

Houma-Terrebonne Regional Planning Commission

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

MARCH 19, 2026, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of February 26, 2026
- E. COMMUNICATIONS:**
 - 1. Letter from Diane Collins regarding the withdrawal of the 108 Smith Lane rezone application
- F. PUBLIC HEARING:**
 - 1. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 143 Munson Drive; The Peninsula, LLC, applicant (*Council District 3 / City of Houma Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 26, 2026
- E. APPROVE REMITTANCE OF PAYMENT FOR THE MARCH 19, 2026 INVOICES AND THE TREASURER'S REPORT OF FEBRUARY 2026**
- F. COMMUNICATIONS**

G. APPLICATIONS / NEW BUSINESS:

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

H. STAFF REPORT:

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

I. ADMINISTRATIVE APPROVAL(S):

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

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

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

_____ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

X _____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

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

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

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

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

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

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

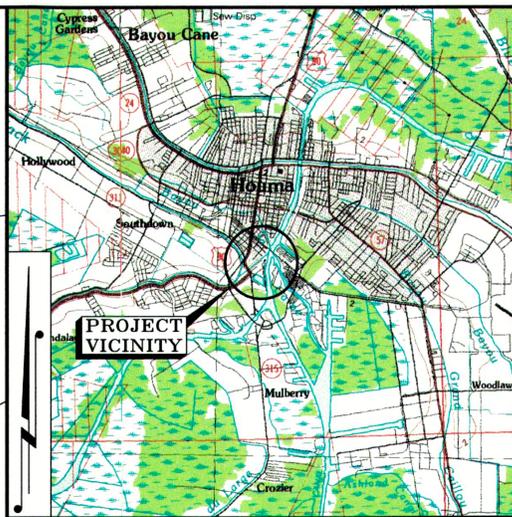
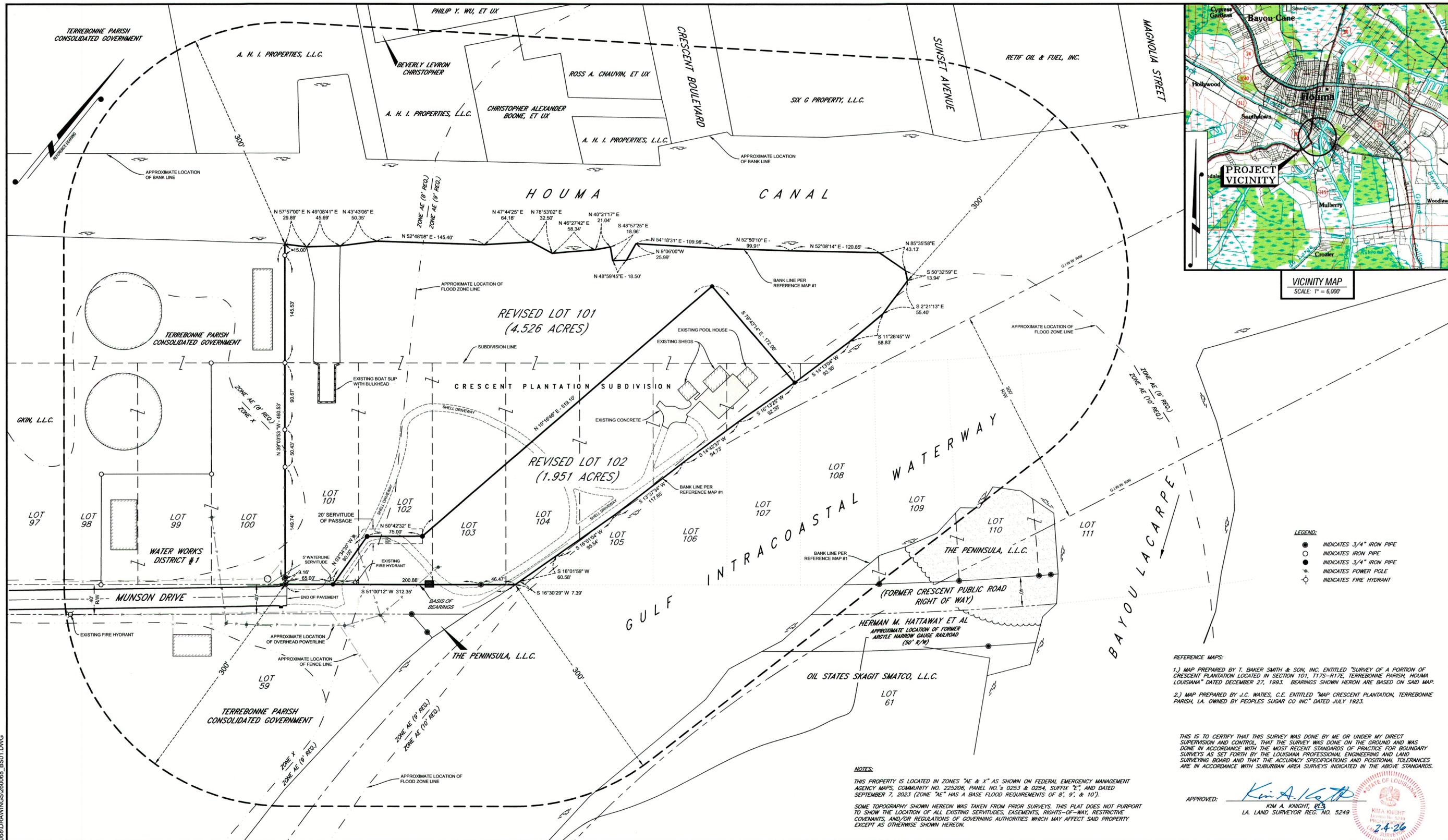
REASON FOR AMENDMENT:

Client would like to construct a “wedding venue” for use. This would require rezoning from current “R-1” to proposed “C-2”. One of the larger established wedding venues in Terrebonne Parish is no longer in business. This development strives to satisfy the demand for these needs and to attract/maintain business for Terrebonne Parish.

DEVELOPMENT SCHEDULE:

Client would like to develop this property within 12 months of rezoning approval.

Parcel#	Name	PhysAddress	Mailing	Book	Page	Subdivision
16678	OIL STATES SKAGIT SMATCO, L.L.C.	1180 MULBERRY RD	1180 MULBERRY RDHOUMA LA 70363	1763	70	CRESCENT PLANTATION SUBD.(SOUTH)
16679	OIL STATES SKAGIT SMATCO, L.L.C.	1180 MULBERRY RD	1180 MULBERRY RDHOUMA LA 70363	1763	70	CRESCENT PLANTATION SUBD.(SOUTH)
19278	A. H. I. PROPERTIES, L.L.C.	2067 HAVERS ST	P.O. BOX 5014HOUMA LA 70361-5014	2124	319	CRESCENT PARK ADDITION
19499	CHRISTOPHER, BEVERLY LEVRON	2055 HAVERS ST	2055 HAVERS STREETHOUMA LA 70360	1995	667	CRESCENT PARK ADDITION
19613	THOMASSIE, ROBERT J., JR.	837 CRESCENT BLVD	837 CRESCENT BOULEVARDHOUMA LA 70360	2621	617	CRESCENT PARK ADDITION
20675	SIX G PROPERTY, L L C	1001 CRESCENT BLVD	PO BOX 4276HOUMA LA 70361	2238	300	CRESCENT PARK ADDITION
21437	TROTH, JUDITH ELIZABETH 1/5	MULBERRY RD	2080 PORT HUPSON PRIDE RDZACHARY LA 70791	2767	575	CRESCENT PLANTATION SUBD.(NORTH)
21720	HOUMA BOAT & CONTRACTING CO., INC.	102 CAJUN RD	% STEPHEN ELLENDER, JR323 HAWTHORNE DRHOUMA LA 70360			CRESCENT PLANTATION SUBD.(SOUTH)
23274	MIDNIGHT STORAGE FACILITY, L.L.C.	117 BERNARD ST	118 PARLANGE DRHOUMA LA 70360	2460	383	CRESCENT PLANTATION SUBD.(SOUTH)
23310	CHAUVIN, ROSS A. & ANNA	926 CRESCENT BLVD	926 CRESCENT BLVDHOUMA LA 70360	2663	395	CRESCENT PARK ADDITION
24199	BLAKE INTERNATIONAL REAL ESTATE, LLC	410 SOUTH VAN AV	PO BOX 3834HOUMA LA 70361	2097	823	HONDURAS PLANTATION
24320	RETIF OIL & FUEL, INC.	1000 MAGNOLIA ST	1840 JUTLAND DRHARVEY LA 70058-2361	1254	510	CRESCENT PARK ADDITION
24459	G K I N, L.L.C.	125 MUNSON DR	1429 JOSEPH STNEW ORLEANS LA 70115	2394	653	CRESCENT PLANTATION SUBD.(SOUTH)
25154	CHAMPAGNE, ROBERT M., III & ELIZABETH	143 MUNSON DR	232 PRINCETON WOODS LOOPLA FAYETTE LA 70508	2625	629	CRESCENT PLANTATION SUBD.(NORTH)
26237	WU, PHILIP Y. & DOROTHY	900 CRESCENT BLVD	222 ASHBURN DRSCHRIEVER LA 70395	1337	731	CRESCENT PARK ADDITION
41988	TERREBONNE PARISH CONSOLIDATED	129 MUNSON DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
41992	TERREBONNE PARISH CONSOLIDATED	126 MUNSON DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
42223	WATERWORKS DISTRICT #1	131 MUNSON DR	P.O. BOX 630HOUMA LA 70363	1460	194	CRESCENT PLANTATION SUBD.(SOUTH)
42224	WATERWORKS DISTRICT #1	137 MUNSON DR	HOUMA LA 70363	100	453	CRESCENT PLANTATION SUBD.(SOUTH)
47261	TERREBONNE PARISH CONSOLIDATED	1551 BARRROW ST	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(SOUTH)
52412	TERREBONNE PARISH CONSOLIDATED	879 BAYOU BLACK DR	GOVERNMENT P.O. BOX 2768HOUMA LA 70361			CRESCENT PLANTATION SUBD.(NORTH)
55560	A. H. I. PROPERTIES, L.L.C.	2059 HAVERS ST	P.O. BOX 5014HOUMA LA 70361	2130	14	CRESCENT PARK ADDITION
57706	BOONE, CHRISTOPHER ALEXANDER & PATSY	930 CRESCENT BLVD	930 CRESCENT BLVDHOUMA LA 70360	2130	10	CRESCENT PARK ADDITION
63229	G K I N, L.L.C.	115 MUNSON DR	1429 JOSEPH STNEW ORLEANS LA 70115	2394	653	
69949	A H I PROPERTIES, L.L.C.	934 CRESCENT BLVD	PO BOX 5014HOUMA LA 70361	2572	371	CRESCENT PARK ADDITION



VICINITY MAP
SCALE: 1" = 6,000'

- LEGEND:**
- INDICATES 3/4" IRON PIPE
 - INDICATES IRON PIPE
 - INDICATES 3/4" IRON PIPE
 - INDICATES POWER POLE
 - INDICATES FIRE HYDRANT

REFERENCE MAPS:

1.) MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF A PORTION OF CRESCENT PLANTATION LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, HOUMA, LOUISIANA" DATED DECEMBER 27, 1993. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

2.) MAP PREPARED BY J.C. WATKES, C.E. ENTITLED "MAP CRESCENT PLANTATION, TERREBONNE PARISH, LA. OWNED BY PEOPLES SUGAR CO INC" DATED JULY 1923.

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 STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *Kim A. Knight*
KIM A. KNIGHT, P.L.S.
LA. LAND SURVEYOR REG. NO. 5249

NOTES:

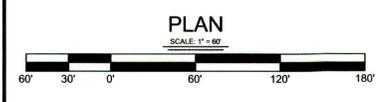
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO.'S 0253 & 0254, SUFFIX "E", AND DATED SEPTEMBER 7, 2023 (ZONE "AE" HAS A BASE FLOOD REQUIREMENTS OF 8', 9', & 10').

SOME TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM PRIOR SURVEYS. THIS PLAT DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

2/4/2026 - P:\Y-2026\2026-0088\DRAWINGS\260088_BS01.DWG

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY

T. BAKER SMITH
A CENTURY OF SOLUTIONS
412 South Van Ave, Houma, LA 70363
(985)868-1050 - tbsmith.com



DRAWN BY: BMH	APPROVED BY: KAK
DATE: 02-04-26	JOB NO: 2026.0068
DRAWING NAME: 260068_BS01.DWG	
PROJECTION: LA-S (1702)	
GEO. DATUM: NAD83 VERT. DATUM: NAVD88	
GRID UNITS: US SURVEY FEET	
SHEET NO: 1	OF 1

SURVEY SHOWING REVISED LOT 101 AND REVISED LOT 102
CRESCENT PLANTATION SUBDIVISION TO BE REZONED FROM
"ZONE R-1" TO "ZONE C-2" BELONGING TO THE PENINSULA, L.L.C.
LOCATED IN SECTION 101, T17S-R17E,
TERREBONNE PARISH, LOUISIANA