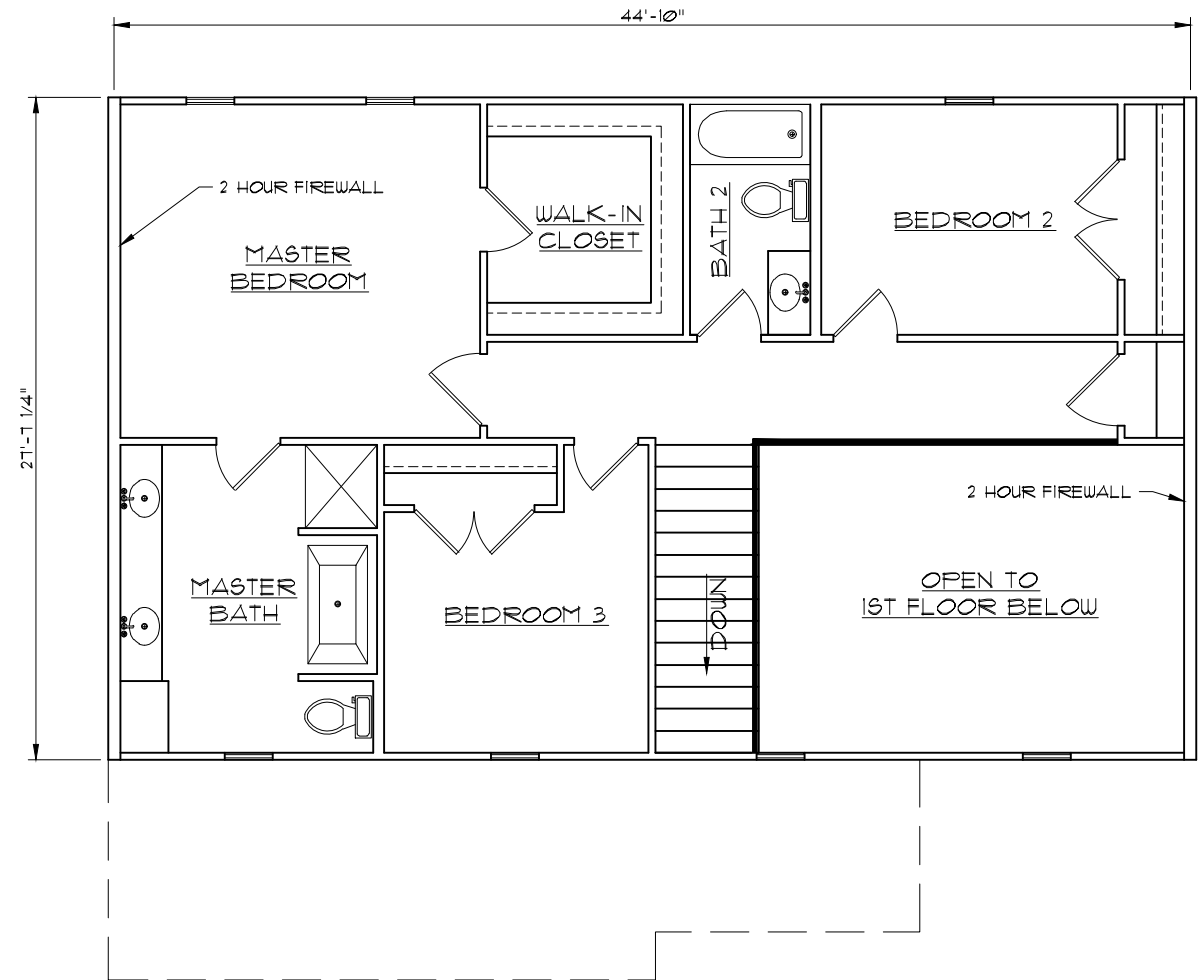
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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
 LOTS 6-9 FRONT ELEVATION  
 SCALE: AS NOTED      DRAWN BY: TAA  
 DATE: AUGUST 25, 2021      REVISION: 00  
 RUE D'IBERVILLE      SHEET NO. 3  
 HOUMA, LA 70360





FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NOTE:  
LOT 12 FLOOR PLAN IS SHOWN.  
LOT 11 IS SAME PLAN MIRRORED.

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CIVIL ENGINEER

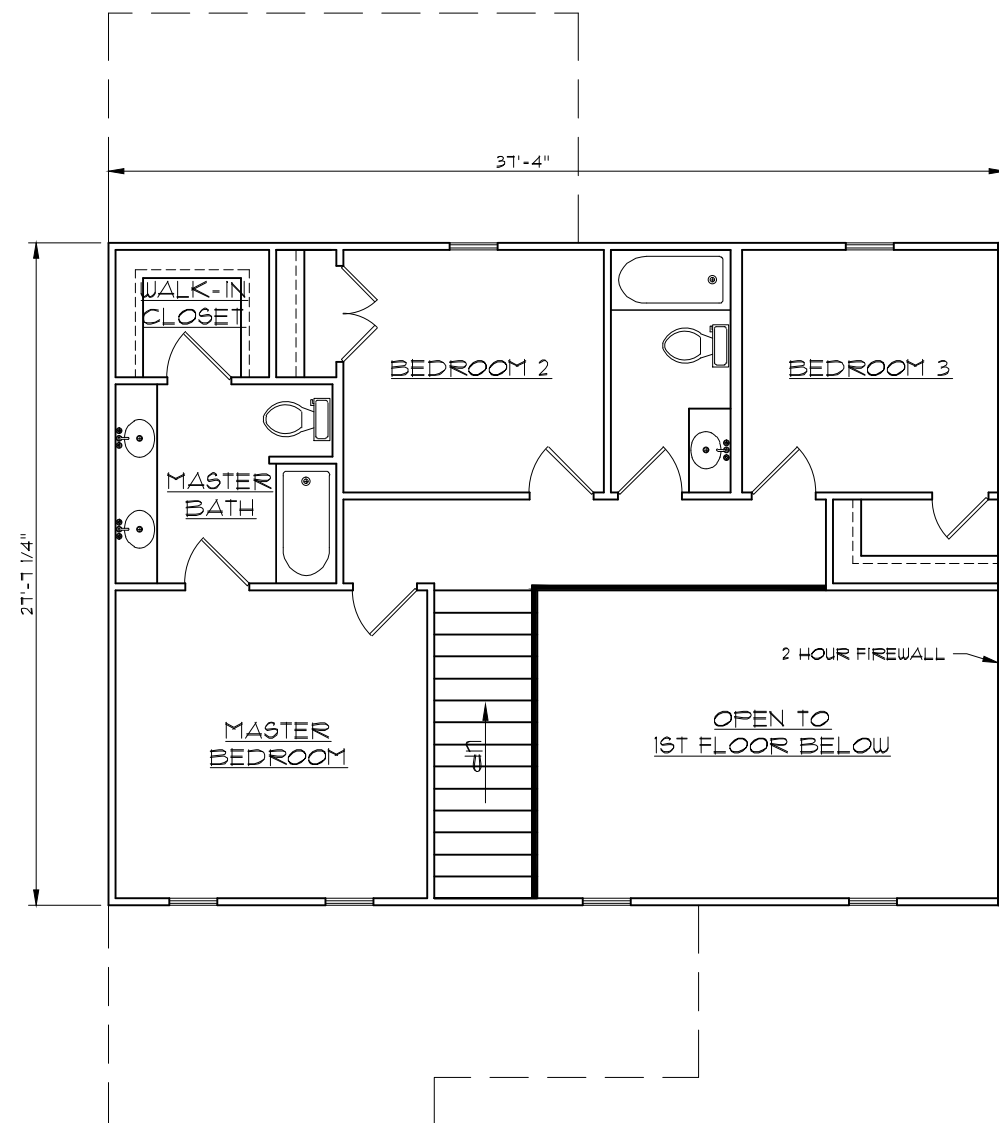
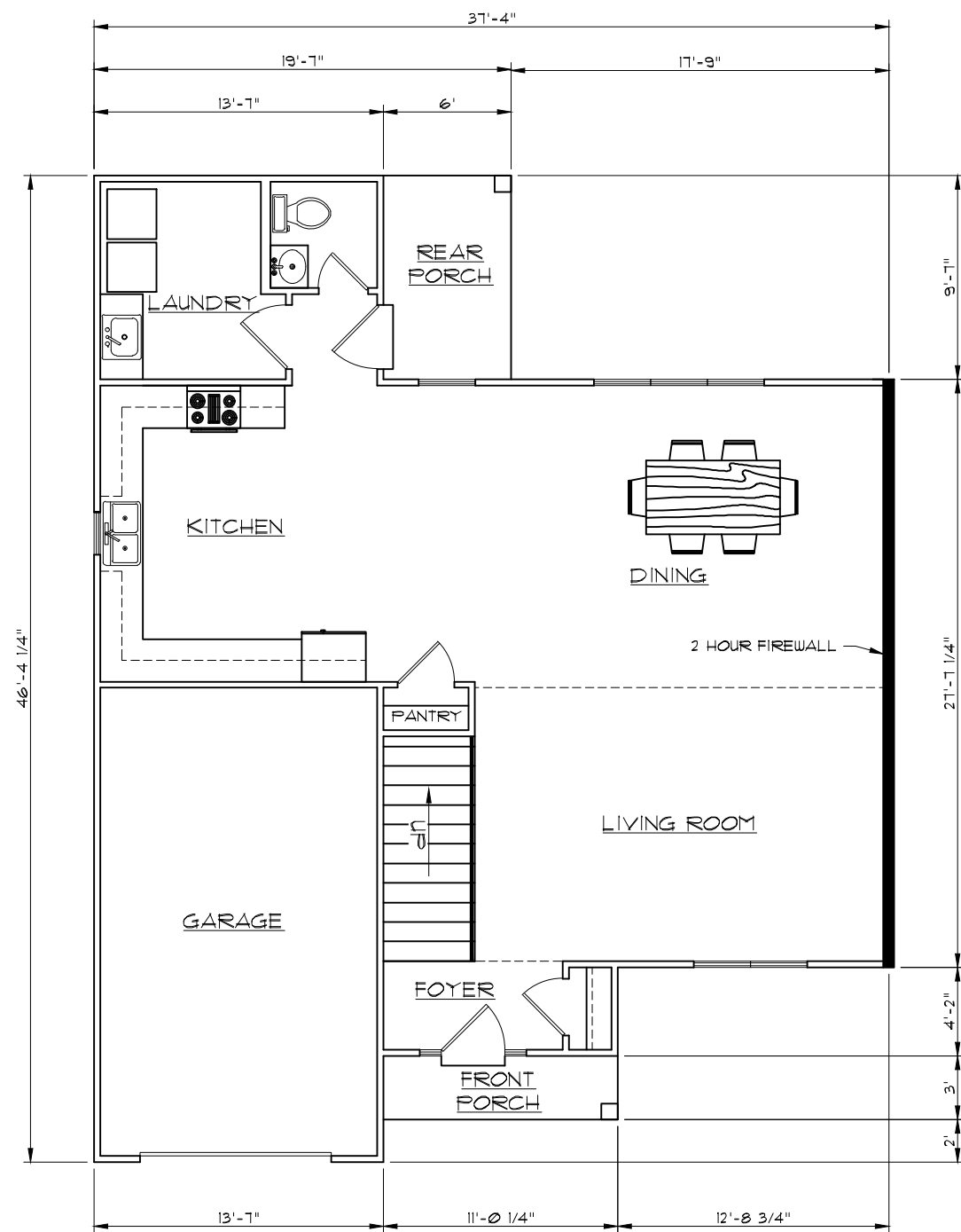
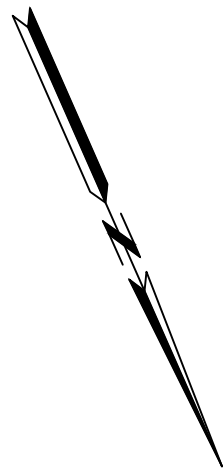


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AREA	
LIVING:	1,936 sq.ft.
GARAGE/PORCHES:	591 sq.ft.
TOTAL:	2,527 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION LOTS 11 & 12 FLOOR PLANS	
SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 1



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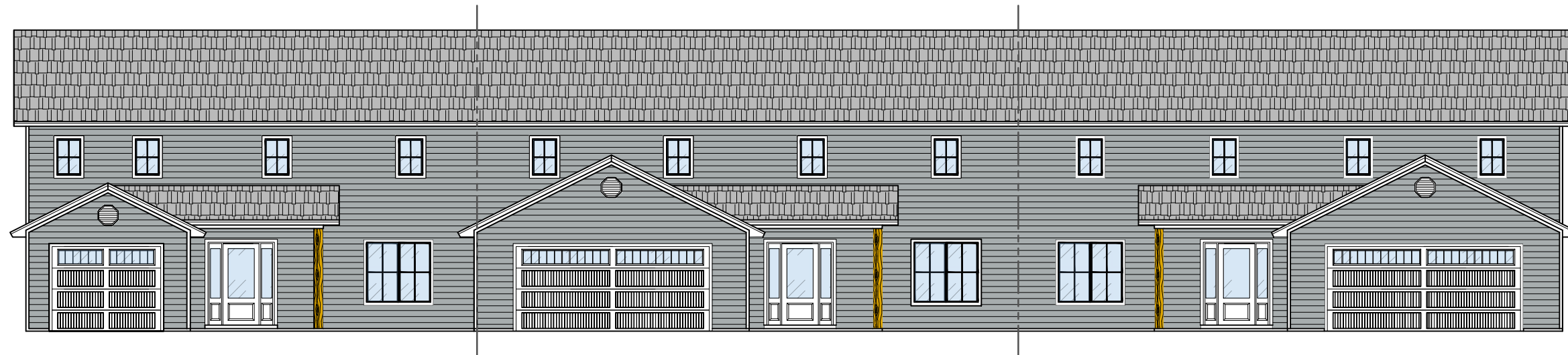


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AREA	
LIVING:	1,752 sq.ft.
GARAGE/PORCHES:	388 sq.ft.
TOTAL:	2,140 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
 LOT 13 FLOOR PLAN  
 SCALE: AS NOTED  
 DATE: AUGUST 25, 2021  
 RUE D'IBERVILLE  
 HOUMA, LA 70360  
 DRAWN BY: TAA  
 REVISION: 00  
 SHEET NO. 2

**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32"=1'-0"

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CIVIL ENGINEER



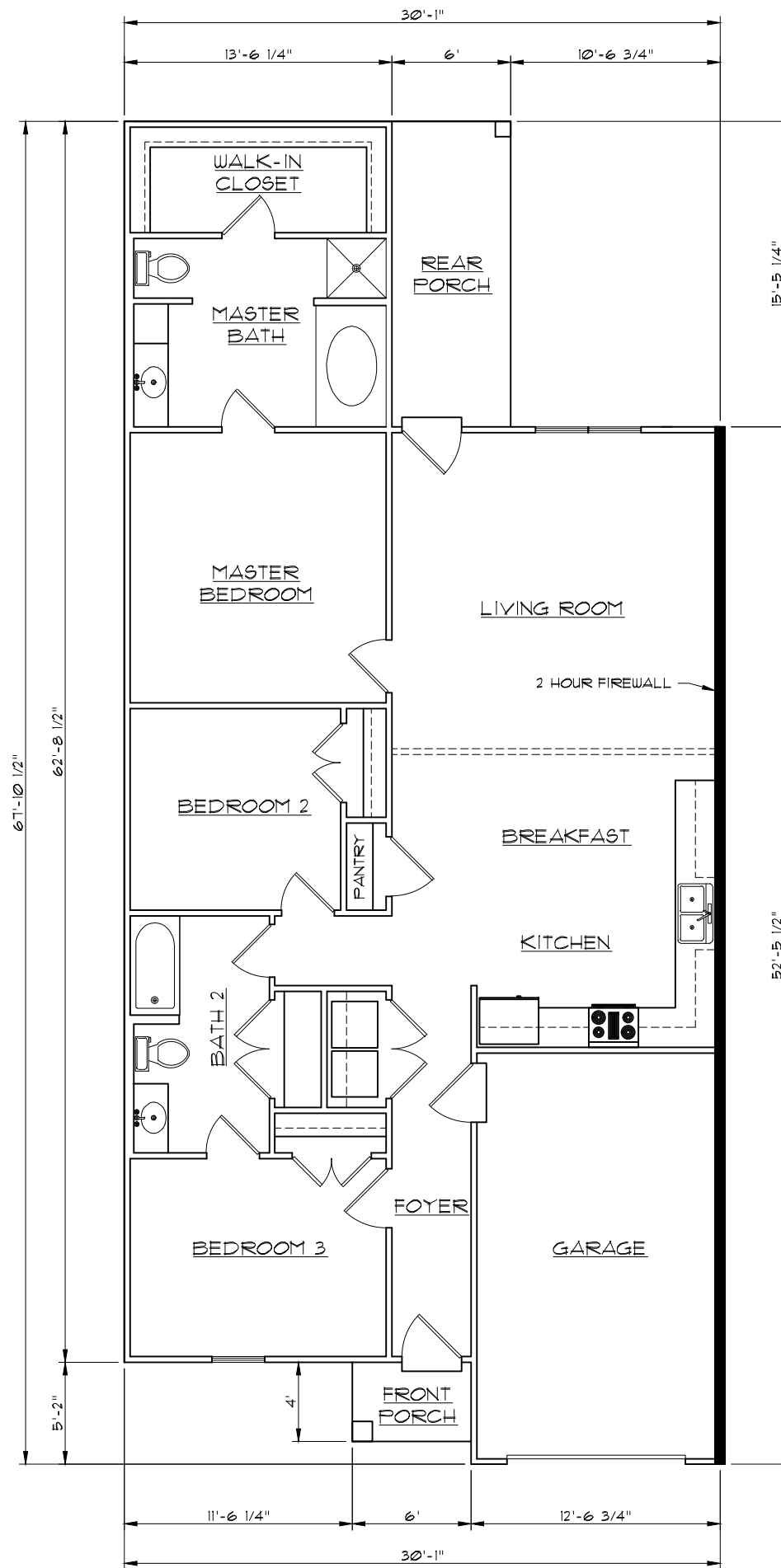
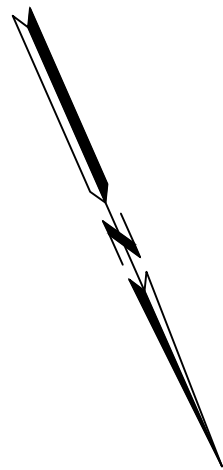
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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 11-13 FRONT ELEVATION

SCALE: AS NOTED DRAWN BY: TAA

DATE: AUGUST 25, 2021 REVISION: 00

RUE D'IBERVILLE SHEET NO. 3  
HOUMA, LA 70360




FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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LA. REG. NO. 30575  
CIVIL ENGINEER

AREA	
LIVING:	1,440 sq.ft.
GARAGE/PORCHES:	373 sq.ft.
TOTAL:	1,813 sq.ft.

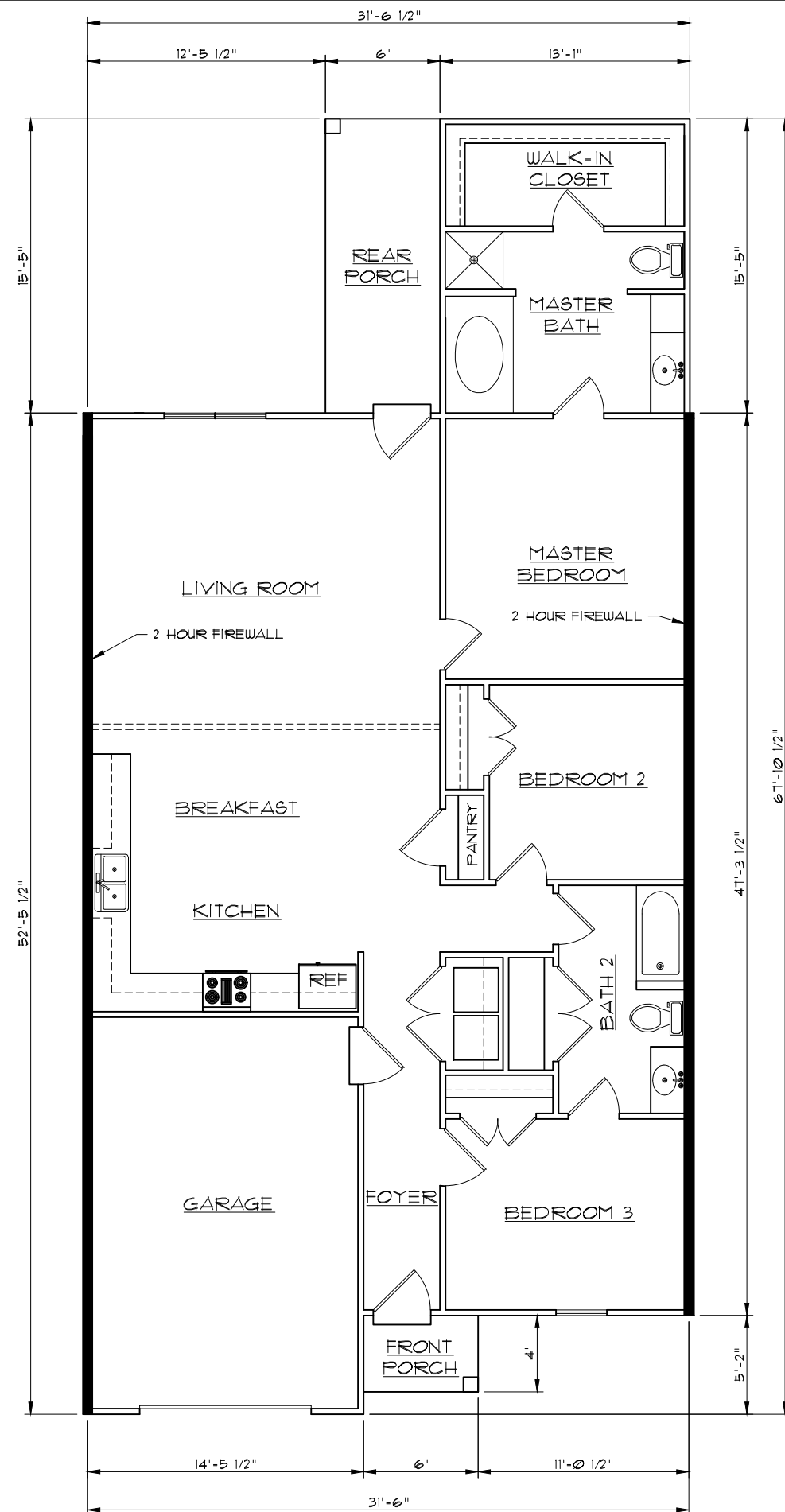
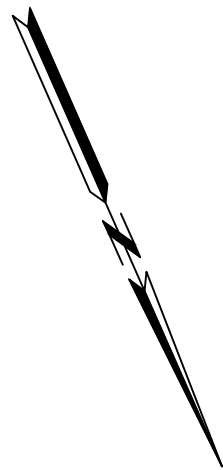


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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOT 21 FLOOR PLAN

SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 1



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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KEVIN P. RIZZO, P.E.  
LA. REG. NO. 30575  
CIVIL ENGINEER

NOTE:  
LOT 18 AND 20 FLOOR PLAN IS SHOWN.  
LOT 19 IS SAME PLAN MIRRORED.

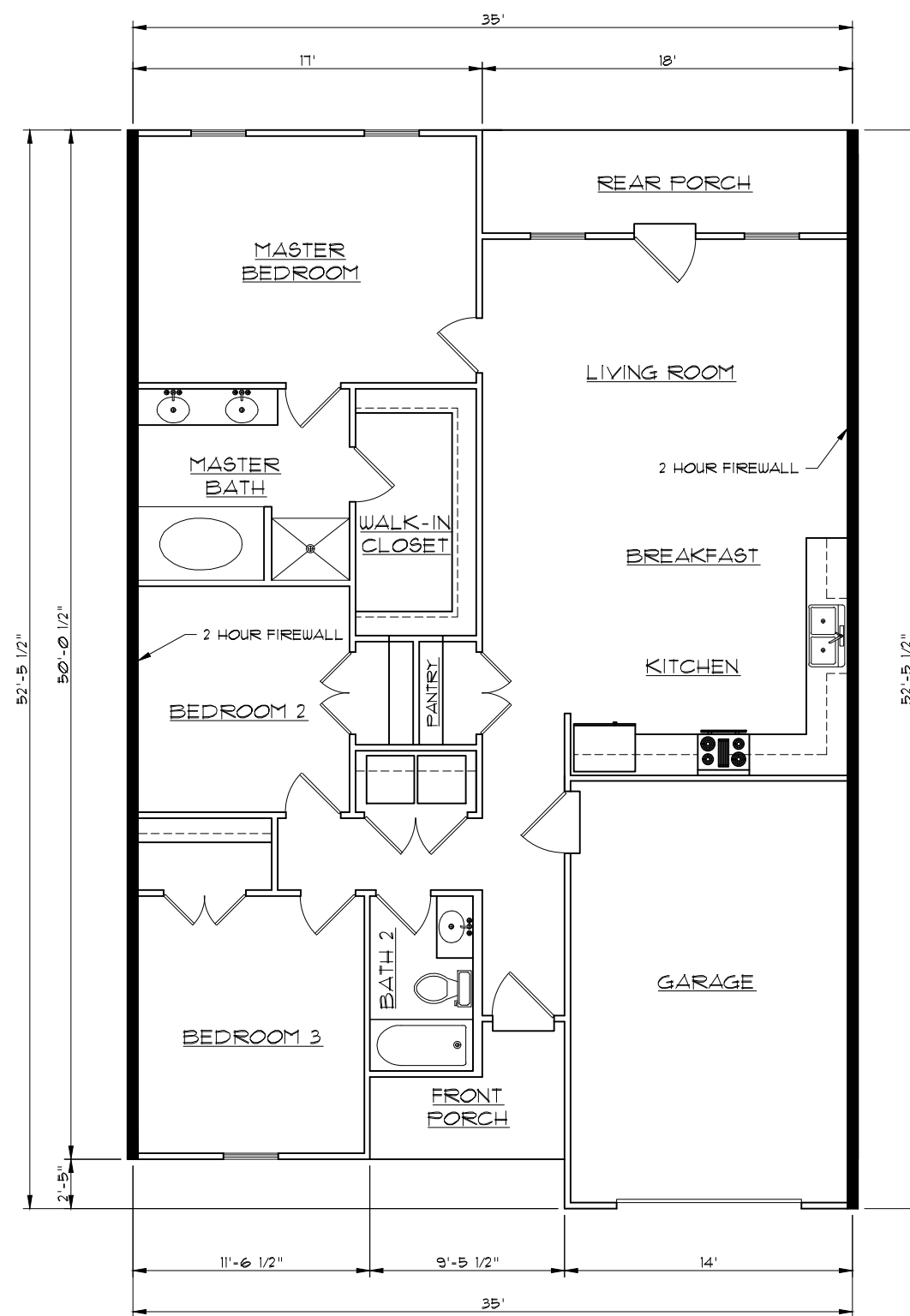
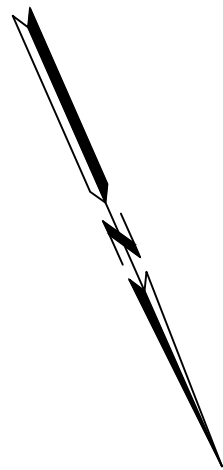


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HOUMA, LA 70360

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AREA	
LIVING:	1,469 sq.ft.
GARAGE/PORCHES:	413 sq.ft.
TOTAL:	1,882 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 18, 19, & 20 FLOOR PLANS  
SCALE: AS NOTED DRAWN BY: TAA  
DATE: AUGUST 25, 2021 REVISION: 00  
RUE D'IBERVILLE SHEET NO. 2  
HOUMA, LA 70360



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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CIVIL ENGINEER

NOTE:  
LOT 15 AND 11 FLOOR PLAN IS SHOWN.  
LOT 16 IS SAME PLAN MIRRORED.



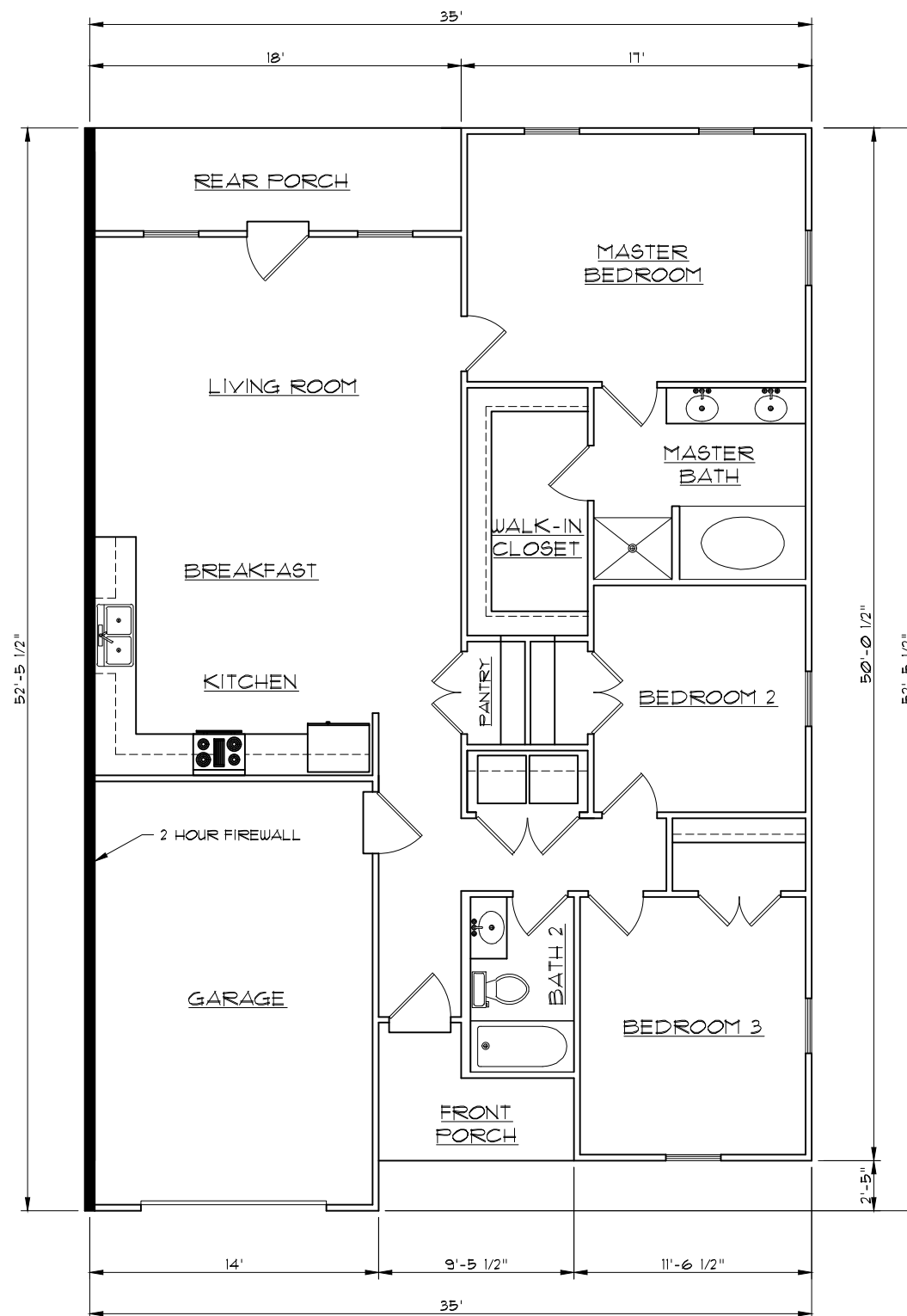
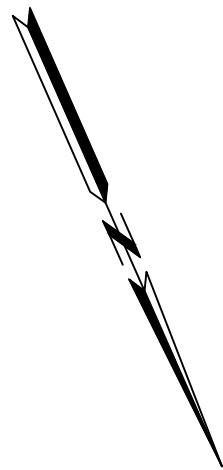
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AREA	
LIVING:	1,359 sq.ft.
GARAGE/PORCHES:	426 sq.ft.
TOTAL:	1,785 sq.ft.

PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION LOTS 15, 16, & 11 FLOOR PLANS	
SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 3





FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PRELIMINARY**

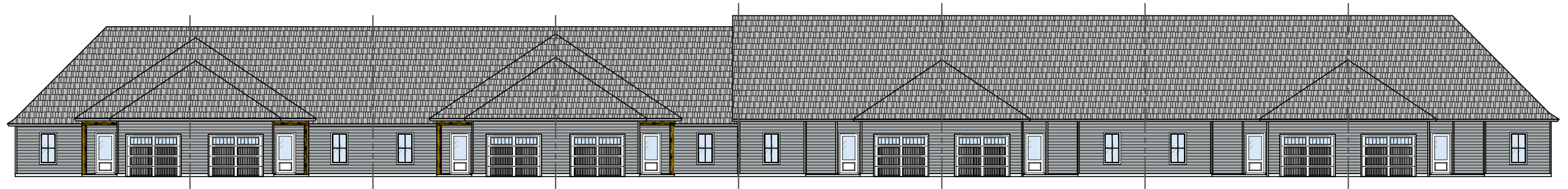
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CIVIL ENGINEER

AREA	
LIVING:	1,359 sq.ft.
GARAGE/PORCHES:	426 sq.ft.
TOTAL:	1,785 sq.ft.



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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION LOT 14 FLOOR PLAN	
SCALE: AS NOTED	DRAWN BY: TAA
DATE: AUGUST 25, 2021	REVISION: 00
RUE D'IBERVILLE HOUMA, LA 70360	SHEET NO. 4



FRONT ELEVATION  
SCALE: N.T.S

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PROGRESSIVE SQUARE TOWNHOUSE SUBDIVISION  
LOTS 14-21 FRONT ELEVATION

SCALE: AS NOTED DRAWN BY: TAA

DATE: AUGUST 25, 2021 REVISION: 00

RUE D'IBERVILLE SHEET NO. 5  
HOUMA, LA 70360