

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

APRIL 16, 2026, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 4/9/2026

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

We remind 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.

D. APPROVAL OF MINUTES:

1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of March 19, 2026

E. COMMUNICATIONS:

F. NEW BUSINESS:

1. Home Occupation:
Establish a notary business in a R-1 (Single-Family Residential) zoning district; 421 Douglas Drive; David Coffman, applicant (*Council District 3 / Bayou Cane Fire*)
2. Planned Unit Development:
Gold Estates, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive; Lot 4, Block 1, Woodlawn Ranch Acres, Add. No. 3; Ironman Properties of America, LLC, applicant (*Council District 8 / City of Houma Fire*)
3. Preliminary Hearing:
Rezone from I-1 (Light Industrial) & OL (Open Land) to I-1 (Light Industrial) 526 South Hollywood Road, Tract A on Map Showing Tracts A & B, Redivision of Property of Marvin Marmande, Jr., et al; Terrebonne Parish Consolidated Government, applicant; and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m. (*Council District 6 / City of Houma & Bayou Cane Fire*)

G. STAFF REPORT

1. Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts, and call a Public Hearing for Thursday, May 21, 2026 at 6:00 p.m.

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

We remind 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.

D. APPROVAL OF MINUTES:

- 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 19, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 16, 2026 INVOICES AND THE TREASURER’S REPORT OF MARCH 2026

- 1. Martin & Pellegrin, CPAs to present 2025 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Redivision of Lot "E" to Property belonging to Rodney G. Huffaker, et ux, to Lot "E-1" & Lot "E-2
 Approval Requested: Process D, Minor Subdivision
 Location: 1633 Savanne Road, Terrebonne Parish, LA
 Government Districts: Council District 6 / Bayou Cane Fire District
 Developer: Alicia & William Johnston
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 2. a) Subdivision: Gold Estates, A Redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres
 Approval Requested: Process D, Minor Subdivision
 Location: 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive, Terrebonne Parish, LA
 Government Districts: Council District 8 / City of Houma Fire District
 Developer: Ironman Properties of America, LLC
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Variance Request:
 - 1) Variance for 25' frontage in lieu of 50' required frontage (50x50 box)
 - 2) Variance for 10' between buildings in lieu of 15' required distance
 - d) Consider Approval of Said Application
- 3. a) Subdivision: The Cottages at Cypress Ridge, Phase A
 Approval Requested: Process C, Major Subdivision-Final
 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. Alex Hobdy, Center for Planning Excellence (CPEX), to present an update on the Complete Streets Policy development
- 2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
- 3. Reminder to those who haven’t completed the required Planning Commissioner Training (Act 859) [May 2, 2026, 8:00 a.m. to Noon, South Central Planning & Development Commission] and the annual ethics and sexual harassment training for 2026

I. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Shift between Revised Lots 36, 38, 40, & 42, Block 2 to Sugar Ridge West; Section 104, T17S-R17E, Terrebonne Parish, LA (*Sugar Ridge Drive / Councilman Danny Babin, District 7*)
- 2. Revised Tracts C & D, Lot Line Shift of Property belonging to Brandon Trahan; Section 49, T17S-R16E, Terrebonne Parish, LA (*4245 Bayou Black Drive / Councilman Danny Babin, District 7*)

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments
- 2. Chairman’s Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MARCH 19, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 19, 2026 of the HTRPC to order at 6:27 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Clarence McGuire.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot and Mr. Travion Smith. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 26, 2026."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the March 19, 2026 invoices and approve the Treasurer's Report of February 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):** None.
- G. **APPLICATIONS / NEW BUSINESS:**
1. The Chairman called to order the Public Hearing for an application by Crescent Farms Plantation, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract.
- a) Mr. David Patterson, LandSource, LLC, discussed the location and division of property.
- b) The Chairman recognized Connie Bourg, 5953 Alma Street, who expressed concerns of the property being wetlands. Mr. Pulaski stated the property was bottom land hardwood.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon municipal addresses being depicted on the plat, method of sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.
- e) Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Resubdivision of a 24.702 acre tract into Tract RT-1 & Remainder of 24.702 acre tract conditioned upon municipal addresses being depicted on the plat, method of

sewerage disposal being depicted on the plat, and submittal of all utility service availability letters.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order an application by Prime Land Developments, LLC requesting engineering approval for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B.

- a) Mr. Gene Milford, Milford & Associates, Inc., was present to represent the application.
- b) Mrs. Joan Schexnayder, Parish Engineer, TPCG Engineering Division, read a memo dated March 19, 2026 regarding the punch list items for the development [See *ATTACHMENT A*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon approval of the rear lot drainage and resolving remaining items on the Engineering report.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC grant approval of the engineering application for Process C, Major Subdivision, for The Cottages at Cypress Ridge, Phase B, with an exception granted for rear lot drainage [Blocks 2 & 4] and conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated March 19, 2026 [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the required Planning Commissioner training as required by Act 859 that they needed to make it a priority. He stated they would be scheduling a date, on a Saturday, for the training with Mart Black and Pat Gordon and to be held at South Central Planning & Development Commission’s office.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

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)*

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:
 - a) Mr. Thibodeaux inquired about South Central Planning & Development Commission and Barataria Terrebonne Estuary Foundation’s program for home sewerage treatment system upgrades. Mr. Pulaski stated he did not know much about it but Pat Gordon would.
2. Chairman’s Comments: None.

L. PUBLIC COMMENTS:

1. Mrs. Joan Schexnayder presented Mr. Gene Milford, P.E., the Andrew M. Lockett Award for Civic Activities from the Louisiana Engineering Society.

M. Mr. Soudelier moved, seconded Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:46 p.m."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Limer; ABSENT: Mr. Billiot and Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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




TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



March 19, 2026
2nd Review
Item G.2

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** 

SUBJECT: **The Cottages at Cypress Ridge Phase B
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.6. All lots are not graded to drain to the street or to major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear already exists or is to be dedicated; however, the percentage may not exceed 60% of the total depth of lots up to 225' deep. This subdivision qualifies for this exception.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Pollution Control
 - b. Department of Health and Hospitals for water and sewer
3. 24.7.6.1.10 Waiting on approval from TPCG Roads Division for signage plan.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc:
F.E. Milford, III. P.E., (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

March 2026

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		35,126.73
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems March 2026)	323.19	
USA Today Media Corp. (Publications - February)	467.10	
TPCG (February 2026 Postage)	147.41	
Diana Collins (Refund - 108 Smith Lane)	25.00	
CHASE BANK (Service Fees)	40.00	
TOTAL EXPENDITURES	1,002.70	
SUBTOTAL	34,124.03	
ACCOUNTS RECEIVABLE	1,394.36	
ENDING BALANCE		<u>35,518.39</u>
Chase Bank - Savings Account		31,560.49
Chase One Bank - Checking Account		<u>3,957.90</u>
TOTAL		<u><u>35,518.39</u></u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 BARRY SOUDELIER, Secretary/Treasurer
 MICHAEL BILLIOT
 TERRY GOLD
 CLARENCE MCGUIRE
 ANGELE POIENCOT
 TRAVION SMITH
 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

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2026 - MARCH TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.53
Interest on Checking Account	0.05
LandSource, Inc.	260.72
Prime Land Developments, LLC	860.00
Charles L. McDonald Land Surveyor, Inc	125.00
Jodie P Burton or Kevin Burton	125.00
United States Treasury - refund	23.06

Approved by: Secretary/Treasurer
Title

\$ 1,394.36

Approved by: Chairman
Title

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
4/16/2026		Michael Billiot	Per Diem	46.17
4/16/2026		Terry Gold	Per Diem	46.17
4/16/2026		Robbie R. Liner	Per Diem	46.17
4/16/2026		Clarence McGuire Jr.	Per Diem	46.17
4/16/2026		Angele Poiencot	Per Diem	46.17
4/16/2026		Jan J. Rogers	Per Diem	46.17
4/16/2026		Travion Smith	Per Diem	46.17
4/16/2026		Barry J. Soudelier	Per Diem	46.17
4/16/2026		Wayne Thibodeaux	Per Diem	46.17
4/16/2026	ACH PMT	United States Treasury	1st QTR 2026	145.35
4/16/2026	GZ-01495	TPCG	March Postage	180.38
4/16/2026	7633152	USA Today Media Corp.	March Advertising	1,060.65
4/16/2026	21940	American Planning Association	2026 Dues	705
TOTAL OPERATING EXPENDITURES				2,506.91

Date	Invoice	Vendor	Description	Amount
4/16/2026		H-T Reg. Plan Comm	Transfer	5,000.00

4/16/2026 _____ Secretary/Treasurer
Date Title

4/16/2026 _____ Chairman
Date Approved by: Title

4/16/2026 _____ Accountant
Date Approved by: *Dana C. ReCompte* Title

Receipts April 1st through April 30th 2026

David C. Coffman	10.00
Charles L. McDonald Land Surveyor, Inc	500.00
Charles L. McDonald Land Surveyor, Inc	177.20
Charles L. McDonald Land Surveyor, Inc	145.88
Prime Land Developments, LLC	785.00
Charles L. McDonald Land Surveyor, Inc	125.00
Brandon M. Trahan/Julie B. Trahan	125.00

1,868.08

Chase Bank Money Market Account Balance \$24,692.41
Chase Bank Checking Account Balance \$6,450.99

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. 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:

1. Name of Subdivision: Redivisojn of Lot "E" to properety belonging to Rodney G. Huffaker et ux, to Lot "E-1" & "E-2"
2. Developer's Name & Address: Alicia & William Johnston 187 Juliana Way Houma, LA 70364
Owner's Name & Address: Alicia & William Johnston 187 Juliana Way Houma, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald, PLSX

SITE INFORMATION:

4. Physical Address: 1633 Savanne Road
5. Location by Section, Township, Range: Section 72, T17S-R16E
6. Purpose of Development: Divide lot for construction purposes
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. Planned Unit Development: Y N
11. Date and Scale of Map: Date: 3/26/2026 Scale: 1"=100'
12. Council District / Fire Tax Area: _____
13. Number of Lots: _____
14. Filing Fees: _____

CERTIFICATION:

I, Alisa Champagne, certify this application including the attached date to be true and correct.

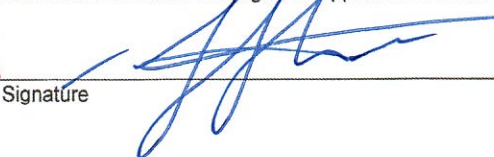
Alisa Champagne
Print Applicant or Agent


Signature of Applicant or Agent

3/26/2026
Date

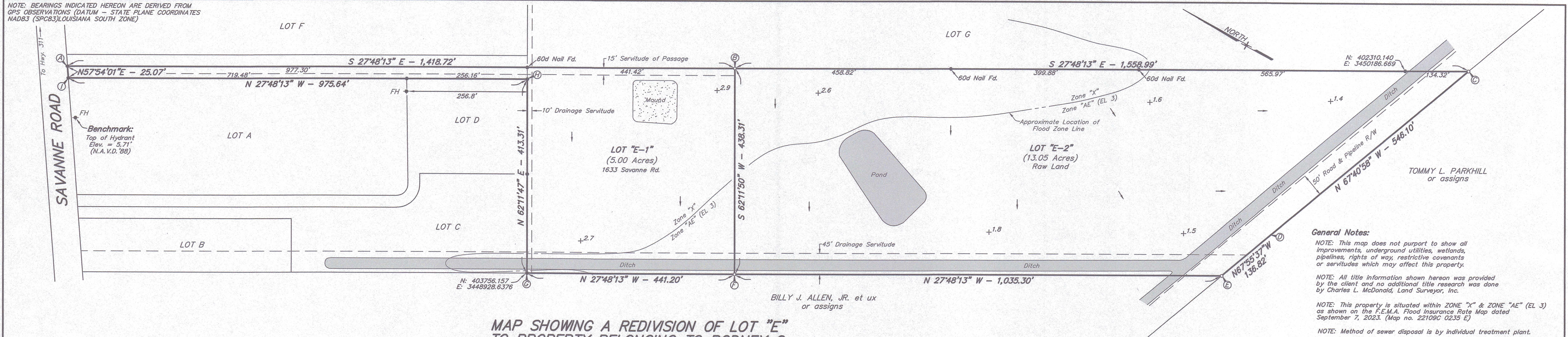
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each 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.

William M. Johnston IV
Print Name of Signature


Signature

3-30-2026
Date

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83) LOUISIANA SOUTH ZONE)



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" & ZONE "AE" (EL 3) as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023. (Map no. 22109C 0235 E)
 NOTE: Method of sewer disposal is by individual treatment plant.
 NOTE: Lots shown hereon shall use the existing privately maintained ditches along the southern and western sides. The property owners shall perpetually maintain all necessary private drainage structures to said drainage destinations.

MAP SHOWING A REDIVISION OF LOT "E" TO PROPERTY BELONGING TO RODNEY G. HUFFAKER et ux, TO LOT "E-1" & LOT "E-2" LOCATED IN SECTION 72, T17S - R16E, TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100' 26 MARCH 2026

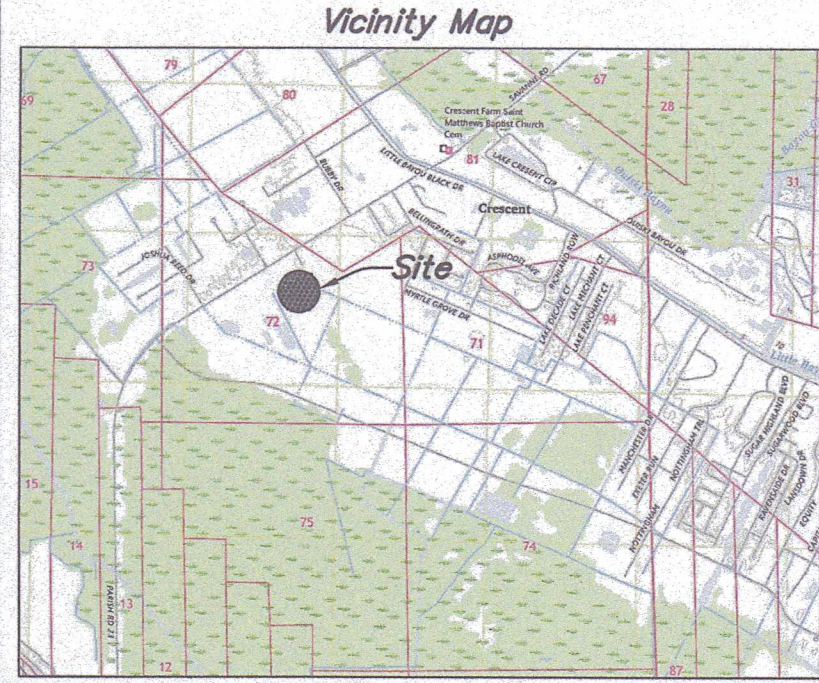
CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P.O. Box 1390 Gray, LA 70359
 Ph: (985)876-4412/Fax: (985)876-4806
 Email: clmsurveyor@aol.com

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
 APPROVED: *[Signature]* REG. P.L.S. No. 3402



APPROVED AND ACCEPTED ON THIS DATE _____
 BY THE TERREBONNE PARISH PLANNING COMMISSION
 BY _____ FOR _____

Reference Maps:
 "PLATS SHOWING LOTS A THRU G, A REDIVISION OF PROPERTY BELONGING TO TO RODNEY G. HUFFAKER et ux" prepared by Kenneth L. Rembert, Surveyor, dated June 3, 2019.



- Legend:**
- Indicates 1/2" Pipe Set Unless Noted
 - Indicates 5/8" Rod Fd. Unless Noted
 - +0.0 Indicates Ground Elevation
 - FH Indicates Existing Fire Hydrant
 - Indicates Drainage Flow

DATE	BY

LOT "E-1" & LOT "E-2" ALICIA & WILLIAM JOHNSTON

CHARLES L. McDONALD
 LAND SURVEYOR, INC.
 P.O. Box 1390
 Gray, LA 70359
 Ph: (985) 876-4412
 Email: clmsurveyor@aol.com

DRAWN: A.M.C.
 CHECKED: C.L.M.
 SCALE: 1" = 100'
 DATE: 26 MAR 26

JOB # 7400 CAD # 7400 (William Johnston) FILE #

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. 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)

Variance requested 25' frontage in lieu of 50' frontage required

Variance requested for 10' between buildings in lieu of the 15' required distance.

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

1. Name of Subdivision: "Gold Estates" a redivision of Lot 4, Block 1 of Addendum No. 3 to Woodlawn Ranch Acres
2. Developer's Name & Address: Ironman Properties of America, LLC PO Box 61 Bourg, LA 70343
Owner's Name & Address: Ironman Properties of America, LLC PO Box 61 Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Charles L. McDonald Land Surveyor, Inc

SITE INFORMATION:

4. Physical Address: 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128 & 130 Gold Dr
5. Location by Section, Township, Range: Section 6, T17S-R18E
6. Purpose of Development: Sale of townhomes
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. Planned Unit Development: Y N
11. Date and Scale of Map: Date: 3/25/2026 Scale: 1"=30'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 16
14. Filing Fees: _____

CERTIFICATION:

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

3/27/2026

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.

Ironman Properties of America, LLC

by: Terry Gold

Print Name of Signature

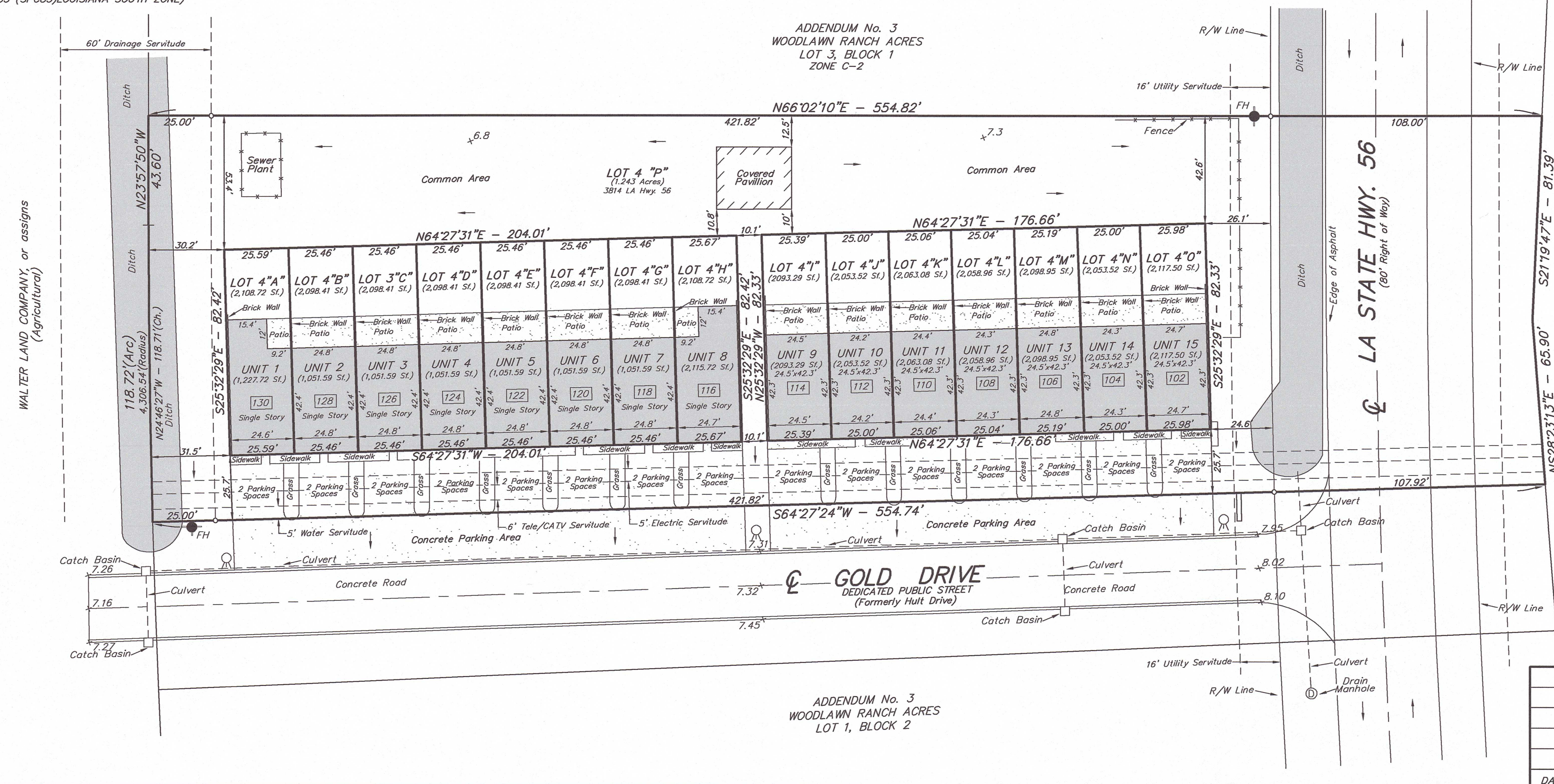
3/27/2026

Date

Signature

NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83) LOUISIANA SOUTH ZONE)

ADDENDUM No. 3
WOODLAWN RANCH ACRES
LOT 3, BLOCK 1
ZONE C-2



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 "AE" (EL 10'), as shown on the F.E.M.A. Flood Insurance Rate Map dated September 7, 2023 (Map No. 22109C 0275 E)

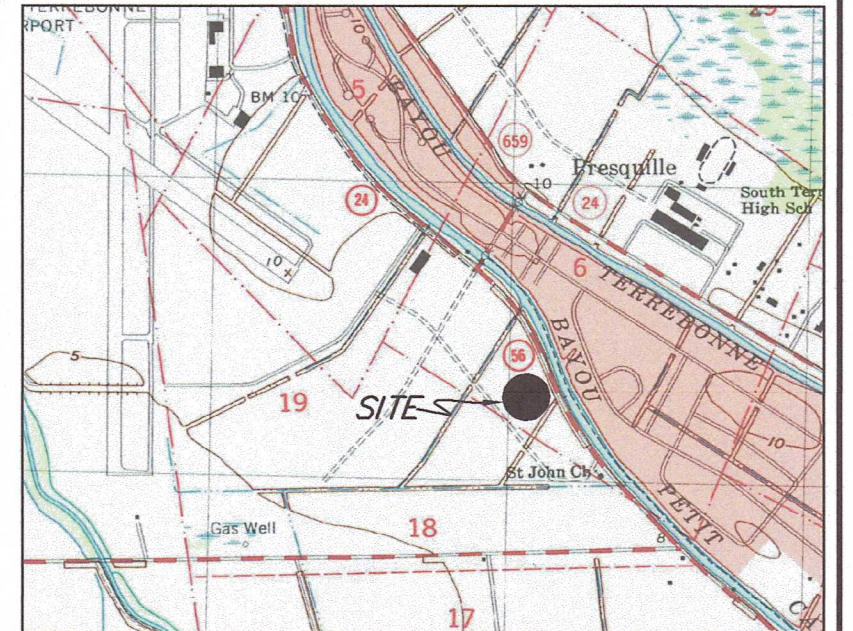
REFERENCE MAP: "WOODLAWN RANCH ACRES ADDENDUM No. 3" prepared by Milford & Associates, Inc. dated 8 September 2006 and recorded at entry no. 1280082.

Method of Sewer Disposal is Sewer Treatment Plant.

The lots shown hereon drain into the DOTD maintained ditch east side of the the property, the T.P.C.G. maintained ditch on the west side of the property and into the T.P.C.G. maintained drainage system along Gold Drive. The property owners shall perpetually maintain all necessary private drainage structures to said drainage destination.

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

BY _____ FOR _____



VICINITY MAP

**GOLD ESTATES
A REDIVISION OF LOT 4,
BLOCK 1 OF ADDENDUM No. 3 TO
WOODLAWN RANCH ACRES
LOCATED IN SECTION 6, 18 & 19 T17S-R18E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 30' 25 MARCH 2026

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurveyor@aol.com



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.
APPROVED: *Charles L. McDonald* REG. P.L.S. No. 3402

Building Height 25'
TOTAL AREA:
1.963 Acres

ZONE "C-2

Proposed Land Use:
Planned Unit Development &
Single Family Residential

DEVELOPER:
**IRONMAN PROPERTIES OF
AMERICA, LLC**

CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390
Gray, LA 70359
Ph: (985) 876-4412
Email: clmsurveyor@aol.com

DRAWN: A.M.C.
CHECKED: C.L.M.
SCALE: 1" = 30'
DATE: 25 MAR 26

DATE	BY

JOB #	CAD #	FILE #
7420	7420	

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. <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 checked="" 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 type="checkbox"/> Minor Subdivision |
| <input checked="" type="checkbox"/> 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 A
- Developer's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. Thibodaux, LA 70301
Owner's Name & Address: Prime Land Developments, LLC - 1006 Bayou Blue By Pass Rd. Thibodaux, LA 70301
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-R16E/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: 25 MAR 26 Scale of Map: 1" = 60'
- Council District / Fire Tax Area: 2 / Schriever
- Number of Lots: 54
- Filing Fees: \$785.00

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


30 MAR 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.


Print Name of Signature

3/24/26
Date

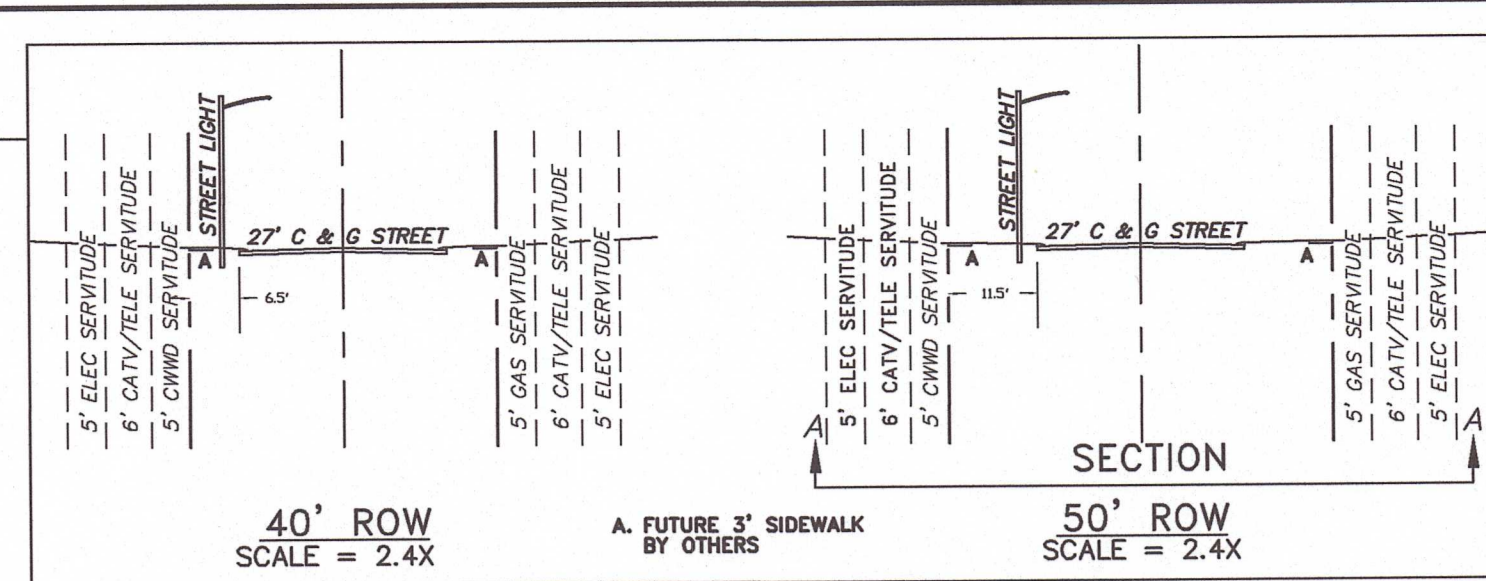

Signature

PC26/ 4 - 3 - 7

Revised 11/3/2021



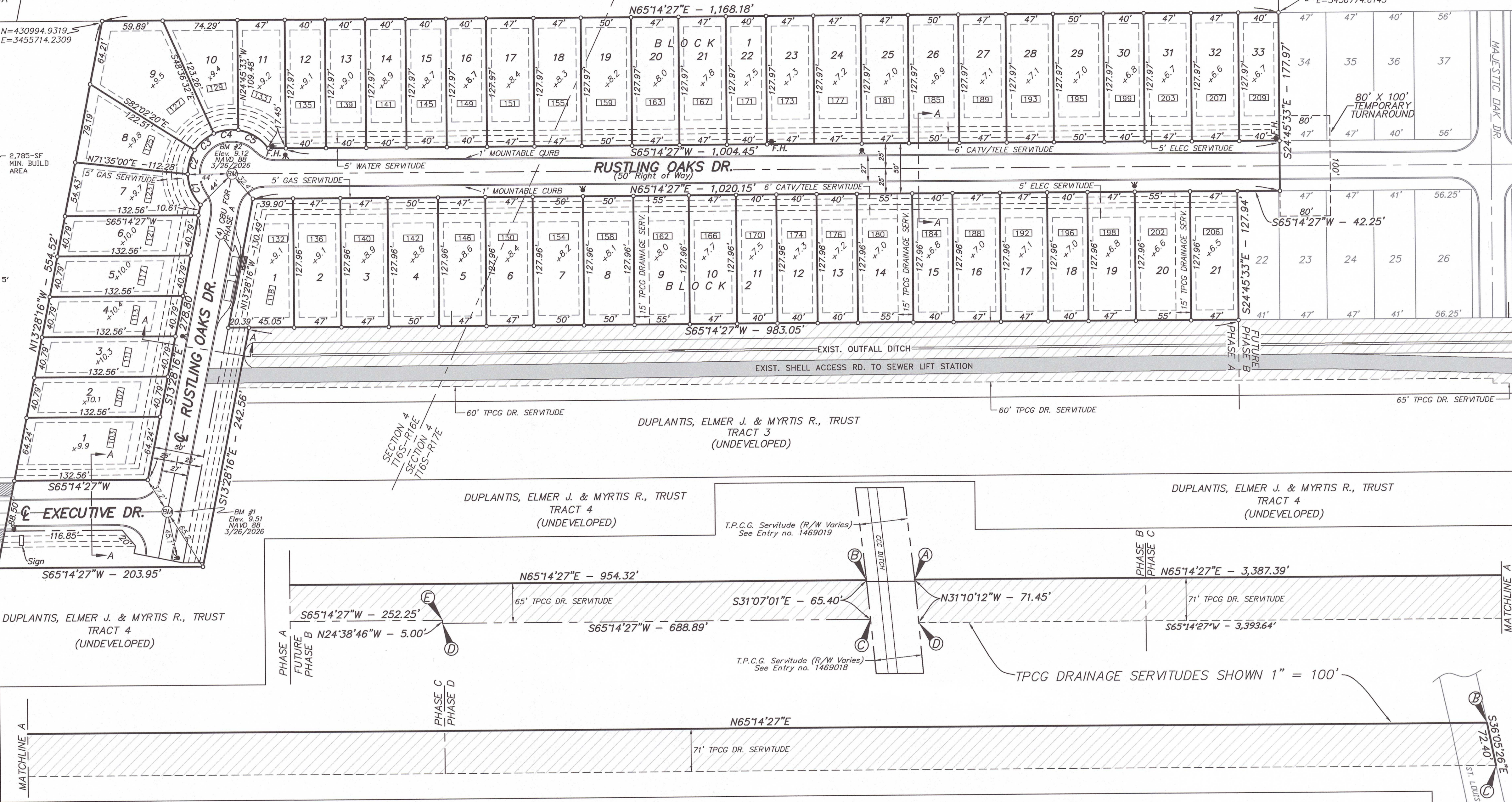
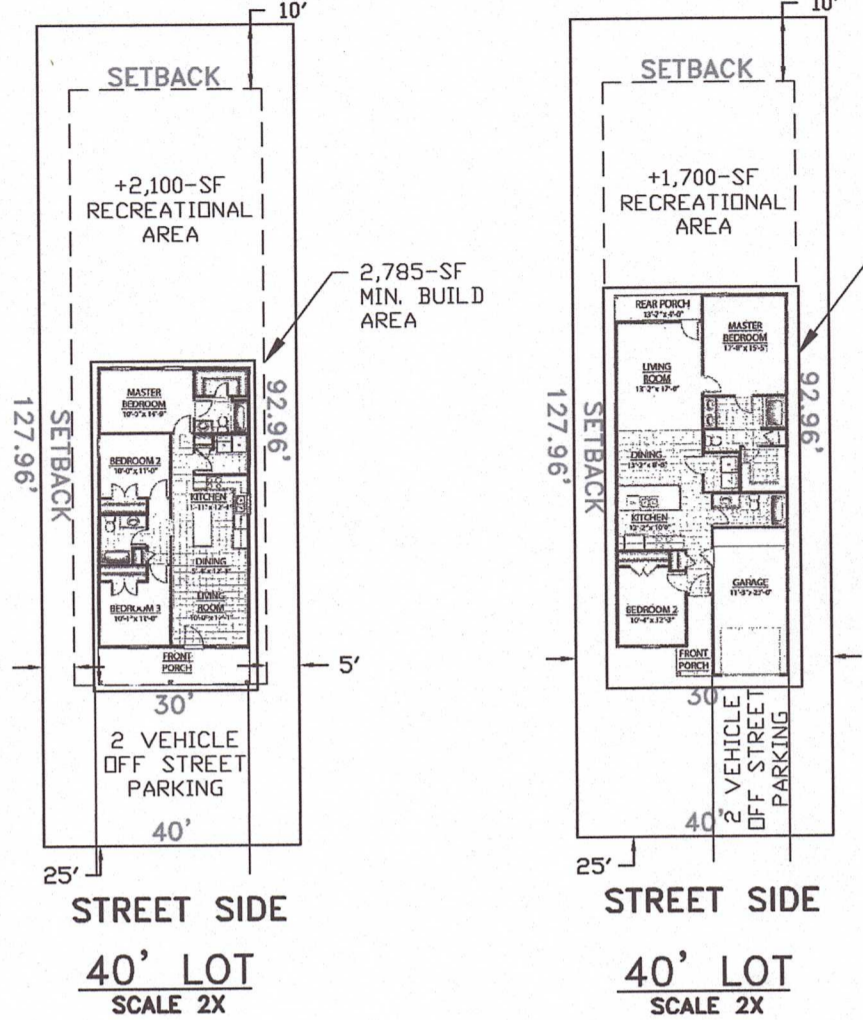
PROJECT SITE
LEBOUEF, DANIEL JOHN & SUSANNA



SOUTHLAND INTERNATIONAL OF LOUISIANA, LLC

SUSANNA KENNEDY LEBOUEF, OR ASSIGNS UNDEVELOPED

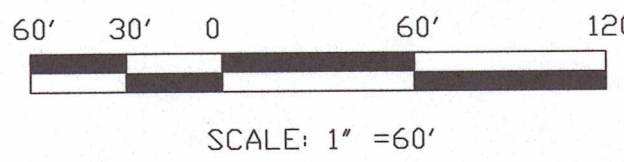
VICINITY MAP



Curve #	Length	Radius	Chord Direction	Chord Length
C1	33.81'	44.00'	S46° 50' 11"E	32.98'
C2	25.07'	44.00'	S08° 25' 55"E	24.84'
C3	25.67'	44.00'	S24° 40' 34"W	25.31'
C4	25.00'	44.00'	S57° 40' 02"W	24.66'
C5	35.84'	44.00'	N82° 43' 11"W	34.86'

PHASE A - 54 LOTS
PHASE B - 54 LOTS
PHASE C - 54 LOTS
PHASE D - 55 LOTS
217 TOTAL LOTS

- LEGEND**
- INDICATES 5/8" IRON ROD SET
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - F.H. ● PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - BM BENCHMARK
 - BRASS DISC SET IN CONCRETE
 - x/x+ FINISH C/L LOT GRADE ELEVATIONS
 - 0000 HOUSE NUMBERS



SCALE: 1" = 60'

CURB & GUTTER DRAINAGE
TPCG COMMUNITY SEWER
SCHRIEVER FIRE DISTRICT
ATMOS GAS
COMCAST
ENERGY/SLECA
COUNCIL DISTRICT NO. 2
SCHOOL DISTRICT NO. 2
ROAD LIGHTING DISTRICT NO. 1

LAND USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
FINAL PLAT

THE COTTAGES AT CYPRESS RIDGE (PHASE A)
PRIME LAND DEVELOPMENTS, LLC
SECTION 4, T16S - R16E/R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS, HOUMA, LOUISIANA
DRAWN: A.M.C.
CHK'D: FEM III
SCALE: 1" = 60'
DATE: 25 MAR 26

CHARLES L. McDONALD,
LAND SURVEYOR, INC. P.O. Box 1390 Gray, LA 70359
JOB # 25-47 CAD # 2547-SD_RD FILE #

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

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.

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 00095 & 00100 E)

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND,

REFERENCE MAPS:
"SURVEY OF TRACT 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBICHAUX ETAL" prepared by Kenneth L. Rembert, Surveyor dated April 6, 1977.

"ALTA/ACSM LAND TITLE SURVEY OF THE REMAINDER OF TRACT "B" OF THE REDIVISION OF PROPERTY BELONGING TO MYRTIS ROBICHAUX DUPLANTIS, ETAL" prepared by Charles L. McDonald, Land Surveyor, Inc. dated December 6, 2010.

"WALLACE J. THIBODAUX ESTATES" prepared by Milford & Associates, Inc. Consulting Engineers dated May 25, 2005 and recorded at entry no.1217736.

"WALLACE J. THIBODAUX ESTATES ADDENDUM No. 1 PHASE A & B" prepared by Milford & Associates, Inc. Consulting Engineers dated January 3, 2006 and recorded at entry no.1232595.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: _____ REG. P.L.S. No. 3402



AUTHORIZED OWNER _____

TERREBONNE PARISH CONSOLIDATED GOVERNMENT



PLANNING COMMISSIONER TRAINING (ACT 859)

Saturday, May 2, 2026
8:00 AM to Noon

South Central Planning & Development Commission
5058 West Main
Gray, LA

The Louisiana Chapter of the American Planning Association and South Central Planning and Development Commission are co-hosting a Planning Commissioner Workshop on Saturday, May 2, 2026, in Gray LA. This workshop is to help new commissioners and board of adjustment members meet the requirements of Act 859 (RS 33:103.1).

The workshop is offered free of charge, but **seating is limited** so advance registration is requested so that we can plan for the number of chairs, refreshments, etc. Please fill out the form below and e-mail your response to mblack@tpcg.org.

Please respond by Noon on Thursday, April 23, 2026.

Although the law applies only to newly appointed Commissioners, this workshop is open to all Commissioners and Zoning Board members, as well as elected officials. Even experienced Commissioners, elected officials, and staff will benefit from attending the session

Yes! I will attend the Planning Commissioner Workshop!

To register, email this completed form to:
mblack@tpcg.org by Noon, Thursday, April 23, 2026.

General Questions about the session? Call:
Mart Black, FAICP
Co-Chair, APA LA Commissioner Education Committee
Cell: (985) 873-6889
Email: mblack@tpcg.org

PLANNING COMMISSIONER TRAINING	
DATE:	Saturday, May 2, 2026
TIME:	8:00 AM to Noon
LOCATION:	SCPDC 5058 West Main Gray, LA

Name _____

Phone _____ Email _____

Address _____

Agency/Municipality/ Parish _____

AGENDA

- 8:00 AM Welcome & Introductions
- 8:10 AM Historical Perspective
- 8:40 AM Planning & Law
- 9:15 AM Role of the Planning Commissioner in
Development of the Comprehensive Plan
- 9:45 AM - Break-
- 10:00 AM Implementing the Comprehensive Plan
- 10:45 PM Ethics & Professionalism
- 11:15 PM State of the Practice
- 11:45 PM Emerging Issues in Planning
- 12:00 PM Louisiana Planning Resources and Wrap-Up



FACILITATORS

MART BLACK, FAICP
DIRECTOR, DEPARTMENT OF COASTAL RESTORATION AND PRESERVATION
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
HOUMA, LOUISIANA

JOANNE C. PORET, AICP
PLANNING CONSULTANT
MONROE LOUISIANA