

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....Chairman  
W. Alex Ostheimer.....Vice-Chairman  
Angi Falgout.....Secretary/Treasurer  
Joseph Cehan, Jr.....Member  
James A. Erny.....Member  
Gloria Foret.....Member  
Jeremy Kelley.....Member  
Keith Kurtz.....Member  
Wayne Thibodeaux.....Member

**OCTOBER 19, 2017, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

*Revised 10/18/2017*

## **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

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

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of September 21, 2017

### **E. COMMUNICATIONS**

### **F. STAFF REPORT**

#### **Add On Item – Request for Motion**

1. Discussion and possible action with regard to calling a Public Hearing concerning the proposed zoning expansion to include portions of Village East, Lafayette Woods, Presque Isle, and Green Acres Subdivisions for Thursday, November 16, 2017 at 6:00 pm (*requires unanimous approval*)

### **G. COMMISSION COMMENTS:**

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

### **H. PUBLIC COMMENTS**

### **I. 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 September 21, 2017

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE OCTOBER 19, 2017 INVOICES AND TREASURER'S REPORT OF SEPTEMBER 2017 and THE AMENDMENT TO THE 2017 BUDGET**

### **F. COMMUNICATIONS**

### **G. OLD BUSINESS:**

1. a) Subdivision: Cenac Estates Subdivision, A Subdivision of Property for Residential Use  
Approval Requested: Process D, Minor Subdivision  
Location: West of the Right-of-Way of South Mandalay Road and North of the Mandalay Bridge, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Black Fire District  
Developer: Cenac Family Properties, L.L.C.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.

- b) Consider Approval of Said Application

**H. APPLICATIONS:**

- 1. a) Subdivision: Tract "A" (Raw Land), Tract "B", and Tract "C" to be acquired from Archrock Services, LP by Terrebonne Parish Recreation District No. 9  
 Approval Requested: Process D, Minor Subdivision  
 Location: Southdown Mandalay Road at Cannon Court, Terrebonne Parish, LA  
 Government Districts: Council District 7 / Bayou Black Fire District  
 Developer: Terrebonne Parish Recreation District No. 9  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.

- b) Public Hearing
- c) Consider Approval of Said Application

- 2. a) Subdivision: Coteau Ridge Subdivision  
 Approval Requested: Process C, Major Subdivision-Engineering  
 Location: Alcee Street, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: S & A Capital Investments, L.L.C.  
 Engineer: Milford & Associates, Inc.

- b) Consider Approval of Said Application

**I. STAFF REPORT**

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

- 1. Revised Lots 1 & 2, A Redivision of Lots 1 & 2, Block 1 of Green Acres Subdivision and Lot 1-A, Block 8, Addendum No. 6 of Oakshire Manor Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lots 100 & 35, A Redivision of Lot 100, Addendum No. 1 & Lot 35, to Presque Isle Subdivision, Section 5, T17S-R18E, Terrebonne Parish, LA
- 3. Revised Lot 18, A Redivision of Lots 18 & 19 of Block 3, Addendum No. 3 to Ardoyne Plantation Estates, Section 16, T16S-R16E, Terrebonne Parish, LA
- 4. Resubdivision of Tracts A, B, & A-B-C-D-E-F-G-H-A into Tract CVS & Tract A-B-C-D-E-F-G-H-A-1, Section 102, T17S-R17E, Terrebonne Parish, LA
- 5. Revised Tract A-B-C-D-E-A and Revised Lot 1 of Crescent Plantation Subdivision belonging to Blum & Bergeron Realty Co., Inc., et al, Section 101, T17S-R17E, Terrebonne Parish, LA
- 6. Lot Line Shift between Tract "A" and Tract "B" of Property belonging to Joseph Frederick Chauvin, Jr., Section 58, T19S-R17E, Terrebonne Parish, LA
- 7. Lot Line Adjustment between Properties belonging to Mark Anthony Hebert & Mark Anthony Hebert, et al adjacent to Grand Bois State Park, Section 76, T17S-R19E, Terrebonne & Lafourche Parishes

**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 (HTRPC)

#### MEETING OF SEPTEMBER 21, 2017

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of September 21, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:13 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Gloria Foret. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, 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 him or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Erny indicated he would recuse himself from Item H.5 with regard to Evangeline Estates Subdivision.
- D. ACCEPTANCE OF MINUTES:
1. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of August 17, 2017.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC emit payment for the September 21, 2017 invoices and approve the Treasurer’s Report of August 2017.”  
  
The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS:
1. Mr. Pulaski read a letter from David A. Waitz Engineering & Surveying, Inc., dated September 6, 2017, requesting to withdraw the Evangeline Estates Subdivision which was submitted at the August meeting [See *ATTACHMENT A*].
  2. Mr. Pulaski read an email from David A. Waitz Engineering & Surveying, Inc., representing the Cenac Family, dated September 20, 2017, requesting to table Item G.1 with regard to Cenac Estates Subdivision indefinitely until they can resolve some pending legal matters [See *ATTACHMENT B*].
    - a) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC table indefinitely the application by Cenac Family Properties, LLC with regard to Cenac Estates Subdivision as per the Developer’s request.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. OLD BUSINESS:
- Mr. Ostheimer moved, seconded by Mr. Erny: “That the Old Business be removed from the table and considered at this time.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. TABLED INDEFINITELY as per the Developer’s request. *Cenac Estates Subdivision* [See *ATTACHMENT B*]

2. The Chairman called to order the application by Jefferson Paul Galliano, Jr. requesting approval for Process D, Minor Subdivision, for A Division of Property belonging to Jefferson Paul Galliano, Jr.
  - a) Mr. Tre Chauvin, Leonard Chauvin P.E., P.L.S., Inc., representing Mr. Galliano, discussed the location and division of property.
  - b) No one from the public was present to speak.
  - c) Mr. Erny moved, seconded by Mr. Kurtz: "THAT the Public Hearing be closed."
 

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the municipal addresses being depicted on the plat and submittal of all utility letters.
  - e) Mr. Kelley moved, seconded by Mr. Cehan: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for A Division of Property belonging to Jefferson Paul Galliano, Jr. conditioned the municipal addresses being depicted on the plat and submittal of all utility letters."
 

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Dean M. Hutchinson, et ux requesting approval for Process D, Minor Subdivision, for Tracts 5-A & 5-B, A Redivision of Tract 5 belonging to Dean M. Hutchinson, et ux.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Hutchinson, discussed the location and division of property.
  - b) No one from the public was present to speak.
  - c) Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT the Public Hearing be closed."
 

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
  - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of a utility letter from the gas company.
  - e) Mr. Ostheimer moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 5-A & 5-B, A Redivision of Tract 5 belonging to Dean M. Hutchinson, et ux conditioned upon the submittal of an approval letter from the gas company."
 

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision, for Coteau Ridge Subdivision.
  - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Shaw, discussed the location and division of property. He indicated he received addresses for Tract D late in the day that would either be 107 Colton John or 768 Coteau Road.
  - b) No one from the public was present to speak.

- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Discussion was held with regard to the 5' strip that extends from Tract D and goes to the rear of the property. Discussion ensued with regard to it being a drainage ditch to serve the trampoline park but it is a very narrow servitude with no room for maintenance. It was discussed that this 5' be taken care of at the Engineering stage.
- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon a municipal address for Tract D being placed on the plat.
- f) Discussion was held with regard to Alcee Street being a very narrow street and not a typical curb and gutter street as well as all of the traffic coming off of Royce, Darlene, and Country Boy Court which is a mobile home park.
- g) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Coteau Ridge Subdivision as requested however we need to check the daily traffic count on the roads going to Park because that's what's going to be affected, and we need to be aware there's an adjoin trailer park with a large number of units in it, and the 5' strip needs to be reconciled and municipal address for Tract D needs to be placed on the plat.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by E.I.E. Services, LLC requesting approval for Process D, Minor Subdivision, for Tract 1-B, High Land Development.

- a) Mr. Neil Angelette, Angelette-Picciola, LLC, representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Cehan moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Cehan. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters.
- e) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1-B, High Land Development conditioned upon the submittal of all utility letters.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Low Land Investors, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for High Land Development.

- a) Mr. Neil Angelette, Angelette-Picciola, LLC, representing the Developer, discussed the location and division of property.

- b) The Chairman recognized Mr. Tommy Glover, 9754 East Park Avenue, who expressed concerns of traffic flow, traffic congestion, and dust from the road that leads to East Park Avenue.
- c) The Chairman recognized Mr. William Lifsey, 150 Tutty Loop, who expressed concerns of there being no turning lane at the end of Industrial Avenue A extension, there would be a lot of traffic congestion, and a lot of construction traffic trying to use Browning Court that extends to East Park Avenue.
- d) Mr. Kelley moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters, inclusion of Block 1 on the plat for Lots 1-9, and the submittal of a Traffic Circulation Plan.
- f) Discussion was held with regard to barricading off Browning Court to not be able to use as access and create further dust and construction traffic.
- g) Mr. Kurtz moved, seconded by Mr. Kelley: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for High Land Development conditioned upon the submittal of all utility letters, inclusion of Block 1 on the plat for Lots 1-9, and the submittal of a Traffic Circulation Plan.”
- h) Discussion was held with regard to other accesses to get in and out of the area for emergency vehicles, etc. and would rather see Browning Court be developed.
- i) Discussion ensued with regard to no legal aspects to ask for a private road to be barricaded but can only request the developer to do so. It was discussed that after this phase of the development is complete, more may come to the area of Browning Court.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Evangeline Business Park, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Evangeline Estates Subdivision.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the Developer, discussed the location and division of property. He stated the property was originally developed for commercial but is now changing to residential.
- b) No one from the public was present to speak.
- c) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Erny; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided the public right-of-way width be labeled on the plat.
- e) Discussion was held with regard to PUD being depicted on the plat but nowhere on the application.
- f) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision, for Evangeline Estates Subdivision conditioned upon the public right-of-way width be labeled on the plat and the application include that it is a Planned Unit Development (PUD).”

- g) Discussion was held with regard to architectural drawings being submitted at the Engineering phase.

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Erny; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Mart Black gave a presentation on the Parish's Multi-Year Implementation Plan as required by the Restore Act.

- a) No one from the Public was present to speak.

- b) Mrs. Falgout moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Discussion was held with regard to the project helping to fund coastal flood protection and workforce development and job creation.

- d) Discussion ensued with regard to ways to get the public more involved and get more input from them.

- e) Discussion ensued with regard to the funds that trickle down to Terrebonne Parish that gets 9.9% and is 11 million over 15 years and including other counties in nearby states that get some of the funds as well.

- f) Mr. Ostheimer moved, seconded unanimously: "THAT the HTRPC approve the resolution as written and part of the TPCG Multiyear Implementation Plan [See ATTACHMENT C].

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- g) Discussion was held with regard to the levees, freshwater marshes, saltwater intrusion, and using water hyacinths for the help of the land.

- h) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: "THAT the HTRPC communicate with Mart Black so he knows who to send it to that we would also wish in addition to moving the resolution forward, in order to allow the maximum benefit to all our citizens for the MYIP, the HTRPC does hereby request, as soon as possible, a meeting-like job fair type be held and that we include people like the chamber and its members in an effort to establish an intern program, establish the type and job description of the job that this type of thing is going to make available so we can inform people what opportunities they have available and establish the requirements and the method that will be followed and the qualifications that a person will need to bid on the work that is going to be let out when this work is done and this money spent."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVALS:

Mrs. Falgout moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

- 1. Revised Tracts "H", "I", & "J", A Redivision of Tracts "H", "I", & "J" belonging to Allen J. Marie, et al, Section 8, T18S-R19E, Terrebonne Parish, LA
- 2. Lot Line Shift between Lots 7, 8, & 9, Block 5 of Park Estates and a Tract of Land belonging to Donald Pitre into Lot 8-A and Lot 9-A, Section 5, T17S-R17E, Terrebonne Parish, LA

3. Shift of Lot Lines between Lot C-1-A (Father James Brady) and Lot C-1-B (Charles K. Weaver, Jr.), Section 76, T20S-R18E, Terrebonne Parish, LA
4. Revised Lots 3 & 5, Block 1, A Redivision of Lots 3 & 5, Van Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA
5. Lots 5-1-A & 5-1-B, A Redivision of Tract 5-1 belonging to Gibson Land Company, Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:

- a) Mr. Pulaski discussed the meeting held Thursday, August 24, 2017 to discuss fire hydrant regulations. He indicated the Fire Chief's Association was putting together some regulations to send to the Council. He spoke of the NFPA1 allowing a 10% variance on fire hydrant spacing and is what the Fire Protection Districts follow. Discussion ensued with regard to possibly making a Planning Commission policy to allow for the 10% variance on the spacing.
- b) Mr. Freeman expressed concern with adopting a policy when the regulations already allow for the Planning Commission to grant variances and the Commission was premature and should wait until another fire hydrant issues comes up to deal with it.
- c) Discussion was held with regard to trying to address the Terrebonne Parish Council's concerns on dealing with fire hydrant issues.
- d) The Chairman stated to write a letter to Council letting them know the fire hydrant concerns were addressed and they met with the Fire Chiefs and should a variance request come up, they will give a 10% allowance as per the NFPA1 allows for should there be a hardship.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Erny discussed drainage and altering drainage after subdivisions are built. Discussion ensued with regard to possible language on permits indicating the same.

2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mr. Erny moved, seconded Mr. Kurtz: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:56 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mrs. Foret. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors



Jacob A. Waitz, E.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

September 6, 2017

Houma-Terrebonne Regional Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1446

Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: REQUEST TO WITHDRAW TABLED SUBDIVISION APPLICATION FOR A MAJOR  
SUBDIVISION – **EVANGELINE ESTATES SUBDIVISION** LOCATED IN SECTION 7,  
T16S-R17E, TERREBONNE PARISH, LOUISIANA – DEVELOPER: EVANGELINE  
BUSINESS PARK, L.L.C. – ENGINEER'S PROJECT NO. 2017-059

Dear Becky:

We are hereby requesting to withdraw the Subdivision Application that was submitted for the above referenced subdivision on July 28, 2017 that was tabled at the August 17, 2017 meeting of the Houma-Terrebonne Regional Planning Commission.

This request is due to the developer electing to go with a different layout on a different location on the property and we are submitting on the developer's behalf, an entirely new application for the September, 2017 meeting.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.

David A. Waitz, P.E., P.L.S.

DAW/dth  
cc: File & Reading File

1107 Canal Blvd. • Thibodaux, Louisiana 70301 • (985) 447-4017 (Phone) • (985) 447-1998 (Fax)  
7839 Park Ave. • Houma, Louisiana 70364 • (985) 876-0267 (Phone) • (985) 876-0979 (Fax)  
Mailing Address: P. O. Box 1203 • Thibodaux, Louisiana 70302-1203 • E-mail: [dwaitz@waitzengineering.com](mailto:dwaitz@waitzengineering.com)

Becky Becnel

Item G1

**From:** David Waitz [dwaitz@waitzengineering.com]  
**Sent:** Wednesday, September 20, 2017 2:12 PM  
**To:** Christopher Pulaski; Becky Becnel  
**Subject:** REQUEST TO TABLE SUBDIVISION APPLICATION - CENAC ESTATES SUBDIVISION

**Importance:** High

9/20/17

Dear Chris & Becky,

Please let this correspondence serve to inform you that the Developer for Cenac Estates Subdivision has requested that this matter be **Tabled indefinitely** in order to resolve a legal matter that is currently pending.

We will advise your office upon resolution of this legal matter and request that this matter be placed back on the agenda for consideration by the Commission.

Thank you in advance for your consideration of this request and if you should have any questions, please do not hesitate to contact me.

Sincerely,

*David A. Waitz, P.E., P.L.S.*

David A. Waitz Engineering and Surveying, Inc.  
Civil Engineers & Professional Land Surveyors  
1107 Canal Blvd. / P. O. Box 1203  
Thibodaux, LA 70302-1203  
Phone: 985-447-4017  
Fax: 985-447-1998  
E-mail: [dwaitz@waitzengineering.com](mailto:dwaitz@waitzengineering.com)

Houma-Terrebonne Regional Planning Commission

RESOLUTION

Offered by:

Seconded by:

WHEREAS, Terrebonne Parish Consolidated Government, through its Office of Coastal Restoration & Preservation, has prepared a Multiyear Implementation Plan (MYIP) in order to request funding for eligible projects under the Direct Component (Subpart B) of the *Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act*, referred to as the RESTORE Act; and,

WHEREAS, the Parish's Comprehensive Land Use Plan Update, known as *Vision 2030*, which was adopted by Resolution by this Planning Commission on November 29, 2012, has been determined to be in compliance with the State's Coastal Master Plan, Louisiana's Comprehensive Master Plan for a Sustainable Coast, as required by the RESTORE Act; and,

WHEREAS, the Parish's Multiyear Implementation Plan has been available to the public for a period of 45 days ending September 14, 2017, as required by the RESTORE Act; and,

WHEREAS, The Houma-Terrebonne Regional Planning Commission has reviewed and provided the public another opportunity to comment on Terrebonne Parish's Multiyear Implementation Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Houma-Terrebonne Regional Planning Commission, that the Parish's Multiyear Implementation Plan under the RESTORE Act is hereby accepted and approved, and the Houma-Terrebonne Regional Planning Commission urges the Terrebonne Parish Council to approve and adopt said MYIP by resolution as well.

THERE WAS RECORDED;

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The Chairman declared the Resolution adopted on this 21<sup>st</sup> day of September, 2017.

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.  
*Civil Engineers & Professional Land Surveyors*



Jacob A. Waitz, E.I.

David A. Waitz, P.E., P.L.S.

James M. Templeton, P.L.S.

October 2, 2017

Houma-Terrebonne Regional Planning Commission  
P. O. Box 1446  
Houma, LA 70361-1446

Attention: Becky M. Becnel,  
Planning Commission Secretary

RE: TRANSMITTAL OF SUBDIVISION APPLICATION – CENAC ESTATES SUBDIVISION,  
PHASE 1 LOCATED IN SECTION 103, T17S-R17E, TERREBONNE PARISH,  
LOUISIANA – DEVELOPER: CENAC FAMILY PROPERTIES, L.L.C. – ENGINEER'S  
PROJECT NO. 2017-008

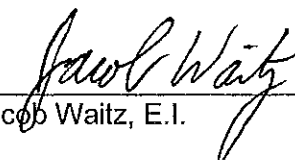
Dear Becky:

The purpose of this correspondence is to inform you that we would like to place our Subdivision Application for Cenac Estates Subdivision, Phase 1 on the agenda for the planning commission meeting scheduled for Thursday, October 19, 2017.

Thank you in advance for your cooperation and assistance in this matter and if you should have any questions, please do not hesitate to contact me.

Sincerely,

DAVID A. WAITZ  
ENGINEERING & SURVEYING, INC.

  
\_\_\_\_\_  
Jacob Waitz, E.I.

JAW/jaw

cc: Mr. Christopher M. Pulaski, PLA, Director  
File & Reading File

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description): \_\_\_\_\_

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

- Name of Subdivision: CENAC ESTATES SUBDIVISION  
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN
- Developer's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.  
CENAC FAMILY PROPERTIES, L.L.C., 3650 SOUTHDOWN  
\*Owner's Name & Address: MANDALAY ROAD, HOUMA, LA 70360.  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

### SITE INFORMATION:

- Physical Address: WEST OF THE RIGHT-OF-WAY OF SOUTH MANDALAY ROAD AND NORTH OF THE MANDALAY BRIDGE
- Location by Section, Township, Range: SECTION 103, T-17-S, R-17-E  
SUBDIVISION OF PROPERTY FOR A MINOR SUBDIVISION FOR
- Purpose of Development: RESIDENTIAL USE
- 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
- Date and Scale of Map: 2/22/17 1" = 60'
- Council District: 6-Guidry / Bayou Black Fire
- Number of Lots: 12
- Filing Fees: \$309.18

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

June 26, 2017

Date

David A. Waitz  
Signature of Applicant or Agent

The undersigned certifies: BSC 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) 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.

BARBARA SQUYRES CENAC, AGENT

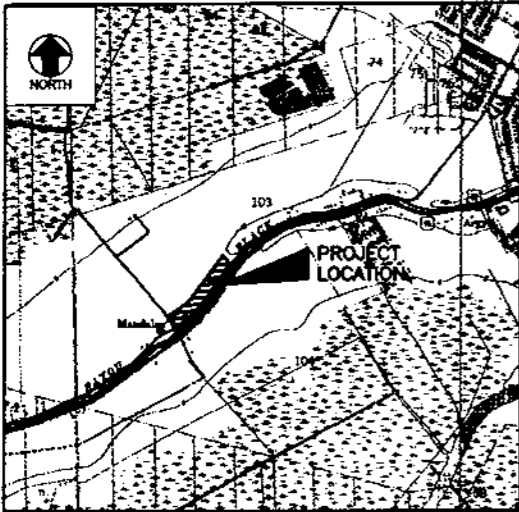
Print Name of Signature

June 26, 2017

Date

Barbara Squires Cenac  
Signature

PC171 7 - 8 - 27



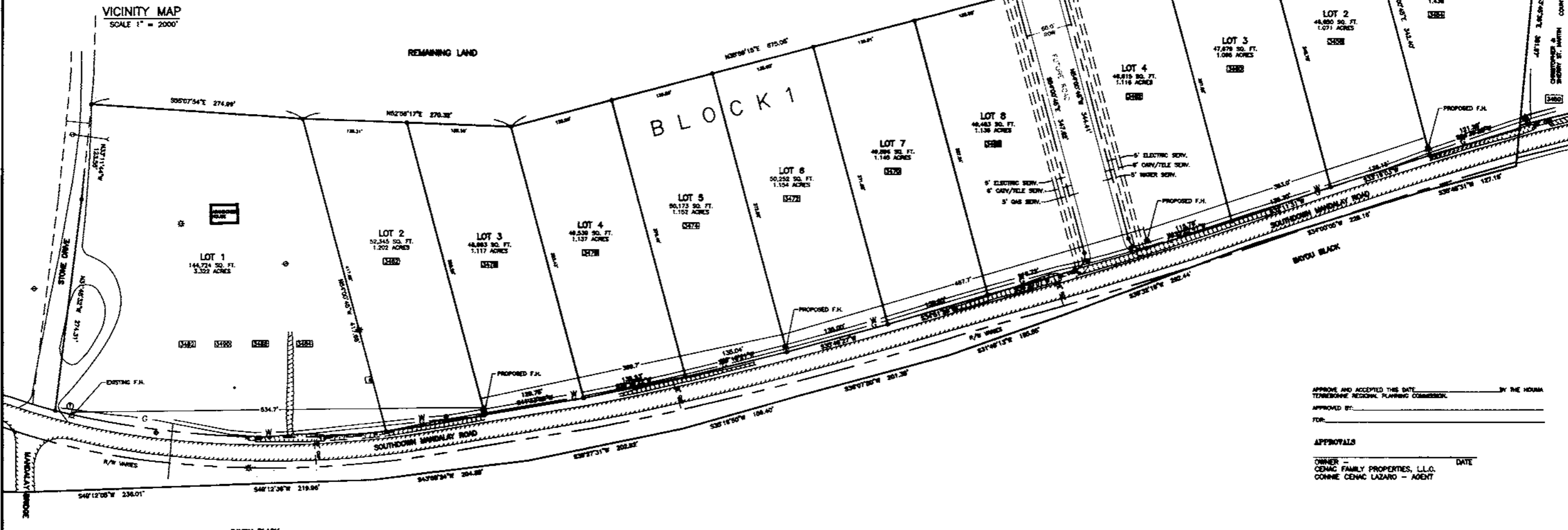
**REFERENCE MAPS & BEARINGS:**

1. SURVEY OF A 125,000 ACRE TRACT LOCATED IN SECTIONS 82, 83, 84, 85, & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED: FEBRUARY 8, 1979 ENTRY NO.: 627801
2. PROPOSED DRILL SITES AND RIGHTS-OF-WAY TO BE GRANTED BY HENNA LAND COMPANY... LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, & 85, T17S-R18E AND TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED (REVISED): MAY 25, 1980 ENTRY NO.: 627800
3. MAP SHOWING COUNTRY LAKE ESTATES BEING THE SUBDIVISION OF PROPERTY BELONGING TO JOEL COMARIE, LOCATED IN SECTIONS 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES L. WOODWARD DATED (REVISED): AUGUST 3, 1982 ENTRY NO.: 850748
4. SURVEY OF BAYOU-LAKE WATERPROOF PLANNINGS LOCATED IN SECTIONS 1, 2, 3, 4, 5, 6, 8, 89, 90, 91, 92, 93, 94, 95, 96, 97, T17S-R18E, SECTIONS 83, 84, 85, 86, 74, 75, 82, 83, 84, 85, 86, 87, 100, 103, 104, T17S-R17E AND SECTION 2, T18S-R16E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: CHARLES M. CAMP DATED (REVISED): JANUARY 21, 1988 ENTRY NO.: 774859
5. SURVEY OF PROPERTY BELONGING TO THE CLARK CENAC ESTATE LOCATED IN SECTION 1, 2, 3, 4, 5, & 85, T17S-R18E, SECTION 85, 86, 87 & 103, T17S-R17E, TERREBONNE PARISH, LOUISIANA. PERFORMED BY: JOHN C. MATTHEW DATED: APRIL 4, 2001

**NOTE: REFERENCE BEARING IS S53°45'15"E ALONG THE NORTHEASTERN BOUNDARY OF THE CLARK CENAC ESTATE AS SHOWN ON REF. MAP NO. 5.**

**LEGEND**

FOUND PROPERTY MARKER	○	EXISTING TELEPHONE PEDESTAL	⊓
SET 3/4" I.R.	●	EXISTING WATER VALVE	⊕
EXISTING UNDER LINE	—W—	EXISTING FIRE HYDRANT	⊕
EXISTING GAS LINE	—O—	EXISTING WATER METER	⊕
EXISTING SEWER LINE	—S—	EXISTING GAS VALVE	⊕
EXISTING OVERHEAD POWER LINE	—E—	EXISTING GAS METER	⊕
EXISTING TELEPHONE LINE	—T—	EXISTING SEWER MANHOLE	⊕
EXISTING FENCE	—X—	EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	⊕
EXISTING POWER POLE W/ LIGHT	⊕	EXISTING LOT BLENDING (IN FEET, HAND IN, BESS 128)	⊕
EXISTING POWER POLE	⊕	DRAINAGE FLOW	→
EXISTING ANCHOR	→	PHYSICAL ADDRESS	⊕



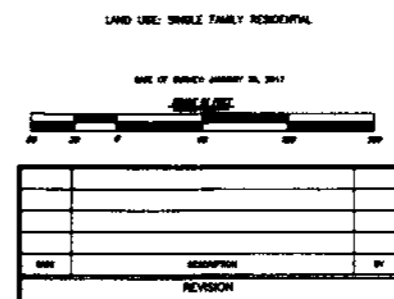
**FEMA FLOOD BONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).  
 FEMA MAP COMMUNITY PANEL NUMBER 22308 0430 C, DATED: MAY 1, 1985  
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP, P. 1A-0101  
 DATED: FEBRUARY 23, 2004. ZONE AREAS OUTSIDE THE LIMIT OF A.B.F.Z.  
**NOTE:** FOR AREAS OUTSIDE THE ABE LIMITS, PLEASE REFER TO THE COMPANY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

**NOTE:**  
 SEWER SHALL BE BIODIGEST TREATMENT PLANTS WHICH WILL DISCHARGE INTO THE HONOREE DITCH.

**NOTE:**  
 THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

**CURVE DATA TABLE**

CURVE	ARC	RADIUS	CHORD
A	28.80'	18.50'	15.71' (90° - 28.80')
B	28.80'	18.50'	15.71' (90° - 28.80')
C	432.43'	1238.79'	324.46' (90° - 432.43')
D	128.84'	1238.79'	94.12' (90° - 128.84')



**FINAL PLAT**  
**A SINGLE FAMILY RESIDENTIAL DEVELOPMENT**  
 DEVELOPER: CENAC FAMILY PROPERTIES, L.L.C.

CENAC ESTATES SUBDIVISION  
 LOCATED IN SECTION 103, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

**DAVID A. WATZ**  
 SURVEYING AND SUBDIVISION, INC.  
 Civil Engineers & Professional Land Surveyors  
 Thibodaux, Louisiana

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

APPROVALS

OWNER: CENAC FAMILY PROPERTIES, L.L.C. DATE \_\_\_\_\_  
 CONNIE CENAC LAZARO - AGENT

**CERTIFICATION**  
 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 SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN.

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

APPROVED: David A. Watz Reg. No. 4744

L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

ANGI FALGOUT  
Secretary / Treasurer

JOEY CEHAN, JR.

JAMES ERNY

GLORIA FORET

JEREMY KELLEY

KEITH KURTZ

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY M. BECNEL  
Minute Clerk

LADDIE FREEMAN  
Legal Advisor

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

September 25, 2017

Mr. David A. Waitz, P.E., P.L.S.  
David A. Waitz Engineering & Surveying, Inc.  
P.O. Box 1203  
Thibodaux, LA 70302

**Re: Cenac Estates Subdivision, A Subdivision of Property for Residential Use; Section 103, T17S-R17E, Terrebonne Parish, LA; Cenac Family Properties, L.L.C., Developer**

Dear Mr. Waitz:

The Houma-Terrebonne Regional Planning Commission, at its meeting of September 21, 2017, adopted a motion to **table** the above referenced minor subdivision indefinitely as per the Developer's request.

Please inform us by written request when you are prepared to place this item on a future meeting agenda. After one (1) year of the initial meeting the application was introduced, the said application will be considered null and void unless a letter of extension has been submitted and approved by our office. If the application becomes null and void then a new application will have to be resubmitted, with applicable fees, to the Houma-Terrebonne Regional Planning Commission.

Should you have any further questions, please advise.

Sincerely,

Christopher M. Pulaski, PLA, Director  
Terrebonne Parish Consolidated Government  
Department of Planning & Zoning

CMP/bmb

cc: Councilman Darrin Guidry, *District 6*  
Engineering Division  
Correspondence File

## Becky Becnel

---

**From:** David Waitz [dwaitz@waitzengineering.com]  
**Sent:** Wednesday, September 20, 2017 2:12 PM  
**To:** Christopher Pulaski; Becky Becnel  
**Subject:** REQUEST TO TABLE SUBDIVISION APPLICATION - CENAC ESTATES SUBDIVISION

**Importance:** High

9/20/17

Dear Chris & Becky,

Please let this correspondence serve to inform you that the Developer for Cenac Estates Subdivision has requested that this matter be **Tabled indefinitely** in order to resolve a legal matter that is currently pending.

We will advise your office upon resolution of this legal matter and request that this matter be placed back on the agenda for consideration by the Commission.

Thank you in advance for your consideration of this request and if you should have any questions, please do not hesitate to contact me.

Sincerely,

*David A. Waitz, P.E., P.L.S.*

David A. Waitz Engineering and Surveying, Inc.  
Civil Engineers & Professional Land Surveyors  
1107 Canal Blvd. / P. O. Box 1203  
Thibodaux, LA 70302-1203  
Phone: 985-447-4017  
Fax: 985-447-1998  
E-mail: [dwaitz@waitzengineering.com](mailto:dwaitz@waitzengineering.com)



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## 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) (detailed description):

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

1. Name of Subdivision: Tract A (Raw Land), Tract B & Tract C to be acquired from Archrock Services, LP by Terrebonne Parish Recreation Dist. No. 9  
Terrebonne Parish Recreation Dist. No. 9
2. Developer's Name & Address: 3688 Southdown Mandalay Road/Houma LA 70360  
Archrock Services LP/Attn: Real Estate Services/16666 North Chase Drive/Houston, TX 77060
- \*Owner's Name & Address:             
[\* 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: Southdown Mandalay Road at Cannon Court
5. Location by Section, Township, Range: Sections 5, 6 & 95, T17S-R16E
6. Purpose of Development: Creates 2 tracts fronting on Southdown Mandalay Road & one tract restricted to "Raw Land" fronting on Rose St.
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. Date and Scale of Map: 28 September 2017 1"=100'
11. Council District: 7 / Bayou Black
12. Number of Lots: 3
13. Filing Fees: \$223.85

I, Galen Bollinger, certify this application including the attached date to be true and correct.

Galen Bollinger  
Print Applicant or Agent

2 October 2017  
Date

  
Signature of Applicant or Agent

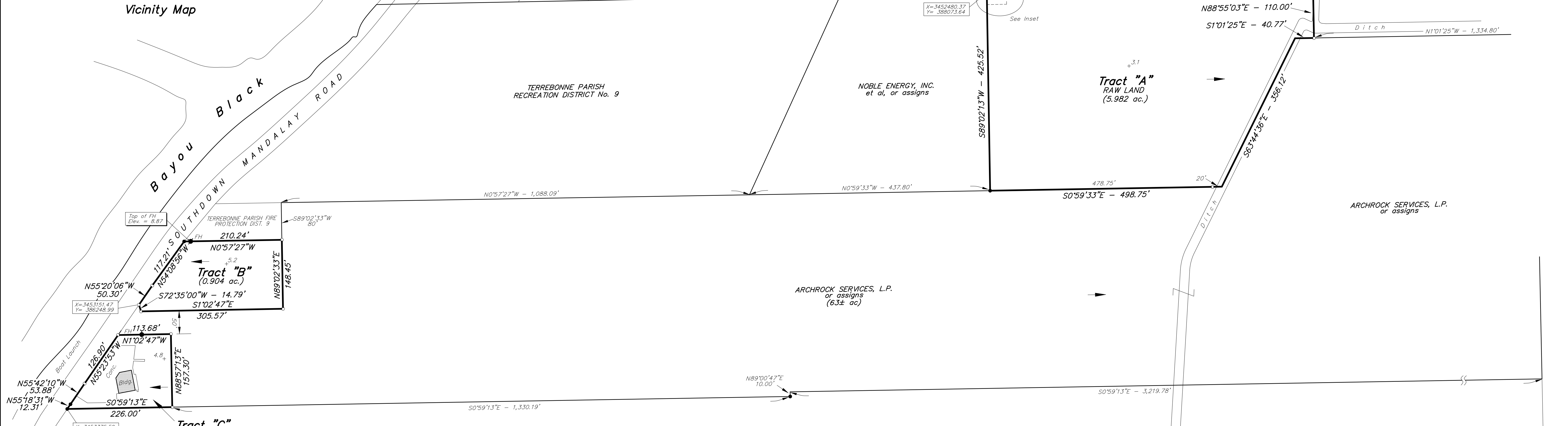
The undersigned certifies:            1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or            2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within 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

            
Signature



Vicinity Map



**MAP SHOWING SURVEY OF TRACT "A" (RAW LAND), TRACT "B" & TRACT "C" TO BE ACQUIRED FROM ARCHROCK SERVICES, L.P. BY TERREBONNE PARISH RECREATION DIST. No. 9 LOCATED IN SECTIONS 5, 6 & 95, T17S-R16E, TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100' 28 SEPTEMBER 2017

**CHARLES L. McDONALD**  
 LAND SURVEYOR, INC.  
 P. O. BOX 1390 - GRAY, LA 70359  
 TELE (985) 876-4412

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. 4850

- Legend:**
- Indicates 1/2" pipe set unless noted
  - Indicates 3/4" iron pipe found
  - 2.0+ Indicates elevation (NAVD 88)
  - ← Indicates drainage flow direction

**Notes:**  
 Title information for this survey was provided by owner. No additional title research was performed by the surveyor. This map does not purport to show any improvements, underground utilities, pipelines, rights of way or servitudes which may affect this property.  
 Tract "A" is approved as a "Raw Land" tract only. Planning commission approval will be required prior to the issuance of any building permit(s) on Tract "A".

**Flood Zone:**  
 This property is located within Zone "C" as shown on the FEMA Flood Insurance Rate Map (FIRM) dated 4/17/1985, (Map No. 225206 0430 C & 0435 C), The Advisory Base Flood Elevation Map (ABFE) depicts this property within ABFE Zone "A" (EL. 6), ABFE Map No. LA-P100 & LA-Q100 dated 2/23/2006.



Approved and accepted this date: \_\_\_\_\_  
 by this Houma Terrebonne Regional Planning Commission

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

<b>TERREBONNE PARISH RECREATION DISTRICT No. 9</b> Tract "A" (Raw Land), Tract "B" & Tract "C"	
<b>Charles L. McDonald</b> Land Surveyor, Inc. P.O. Box 1390 Gray, LA 70359 Tele: (985)-876-4412 FAX: (985)-876-4808 email: cimsurveyor@aol.com	DRAWN BY: GFB CHECKED: CLM SCALE: 1" = 100' DATE: 28 SEPT 2017
CAD # 6160BBWRecDist.dwg	

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 – Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

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

Variance(s) (detailed description): \_\_\_\_\_

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

1. Name of Subdivision: COTEAU RIDGE SUBDIVISION  
S & A CAPITAL INVESTMENTS, LLC
2. Developer's Name & Address: P. O. BOX 869, HOUMA, LA 70361  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: ALCEE STREET, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTIONS 7 & 8, T16S-R17E
6. Purpose of Development: TO CREATE LOTS TO SELL
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. Date and Scale of Map: 27SEPT17 SCALE: 1" = 50'
11. Council District: 3 / Bayou Cane Fire
12. Number of Lots: 17
13. Filing Fees: \$860.00

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

  
Signature of Applicant or Agent

20OCT17  
Date

The undersigned certifies: RJS 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) 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.

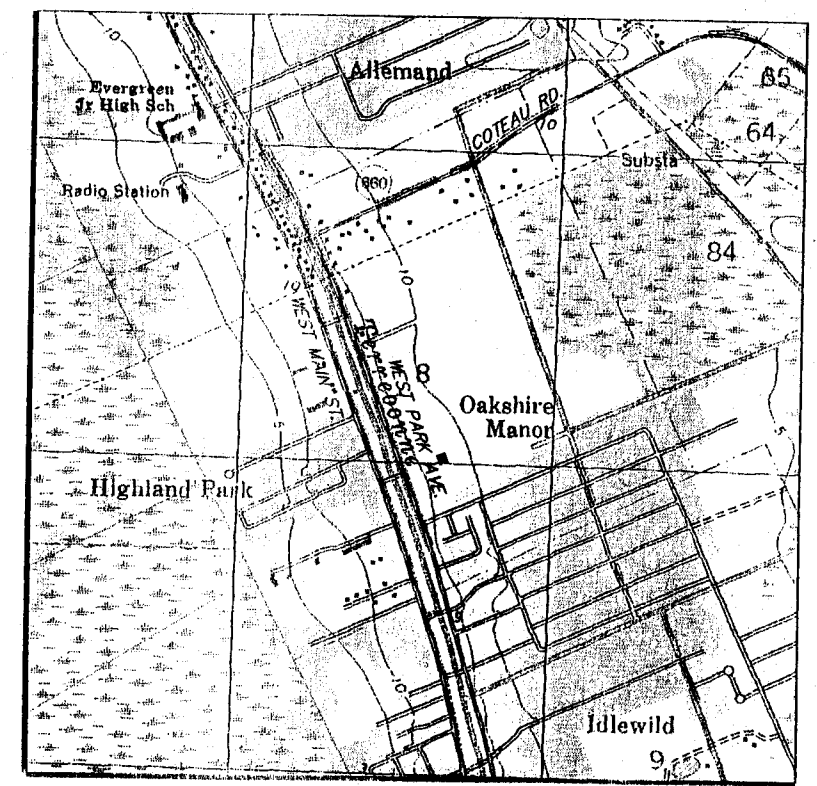
S & A CAPITAL INVESTMENTS, LLC  
BY: RONALD J. SHAW  
Print Name of Signature

  
Signature

20OCT17  
Date

PC17/ 10 - 2 - 40

PROJECT NO.	PARISH	SHEET NO.
17-75	TERREBONNE	2



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,

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

**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

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

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD III, P.E.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Surveyor's Signature: \_\_\_\_\_  
 Surveyor's Name: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR  
 License No. 30701  
 Firm: KENNETH L. REMBERT LAND SURVEYORS  
 Registration Number: 331

**"MAJOR SUBDIVISION"**

LAND USE: RESIDENTIAL & MULTI FAMILY  
 DEVELOPER: S&A CAPITAL INVESTMENTS, LLC  
 SEWER: INDIVIDUAL TREATMENT PLANT

15 - LOTS  
 2 TRACTS

SUBDIVISION PLAN

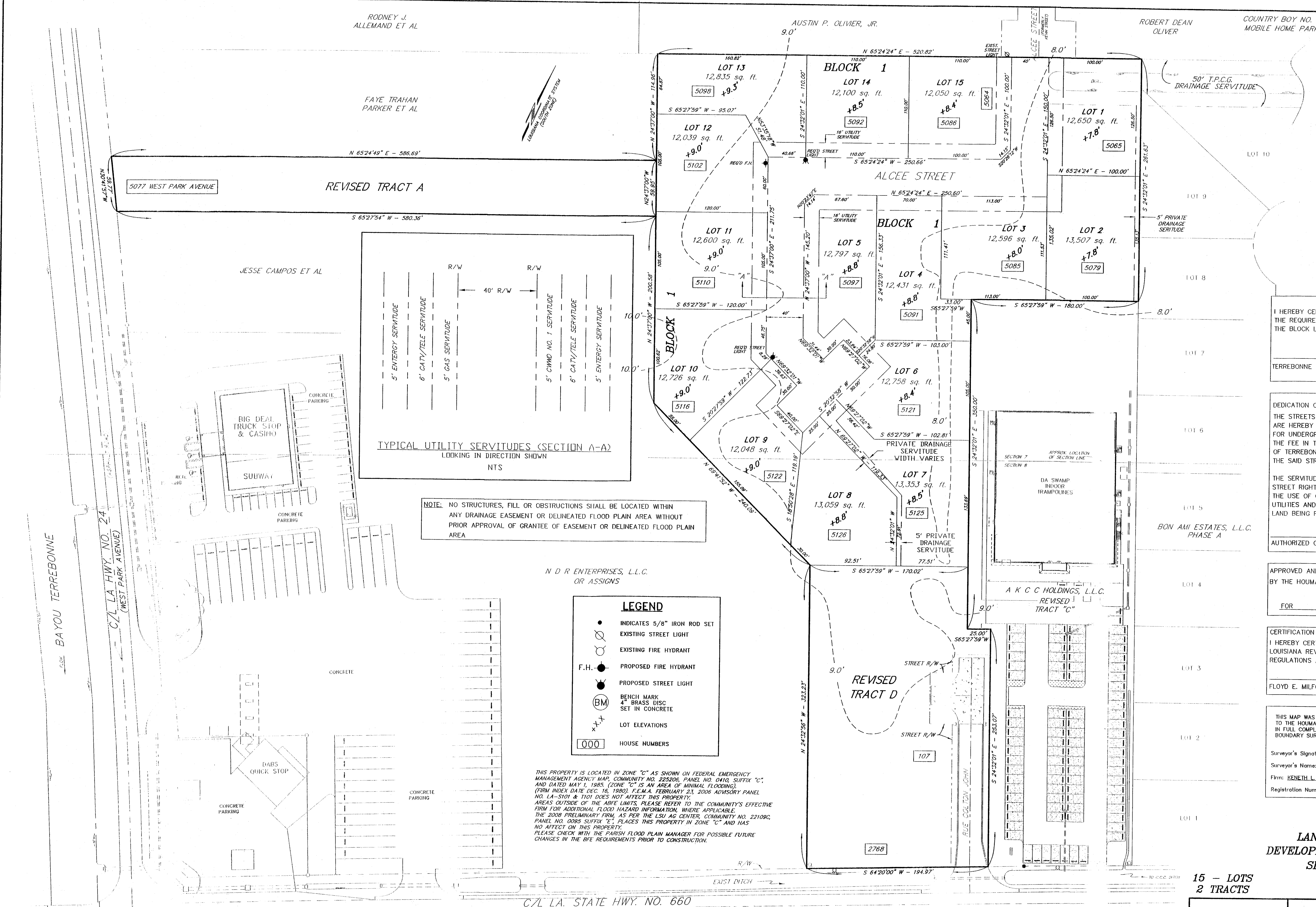
COTEAU RIDGE SUBDIVISION  
 LOCATED IN SECTIONS 7 & 8, T16S-R17E  
 TERREBONNE PARISH, LOUISIANA  
 ADDRESS: ALCEE ST. - HOUMA, LA. 70364

MILFORD & ASSOCIATES, INC.  
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: \_\_\_\_\_  
 DATE: 20CT17

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

JOB # 17-75 CAD # 1775-SD\_1 FILE # \_\_\_\_\_



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

**LEGEND**

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ⊕ BENCH MARK
- ⊕ 4" BRASS DISC SET IN CONCRETE
- + + LOT ELEVATIONS
- 000 HOUSE NUMBERS

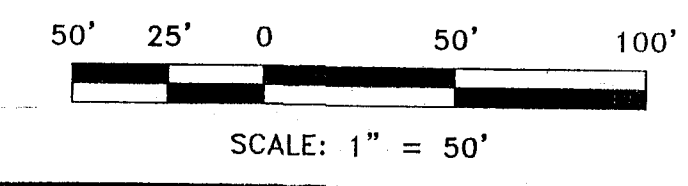
THIS PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-5101 & 1101 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 22109C, PANEL NO. 0095 SUFFIX "E", PLACES THIS PROPERTY IN ZONE "C" AND HAS NO EFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

**COUNCIL DISTRICT 8**

SEWER	INDIVIDUAL
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE

**LEGEND:**

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION (NAVD 88, 2013 OPUS SOLUTION)
- ⊕ INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW



THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA. TO BAYOU BLUE & BAYOU LA CROIX AND TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 945836 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.