



DEPARTMENT OF PLANNING & ZONING
Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Tyler Legnon, Secretary
Joe Harris

Willie Newton, Vice Chair
A'ron Wolfe
Connie Bourg, Alternate Member

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT
MEETING NOTICE

DATE: Monday, June 15, 2026
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of March 16, 2026
5. New Business:
 - a. Special Exception: Placement of a 190' radio/communications tower for police, fire and first responders for public safety communications on an R-1 zoned lot located at 1131 Goode Street. (Council District 1; City of Houma Fire Department) *Terrebonne Parish Office of Homeland Security and Emergency Preparedness, applicants.*
6. Next Meeting Date: Monday July 20, 2026
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF March 16, 2026

1. The Vice Chairman, Mr. Willie Newton, called the meeting of March 16, 2026, of the Board of Adjustment to order at 5:10 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. A'ron Wolfe.
2. Upon Roll Call, present were: Mr. Willie Newton, Vice Chairman, Mr. Joe Harris, Mr. A'ron Wolfe, and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman and Mr. Tyler Legnon, Secretary. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Henri Lucio, Planner I, Department of Planning & Zoning.
3. **ANNOUNCEMENTS:** Mr. Pulaski recognized Councilman Carl Harding as being in attendance.
4. **APPROVAL OF THE MINUTES:**

Mrs. Bourg moved, seconded by Mr. Harris: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of December 16, 2025."

The Vice Chairman called for a vote on the motion offered by Mrs. Bourg. **THERE WAS RECORDED: YEAS:** Mrs. Bourg, Mr. Wolfe and Mr. Harris; **NAYS:** None; **ABSTAINING:** Mr. Newton; **ABSENT:** Mr. Chatagnier and Mr. Legnon. **THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.**
5. **NEW BUSINESS:**
 - A. **Special Exception and Interpretation:** Exception to allow for the construction and operation of a youth tutoring and after school facility as well as an interpretation as to whether said facility falls within the definition of an elementary and/or secondary school on an R-1 zoned lot located at 108 Smith Lane.
 - 1) The Vice Chairman recognized Councilman Carl Harding, Council District 2, who stated that he was in favor of the request and supported Mrs. Collins in her efforts.
 - 2) The Vice Chairman recognized the applicant, Mrs. Diana Collins of 1123 Dewey Street, Houma, LA 70360. Mrs. Collins stated that the exception is to allow for the construction and operation of a youth tutoring and after school facility, and the interpretation is to decide whether said facility falls within the definition of an elementary and/or secondary school on an R-1 zoned lot located at 108 Smith Lane.
 - 3) There was no one else from the public present to speak on the matter.
 - 4) Mrs. Bourg moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mrs. Bourg. **THERE WAS RECORDED: YEAS:** Mr. Harris, Mr. Wolfe, and Mrs. Bourg; **NAYS:** None; **ABSTAINING:** Mr. Newton; **ABSENT:** Mr. Chatagnier and Mr. Legnon. **THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.**
 - 5) Mr. Lucio discussed the Staff Report and stated that the applicant is requesting an exception to allow for the construction and operation of a youth tutoring and after school facility as well as an interpretation as to whether said facility falls within the definition of an elementary and/or secondary school on an R-1 zoned lot located at 108 Smith Lane. He stated that the Planning & Zoning Department had an internal discussion about the use and to determine that the facility constitutes as a school, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state according to Sec. 28-47(a) R-1 Zoning Districts. He also stated that per Sec. 28-178(f)(2) of the Terrebonne Parish Code of Ordinances, one of the powers of the Board of Adjustment is to hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. He stated that Staff recommends approval of the interpretation and recommends approval of the special exception with the condition that the applicant creates a plan for drop off and pick up and submits said plan to Staff for review and once approved, notifies the parents/guardians of said plan.

6) Mrs. Bourg moved, seconded by Mr. Harris: "THAT the Board of Adjustment concurs with Staff and approve the interpretation that the facility constitutes as a school, elementary and/or secondary, meeting all requirements of the compulsory education laws of the state according to Sec. 28-47(a) R-1 Zoning District."

7) Mrs. Bourg moved, seconded by Mr. Wolf: "THAT the Board of Adjustment approve the special exception per Sec. 28-178(f)(2) of the Terrebonne Parish Code of Ordinances on the condition that the applicant creates a plan for drop off and pick up and submits the plan to Staff for review and once approved, notifies the parents/guardians of said plan."

The Vice Chairman called for a vote on both motions offered by Mr. Bourg. THERE WAS RECORDED: YEAS: Mr. Wolfe, Mr. Harris, and Mr. Bourg; NAYS: None; ABSTAINING: Mr. Newton; ABSENT: Mr. Chatagnier and Mr. Legnon. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

a) The Vice Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, April 20, 2026.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

12. Mr. Bourg moved, seconded by Mr. Wolfe: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:37 p.m."

The Vice Chairman called for a vote on the motion offered by Mrs. Bourg. THERE WAS RECORDED: YEAS: Mr. Harris, Mrs. Bourg, and Mr. Wolfe; NAYS: None; ABSTAINING: Mr. Newton ABSENT: Mr. Chatagnier and Mr. Legnon. THE VICECHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Tyler Legnon, Secretary
Board of Adjustment*

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Special Exception | <input type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Terrebonne Parish Office of Homeland Security and Emergency Preparedness
C/O: Earl Eues

3. Applicant's Address:

101 Government Street, Gray, LA 70359

4. Applicant's Phone:

985-873-6357

5. Applicant's Email:

eeues@tpcg.org

6. Physical Address
Of Request:

1131 Goode Street, Houma, LA 70360

7. Interest in Ownership:

100

7. Date of
Application:

May 19, 2026

8. Explanation of
Request:

Installation of a 190' radio/communications tower for police, fire and first responders for public safety communications.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

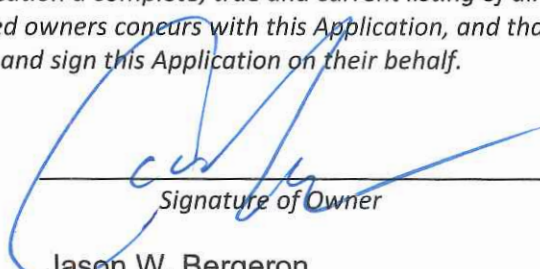
Earl J. Eues, Jr.

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

Jub 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.



Signature of Owner

Jason W. Bergeron

Printed Name of Owner

05/28/2020

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.

Houma Police Department

287'

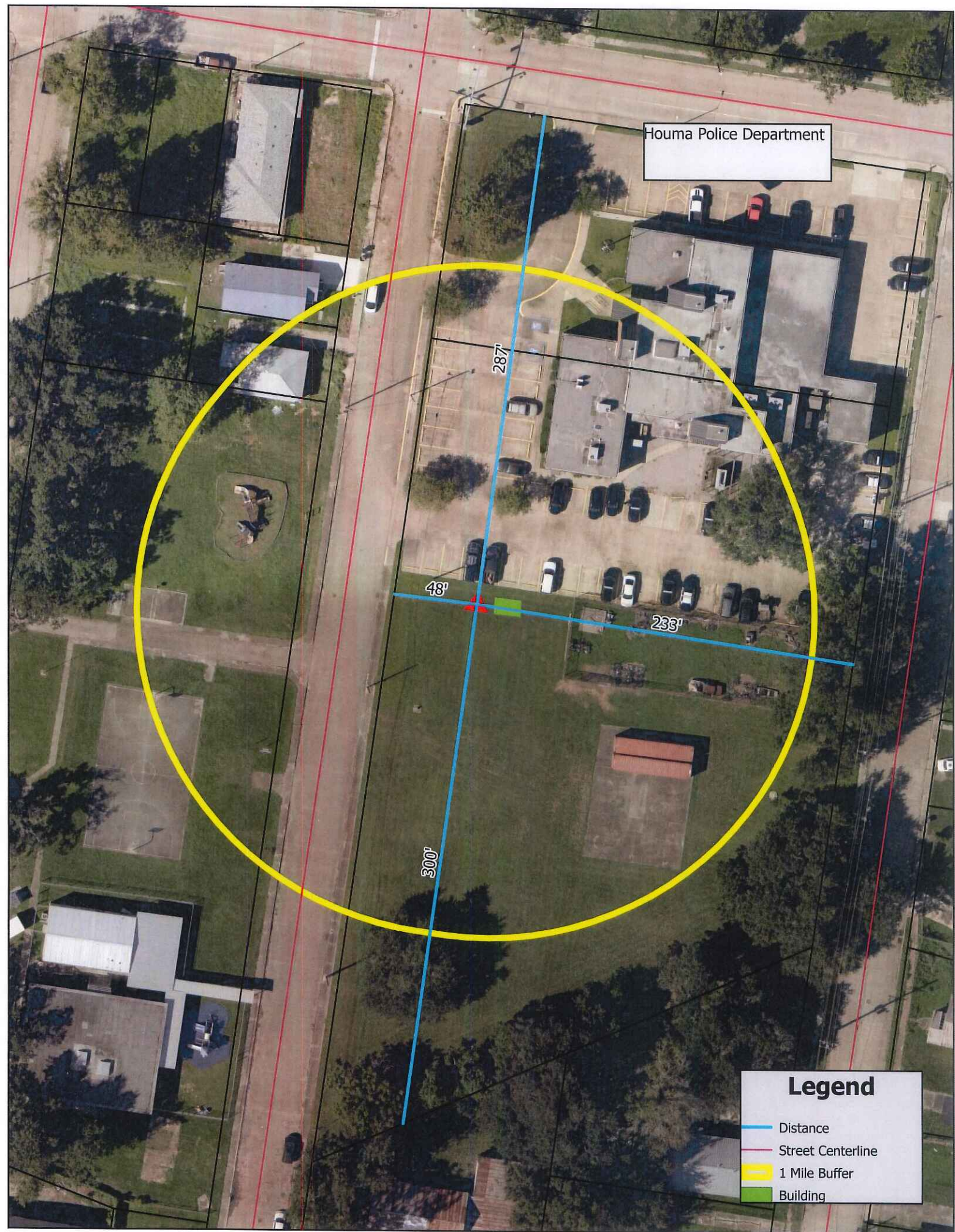
48'

233'

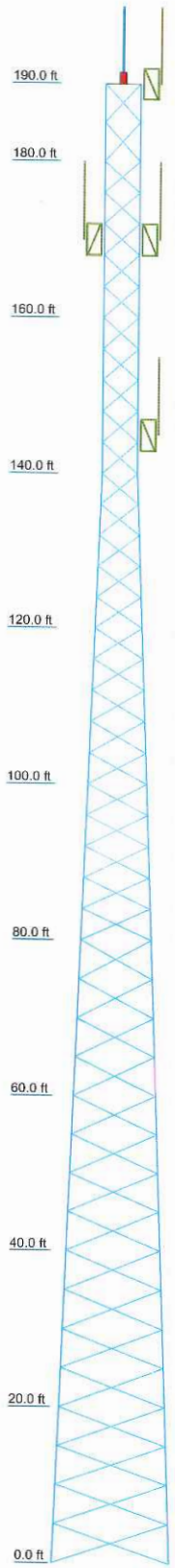
300'

Legend

- Distance
- Street Centerline
- 1 Mile Buffer
- Building



Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
Legs		SR 1 3/4	SR 2 1/4	SR 2 1/2	SR 2 3/4	SR 3	SR 3 1/4	SR 3 1/2	SR 3 3/4	SR 3 3/4
Leg Grade						A529-50				
Diagonals									L2 1/2x2 1/2x3/16	L3x3x3/16
Diagonal Grade						A529-50				
Top Girts						N.A.				
Face Width (ft)	4.5				6	7.5	9	10.5	12	13.5
# Panels @ (ft)	2 @ 5			25 @ 4				16 @ 5		
Weight (lb) 20114.1	470.5	900.5	1251.2	1483.3	1796.7	2113.9	2335.3	2673.2	3066.0	3601.5



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod	190	Side Mount - 3'	170
L-864 Beacon	190	10' Omni	170
DB224	190	Side Mount - 3'	170
Side Mount - 3'	190	10' Omni	145
10' Omni	170	Side Mount - 3'	145

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	L1 3/4x1 3/4x3/16		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A529-50	50 ksi	65 ksi			

TOWER DESIGN NOTES

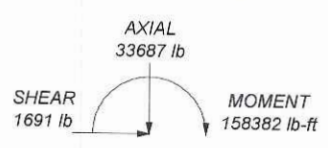
1. Tower is located in Terrebonne Parish, Louisiana.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 160 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category III.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Tower obstruction lighting is based on FAA Style E. CASE is not responsible for the determination of the FAA lighting requirements. If a different style is required, CASE should be notified and the tower design should be updated.
11. TOWER RATING: 78.6%

ALL REACTIONS ARE FACTORED

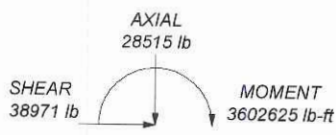
MAX. CORNER REACTIONS AT BASE:

DOWN: 286822 lb
SHEAR: 23130 lb

UPLIFT: -242180 lb
SHEAR: 20005 lb



TORQUE 360 lb-ft
30 mph WIND - 0.2500 in ICE



TORQUE 6487 lb-ft
REACTIONS - 160 mph WIND

**Preliminary Design
Not For Fabrication**



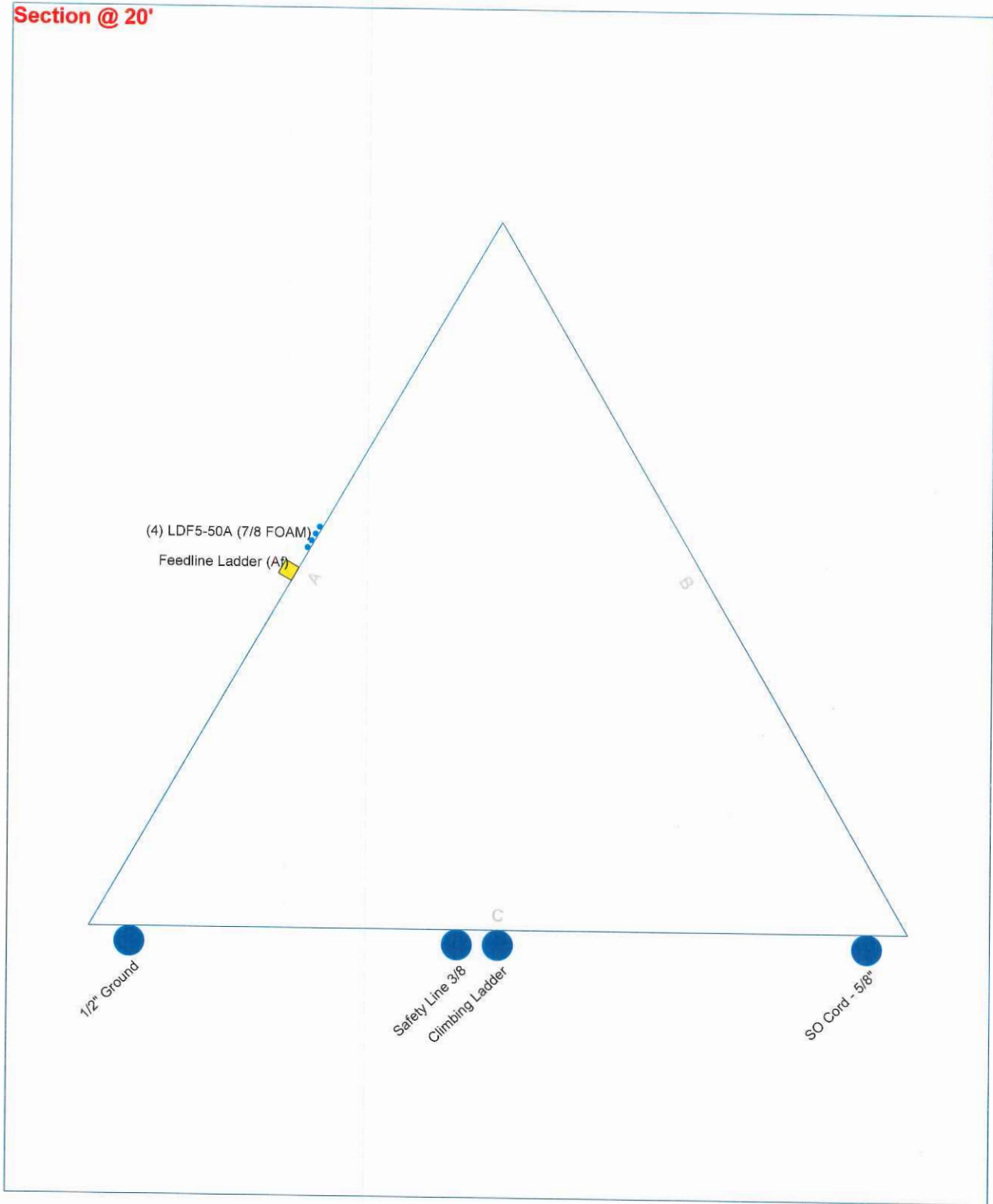
This design may not be used without the written consent of CASE, Inc.

C.A.S.E., Inc. P.O. Box 4825 Lafayette, Louisiana 70502 Phone: 337-232-3336 FAX: mgranberry@casengr.com	Job:	Preliminary Design		
	Project:	190' SST Houma Site, LA		
	Client:	Viasat	Drawn by:	MJG
	Code:	TIA-222-H	Date:	07/22/25
	Path:		Scale:	NTS
			Dwg No:	E-1

Feed Line Plan 20'

— Round
 — Flat
 — App In Face
 — App Out Face

Section @ 20'



C.A.S.E., Inc.		
P.O. Box 4825		
Lafayette, Louisiana 70502		
Phone: 337-232-3336		
FAX: mgranberry@casengr.com		
Job:	Preliminary Design	
Project:	190' SST Houma Site, LA	
Client: Viasat	Drawn by: MJG	App'd:
Code: TIA-222-H	Date: 07/22/25	Scale: NTS
Path:		Dwg No: E-7



1131 Goode Street



1131 Goode Street