

# Houma-Terrebonne Regional Planning Commission

Robbie Liner.....Chairman  
Jan Rogers.....Vice-Chairman  
Barry Soudelier.....Secretary/Treasurer  
Michael Billiot.....Member  
Terry Gold.....Member  
Clarence McGuire.....Member  
Angele Poiencot.....Member  
Travion Smith.....Member  
Wayne Thibodeaux.....Member

**MARCH 19, 2026, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor, Houma, Louisiana**

**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 the Minutes of the Zoning & Land Use Commission for the Regular Meeting of February 26, 2026

**E. COMMUNICATIONS:**

1. Letter from Diane Collins regarding the withdrawal of the 108 Smith Lane rezone application

**F. PUBLIC HEARING:**

1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 143 Munson Drive; The Peninsula, LLC, applicant (*Council District 3 / City of Houma Fire*)

**G. STAFF REPORT**

**H. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman's 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. APPROVAL OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 26, 2026

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 19, 2026 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2026**

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract  
Approval Requested: Process D, Minor Subdivision  
Location: 1789 Martin Luther King Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 3 / Bayou Cane Fire District  
Developer: Crescent Farms Plantation, LLC  
Surveyor: Landsource, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: The Cottages at Cypress Ridge, Phase B  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: LA Hwy. 24, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Prime Land Developments, LLC  
Engineer: Milford & Associates, Inc.  
  
b) Consider Approval of Said Application

**H. STAFF REPORT:**

1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2026

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

1. Lot Line Shift of Property belonging to Ke-Jo Enterprises, L.L.C. being a portion of Josephine Subdivision, Add. No. 1; Section 105. T17S-R17E, Terrebonne Parish, LA (*214 & 216 Patterson Street / Councilwoman Kim Chauvin, District 8*)
2. Lot Line Shift between Lot 2, Lot 3, & Lot 4, Block 6, Addendum No. 4, to Allemand Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (*202 Royce Street / Councilman John Amedée, District 4*)

**J. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**K. COMMISSION COMMENTS:**

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

**L. PUBLIC COMMENTS**

**M. ADJOURN**

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: Reappraisal District 12 in Ward 3
- Developer's Name & Address: Crescent Farms Plantation, LLC  
Owner's Name & Address: P.O. Box 1548, Houma, LA 70361  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: LandSource, Inc.

### SITE INFORMATION:

- Physical Address: 1789 Martin Luther King Blvd. Houma, LA 70361
- Location by Section, Township, Range: Section 33, Township 17 South, Range 17 East
- Purpose of Development: Future Gas Station/Convenience Store
- Land Use:  
\_\_\_\_\_ Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
 X  Commercial  
\_\_\_\_\_ Industrial
- Sewerage Type:  
\_\_\_\_\_ Community  
 X  Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
- Drainage:  
\_\_\_\_\_ Curb & Gutter  
 X  Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
- Planned Unit Development: Y  N
- Date and Scale of Map: February 13, 2026 Scale: 1in. = 40 ft.
- Council District / Fire Tax Area: Council District 3/Bayou Cane Fire Tax Area
- Number of Lots: 2
- Filing Fees: \$125.00

### CERTIFICATION:

I, Michael Davis, certify this application including the attached date to be true and correct.

Michael Davis  
Print Applicant or Agent

[Signature]  
Signature of Applicant or Agent

2-17-26  
Date

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

Edmund S. McCollam  
Print Name

[Signature]  
Signature

2/27/26  
Date

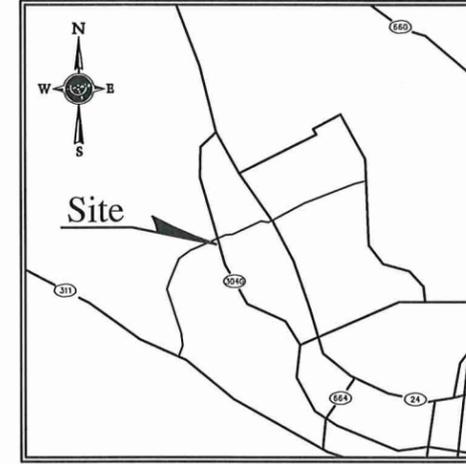
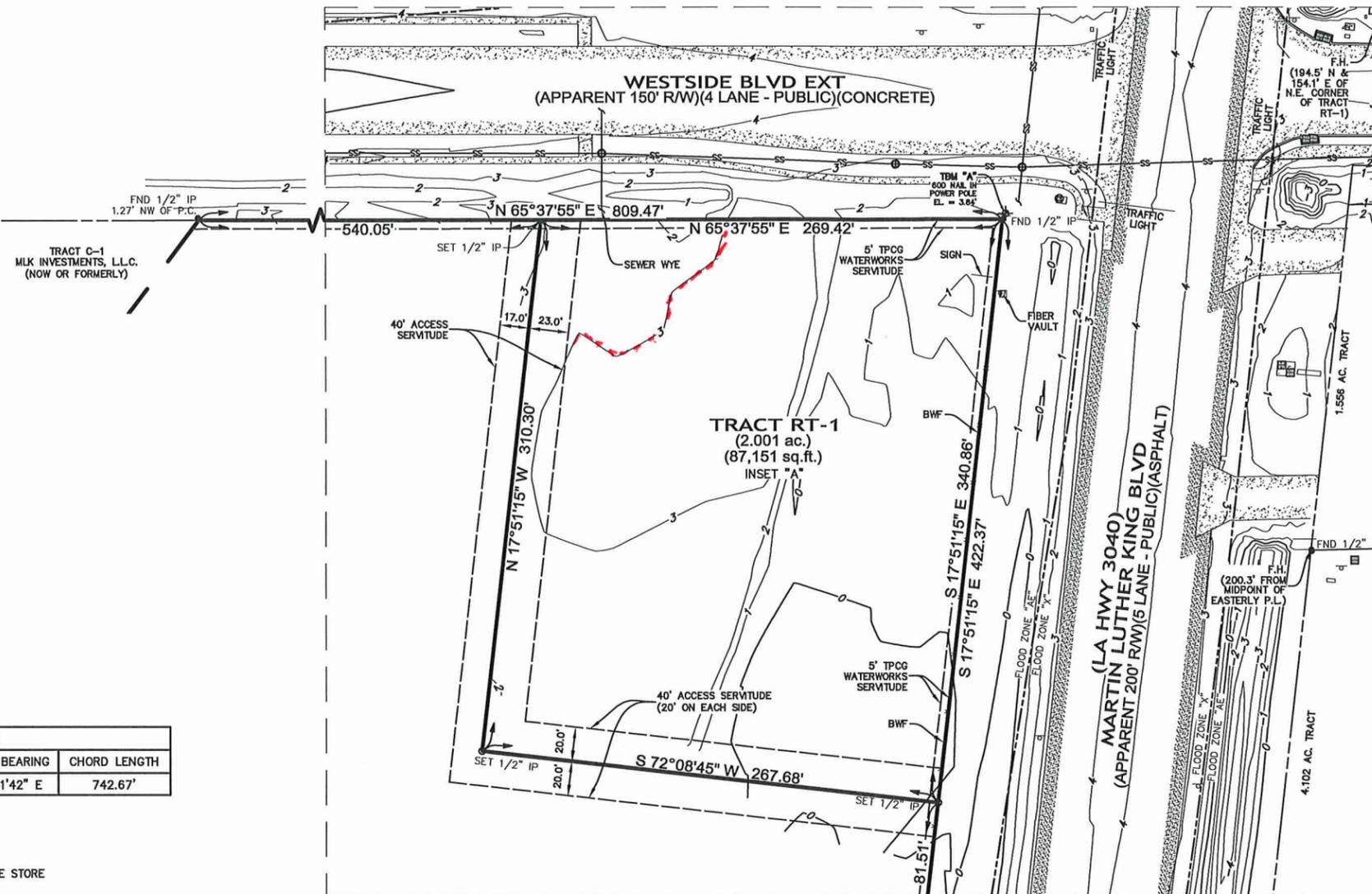


**LEGEND**

- Property Line
- - - Right of Way Line
- - - Servitude Line
- - - SS - Underground Sewer Line
- x - Fence Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- ⊕ Temporary Bench Mark
- ⊕ Fire Hydrant
- ⊕ Sewer Manhole
- ⊕ Drain Inlet
- ⊕ Drain Manhole
- FND Found
- IP Iron Pipe
- F.H. Fire Hydrant
- Asphalt Pavement
- Concrete Pavement

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11559.16'	742.80'	S 19°41'42" E	742.67'

**NOTES:**  
 EXISTING LAND USE: UND/COMMERCIAL  
 INTENDED LAND USE: GAS STATION/CONVENIENCE STORE  
 DEVELOPER: RACETRAC, INC.  
 CITY LIMITS: HOUMA



**VICINITY MAP**  
 SCALE: 1" = 2000'

- GENERAL NOTES:**
- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22109C0235E for Terrebonne Parish Louisiana, last revised 9/7/2023, the property shown hereon is located in Flood Zones "X" & "AE". Nearest adjacent Base Flood Elevation = 3 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
  - FLOOD AREAS DEFINED:**  
 Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.  
 Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).  
 Flood Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)
  - Zoning:** C2 (General Commercial District) Zoning Information should be verified with City/Parish Planning Commission.
  - Yard Requirements:**  
 Minimum Front Yard: 25 feet  
 Minimum Rear Yard: 20 feet  
 Minimum Side Yard: 5 feet
  - Reference Maps:**  
 A. Transfer from Andrew McCollam, Jr., et al to Crescent Farms Plantation, L.L.C., dated November 30, 1998 (Bk:1632 Pg: 682, File#: 1036704)  
 B. Raw Land Division of Tract A and the Remaining Area of Crescent Farms Plantation along Martin Luther King Jr. Blvd. for Crescent Farms Plantation, L.L.C. by Matthew J. Ledet dated 4/12/2017.  
 C. Survey of a 1.496 Acre Tract and a 0.119 Acre Tract by David A. Waltz dated March 19, 2014.
  - The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
  - No attempt has been made by LandSource, Inc., to verify title, actual legal ownership, deed restrictions, servitudes, easements or other burdens on the property other than that furnished by the client or his representative.
  - Utilities:** The location of underground utilities was not in the scope of this survey.

**MAP SHOWING RESUBDIVISION OF A 24.702 AC. TRACT INTO TRACT RT-1 & REM. OF 24.702 AC. TRACT**  
 LOCATED IN SECTION 33, T-17-S, R-17-E, SOUTHEAST LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, TERREBONNE PARISH, LOUISIANA FOR RACETRAC, INC.

Approved & Accepted this date \_\_\_\_\_ by the Houma-Terrebonne Regional Planning Commission.

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

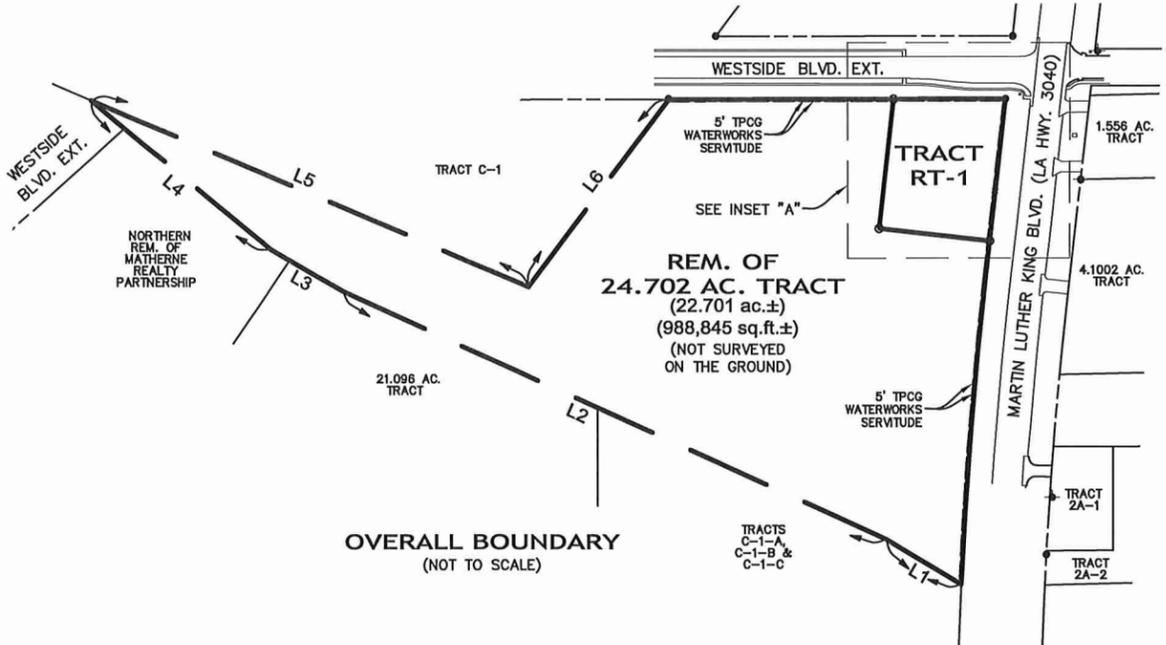
For: \_\_\_\_\_

**CERTIFICATION:**  
 This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 et seq. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".



David L. Patterson, P.L.S. Date 2/13/26  
 La. Registration No. 04784

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 83°23'39" W	209.88'±
L2	N 89°51'39" W	1436.04'±
L3	N 84°24'58" W	200.60'±
L4	N 74°44'45" W	557.94'±
L5	N 88°36'43" E	1143.20'±
L6	N 12°38'51" E	559.21'±



Printed on: Mar. 03, 2026 - 2:45pm by mbarback

# Houma-Terrebonne Regional Planning Commission

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

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

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

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

- Name of Subdivision: The Cottages at Cypress Ridge, Phase B
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.  
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd.  
*All owners must be listed, attach additional sheet if necessary*
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc.

### SITE INFORMATION:

- Physical Address: LA Hwy. 24
- Location by Section, Township, Range: Section 4, T16S/R17E
- Purpose of Development: Residential Planned Unit Development
- Land Use:  
 Single-Family Residential  
\_\_\_\_\_ Multi-Family Residential  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial
- Sewerage Type:  
 Community  
\_\_\_\_\_ Individual Treatment  
\_\_\_\_\_ Package Plant  
\_\_\_\_\_ Other
- Drainage:  
 Curb & Gutter  
\_\_\_\_\_ Roadside Open Ditches  
\_\_\_\_\_ Rear Lot Open Ditches  
\_\_\_\_\_ Other
- Planned Unit Development: Y  N
- Date and Scale of Map:  
23FEB26 Scale of Map: 1" = 60'
- Council District / Fire Tax Area:  
2/Schriever
- Number of Lots: 54
- Filing Fees: \$860.00

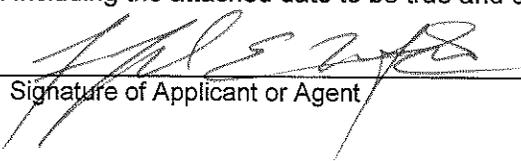
### CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III  
Print Applicant or Agent

23 FEB 26

Date

  
Signature of Applicant or Agent

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

Brad Ledet  
Print Name of Signature

  
Signature

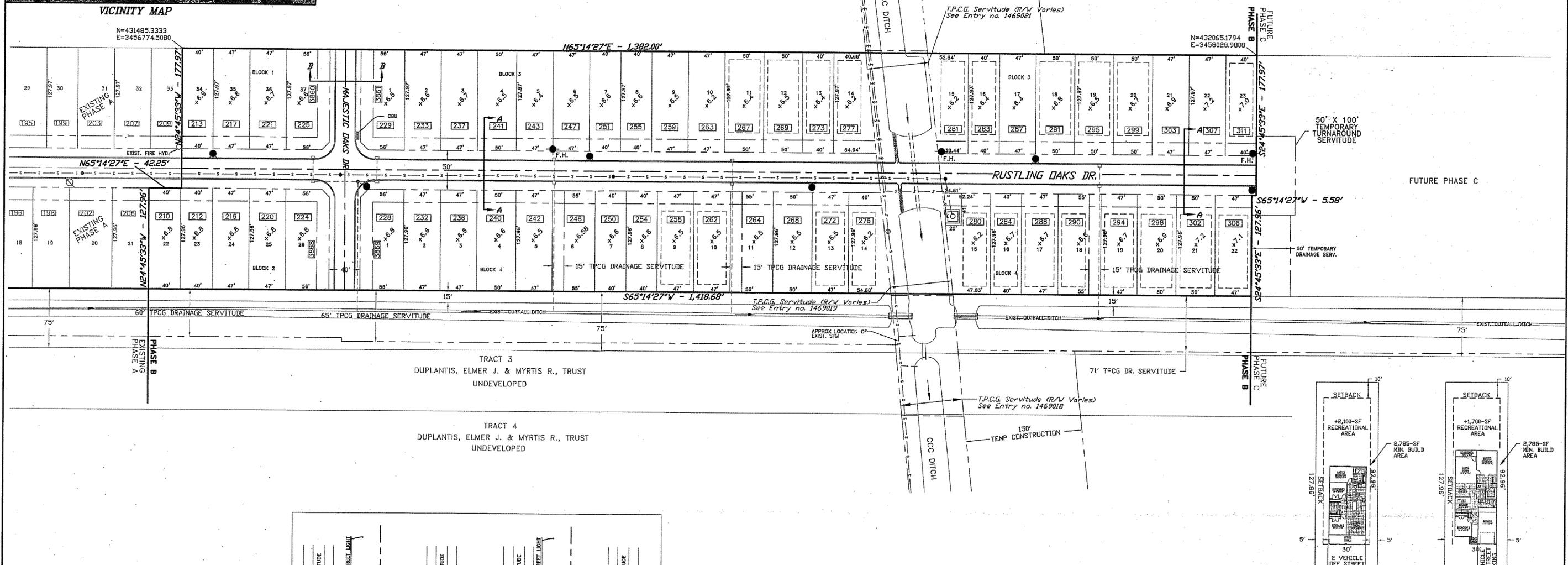
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Date



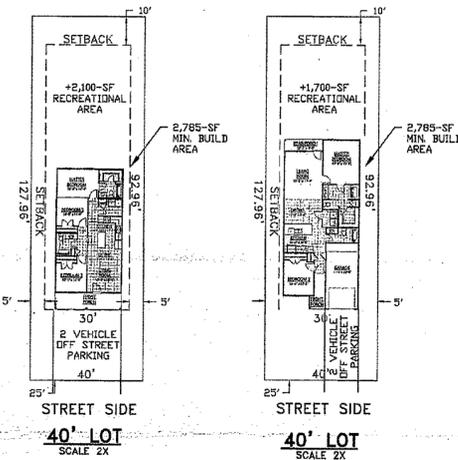
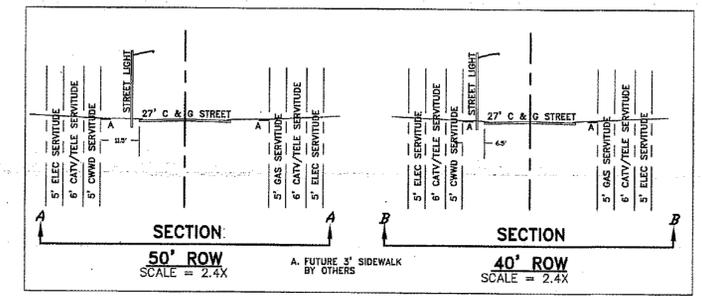
PROJECT SITE

SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC

SUSANNA KENNEDY LEBOUF, OR ASSIGNS UNDEVELOPED



**GENERAL NOTES:**  
 NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.  
 NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.  
 NOTE: This property is situated within ZONE 'X' as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map No. 22109C 00055 & 00100 E)



**LAND USE:**  
 RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 ENGINEERING PLAN  
 SUBDIVISION PLAN

**LEGEND**

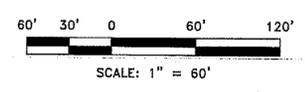
- INDICATES 5/8" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ○ PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BM BENCH MARK
- BRASS DISC SET IN CONCRETE
- FINISH C/L LOT GRADE ELEV
- HOUSE NUMBERS

**DEDICATION OF STREETS AND SERVITUDES**  
 THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.  
 THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.  
 AUTHORIZED OWNER \_\_\_\_\_

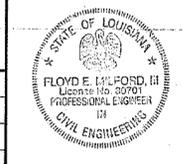
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

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

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.  
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT



DATE	REVISION	BY



**PROPOSED SUBDIVISION FOR:**  
 THE COTTAGES AT CYPRESS RIDGE (PHASE B)  
 PRIMELAND DEVELOPMENT, LLC  
 SECTION 4, T16S -- R17E  
 TERREBONNE PARISH, LOUISIANA

**MILFORD & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

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

DRAWN: DAB
CHK'D: FEM III
SCALE: 1" = 60'
DATE: 23FEB26
JOB # 25-65
CAD # 2565-SD
FILE #