

# 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

**MAY 21, 2026, THURSDAY**

**6:00 P.M.**

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

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING & LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CONFLICTS DISCLOSURE:**

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 April 16, 2026

**E. COMMUNICATIONS**

**F. PUBLIC 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 (*Council District 6 / City of Houma & Bayou Cane Fire*)

**G. OLD BUSINESS:**

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*)

**H. NEW BUSINESS:**

Preliminary Hearing:

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 291 & 295 Pontiff Street, Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision; Reginald Patterson & Barry Billiot, applicants; and call a Public Hearing for Thursday, June 18, 2026 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)

**I. STAFF REPORT:**

1. *Public Hearing*

Discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts

2. *Public Hearing*

Discussion and possible action regarding notaries as home occupations

**J. COMMISSION COMMENTS:**

1. Zoning & Land Use Commissioners' Comments
2. Chairman's Comments

**K. PUBLIC COMMENTS**

**L. 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 April 16, 2026

**E. APPROVE REMITTANCE OF PAYMENT FOR THE MAY 21, 2026 INVOICES AND THE TREASURER’S REPORT OF APRIL 2026**

**F. COMMUNICATIONS**

**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Division of Property (Tracts A1 & A2) belonging to SLMJ Land Company, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: 2081 West Park Ave., Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Jonathan Cheramie  
Surveyor: Delta Coast Consultants, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots 69-A & 69-B, Division of Lot 69, Block 3, Ashland North Subdivision, Phase IV  
Approval Requested: Process D, Minor Subdivision  
Location: 304 Mozart Drive, Terrebonne Parish, LA  
Government Districts: Council District 1 / Grand Caillou Fire District  
Developers: Downing Brown / Jessica Medina Damas  
Surveyor: Charles L. McDonald Land Surveyor, Inc.  
  
b) Public Hearing  
c) Variance Request: Variance for minimum lot sizes to be 5,625 sq. ft. in lieu of the required 6,000 sq. ft.  
  
d) Consider Approval of Said Application
3. a) Subdivision: Lot 1 [Houma Development Tract 3]  
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: Hutton Development, LLC  
Surveyor: Tommy Semmes, Jr., P.L.S.  
  
b) Public Hearing  
c) Consider Approval of Said Application

**H. STAFF REPORT:**

1. Discussion regarding the CDBG-DR Stormwater Master Plan
2. Discussion and possible action regarding the ratification of the 2025 HTRPC Annual Report
3. Approval of Resolution regarding required Act 859 Training received by Commissioners on May 2, 2026
4. 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 Adjustment between Lots 2 and 3, Block 1 of Myrtle Grove Heights Subdivision; Section 9, T17S-R17E, Terrebonne Parish, LA (*104 Grenes Street / Councilman Steve Trosclair, District 9*)
2. Lot Line Adjustment between Lot 5-B-2, Lot 6-A, Lot 6-B-2, Lot 7-A, & Lot 7-B of the Redivision of a Portion of Four Point Estates Subdivision; Section 22, T20S-R17E, Terrebonne Parish, LA (*908, 910, 911, 912, 913, 914, 915, 916, & 917 Four Point Road, Dulac / Councilman Danny Babin, District 7*)
3. Survey and Redivision of Tract J and the Revised AMK, L.L.C. Tract belonging to Jimmy's Towing & Recovery, L.L.C. into Tract J-1 and Tract K; Section 96, T17S-R17E, Terrebonne Parish, LA (*411 North Hollywood Road / Councilman Charles "Kevin" Champagne, District 5*)

**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**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF APRIL 16, 2026**

- A. The Chairman, Mr. Robbie Liner, called the meeting of April 16, 2026 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:02 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Travion Smith.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mrs. Angele Poiencot and Mr. Jan Rogers, Vice-Chairman. Also present was Mr. Christopher Pulaski, Department of Planning & Zoning 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.
1. Mr. Gold recused himself from Item F.2 regarding his planned unit development application for Gold Estates.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Soudelier moved, seconded by Mr. Smith: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of March 19, 2026."
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mrs. Poiencot and Mr. Rogers. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Home Occupation:**  
The Chairman called to order the Home Occupation application by Mr. David Coffman to establish a notary business at 421 Douglas Drive.
- a) Ms. Carol Coffman, 421 Douglas Drive, representing the Mr. Coffman, stated he wanted to operate a notary business out of his home.
- b) The Chairman recognized Marilyn Breaux, 422 Douglas Drive, along with her mother Carolyn, who read a statement regarding her reasons for opposition to the home occupation to include multiple people, cars, and a high business turnover [See *ATTACHMENT A*].
- c) The Chairman recognized Connie Bourg, 5953 Alma Street, who spoke against businesses in residential areas.
- d) Mr. Pulaski read the definition of home occupation and how the matter came to light. Councilman Clayton Voisin reported a large blade sign in front of the home that was against zoning regulations and Mr. Coffman was contacted which led to the Home Occupation application.
- e) Discussion was held regarding notary businesses being exempt from obtaining an occupational license from the Sales & Use Tax office, the notary business not being operated solely within the dwelling, specifying hours of operation, determining who were customers and who were family and friends visiting the applicant, notaries having multiple customers at one (i.e. buyer, seller, family, witnesses, etc.).
- f) Discussion ensued regarding a previous matter of dog grooming not being eligible to apply for a home occupation and the differences of the same.
- g) Mr. Pulaski reminding the Commission that they would have to state clearly their reasoning should they want to deny the application as to not be arbitrary and capricious.
- h) Mr. Lucio read the Staff Report and stated recommended approval of the Home Occupation request.

- i) Mr. Bercegeay stated the Commission could table the matter in order to look into the exemptions more and would also allow Mr. Coffman to be at the meeting to answer questions about his business.
- j) Mr. Billiot moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Home Occupation application to establish a notary business at 421 Douglas Drive until the next regular meeting of May 21, 2026.”
- k) Discussion was held regarding off-street parking and vehicles parking in the street and others’ yards.

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

2. Planned Unit Development:

The Chairman called to order the Planned Unit Development application by Ironman Properties of America, LLC for Gold Estates at 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyor, Inc., discussed the PUD request and the variances requested.
- b) Mr. Pulaski indicated two variances were being requested for this application as well as the planning commission application. He stated the request on the application was incorrect and that the variances needed were from the minimum lot sizes indicated on the plat in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15'.
- c) Mr. Lucio discussed the Staff Report and stated Staff recommended approval of the variances from minimum lot size in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15' and conditioned upon labeling the fire hydrant on the corner of Gold Drive and Highway 56 on the plat and provide a fence as a buffer along the property line of Lot 4-P and adjoining property line of nearby property per Section 28-117(c)(1)d of the code.
- d) Discussion was held regarding reclassifying the multi-family development to a planned unit development and that it was already existing.
- e) Mr. Terry Gold, applicant, 2131 Bayou Blue Road, stated he was dividing the property because he is now in a flood zone and needed to make the adjustments for flood insurance purposes.
- f) Discussion ensued regarding the misstating of the variance on the agenda.
- g) Mr. Soudelier moved, seconded by Mr. Billiot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Unit Development application for Gold Estates at 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, & 130 Gold Drive variances from minimum lot size in lieu of 3,600 sq. ft. and 10' setback between contiguous dwelling units in lieu of 15' and conditioned upon labeling the fire hydrant on the corner of Gold Drive and Highway 56 on the plat and provide a fence as a buffer along the property line of Lot 4-P and adjoining property line of nearby property per Section 28-117(c)(1)d of the code.”

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

3. Preliminary Hearing:

Mr. Smith moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to 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 or Property of Marvin Marmande, Jr., et al for Thursday, May 21, 2026 at 6:00 p.m.”

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

G. STAFF REPORT:

1. The Chairman called to order the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts.
  - a) Mr. Pulaski discussed the history of this matter whereas Mr. Richard Marie wanted to place a vehicle storage facility in a C-2 zoning district, but it wasn't allowed due to it being described as a "junkyard" which wasn't really an applicable definition for the use as vehicle storage.
  - b) The Chairman recognized Mr. Richard Marie, 6834 West Park Avenue, who stated he was a third generation owner of Maries's Wrecker Service. He stated he had approximately 150 vehicles in Chauvin and was maxed out on the West Main property for vehicle storage. He stated he didn't agree with the definition of his use "junkyard" but more so a "storage yard." He stated most of his vehicles are generated by Law Enforcement Officers and are held to provide a safe place for investigations, appraisals, etc. He stated it wasn't a salvage yard, but the vehicles do eventually get sold or crushed, but not on site. He stated he was governed by the Louisiana State Police and the Public Service Commission.
  - c) Discussion was held regarding the use described and not adequately describing a junkyard and what Mr. Marie was doing. Discussion ensued regarding creating separate definitions and requiring Planning Approval to give opportunities for public input.
  - d) It was clarified that there were to be no used parts, etc. being salvaged or sold from the locations.
  - e) Mr. Thibodeaux moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the discussion and possible action regarding vehicle storage (limited) in C-2 (General Commercial) zoning districts for Thursday, May 21, 2026 at 6:00 p.m."

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

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments:
  - a) Mr. Smith discussed setting a precedent for notaries as a home occupation regarding numerous vehicles and people and whether it was for a party or customers for the business. He requested further discussion on the matter.
  - b) Mr. Smith moved, seconded by Mr. Gold: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to discuss notary businesses relative to home occupations."

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

2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mr. Billiot moved, seconded by Mr. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 7:18 p.m."

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



Robbie Liner, Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 16, 2026.**

**CHRISTOPHER PULASKI, PLA, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

Good evening. My name is Marilyn Shelton Breaux, I am here tonight with my 93-year-old mother, Carolyn Shelton. We live at 422 Douglas Drive; she has done so since 1966 when our house was the second house built on the street – 60 years of investing in the peace and stability of this residential neighborhood.

We have always enjoyed a quiet, predictable environment. However, the new notary business across the street has fundamentally changed that. This isn't a quiet 'home office'. It has exceeded the reasonable bounds of a home-based occupation, effectively converting a private residence into a high-turnover business location.

The most distressing change is the constant turnover of strangers and multiple vehicles in what used to be a private residential block. We rely on a shared 'Neighborhood Watch' environment where we recognize who belongs. Now, we have a revolving door of 7-day-a-week traffic. There are multiple vehicles idling or parked in the street at a time. One evening from 5:40 – 6:40pm I counted 7 different vehicles. There are people standing in the yard or in the driveway for lengths of time. At 8:00 pm Saturday there were three different vehicles with people standing in the driveway using inappropriate language. The customers are not similar to a tutor, a hairdresser, a babysitter, etc. those types of home businesses you know the people. These are strangers that are coming and going, in volumes, similar to a retail store.

While Mr. Coffman, is new to the street and the neighborhood having just moved in in January, he has been able to benefit from our Neighborhood Watch. Having never met him, I contacted the previous owners to let them know there were packages on the front porch as to not have them stolen. Even on one occasion moving the packages myself to a less conspicuous place when he told the previous owners it was too cold to get out and get them. So, he knows firsthand we keep an eye out for each other.

This erosion of our 'residential peace' isn't just an inconvenience—it's a safety concern. For my mother, who has lived here for six decades, the loss of predictability and the constant presence of unknown vehicles and people parked or stopped in front of our house, make her feel less secure in her own home.

I respectfully request the board to deny the request for the in home office as the volume of customers far exceeds what is acceptable for residential location.

*ZLU Meeting  
April 16, 2026*

ZLU 26/6  
Dist. 6  
COH/Bayou  
Case

**Houma-Terrebonne Regional Planning Commission**  
**Zoning & Land Use Commission**

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 4/1/2026

TPCG  
Applicant's Name

8026 MAIN ST, #202 HOUMA LA 70360  
Address City State Zip

(985) 873-6569  
Telephone Number (Home) (Work)

PARISH GOVT  
Interest in Ownership (Owner, etc.)

526 S HOLLYWOOD RD, HOUMA, LA 70360  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision) PARCEL# 56853

TRACT A ON MAP SHOWING TRACTS A & B REDIVISION OF  
PROPERTY OF MARVIN MARMANDE, JR, ETAL, SECTION 102,  
T17S-R17E  
Zoning Classification Request:

From: OL & I-1 To: I-1

Previous Zoning History: X No Yes

If Yes, Date of Last Application: \_\_\_\_\_

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.

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.

5. **PUBLIC NEED:** Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. **EFFECT OF AMENDMENT:** Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. **ERROR:** The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

CHRISTOPHER PULASKI, DIRECTOR OF PLANNING & ZONING, TPCG

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

ERIC DANH NGUYEN

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

SEE ATTACHED ASSESSOR RECORDS

**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres
- Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own 5.14 acres. A sum of \$39.00 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

ERIC DANH NGUYEN  
Signature of Owner or Authorized Agent

## **526 S. Hollywood Road - Proposed Zoning Amendment from O-L (Open Land) and I-1 (Light Industrial) to I-1 (Light Industrial)**

### **REASON FOR THE AMENDMENT:**

It was recently brought to the attention of the Planning and Zoning Department by a real estate agent on behalf of the subject property owner that the zoning map appeared to show both O-L and I-1 on the same portion of the subject property. Upon researching, Staff referred back to the original ordinance from September 2007 (Ord. No. 7349) that shows the entire tract zoned I-1 on the digital zoning map that was Exhibit A to the ordinance. This was also verified looking at the original paper zoning maps on file in the Planning and Zoning Office (copies of both are included in this application as backup).

Staff can find no record of any zoning amendments to rezone the portion of the subject property from I-1 to O-L leading Staff to believe that the display of both zone district types was an error when the zoning layer was created on the GIS Map System. An audit of the system only goes back as far as 2016 and the error was present at that time.

While you can have different zoning district types on the same parcel of land, you cannot have two zoning districts on the same portion. The proposed amendment will correct the error.

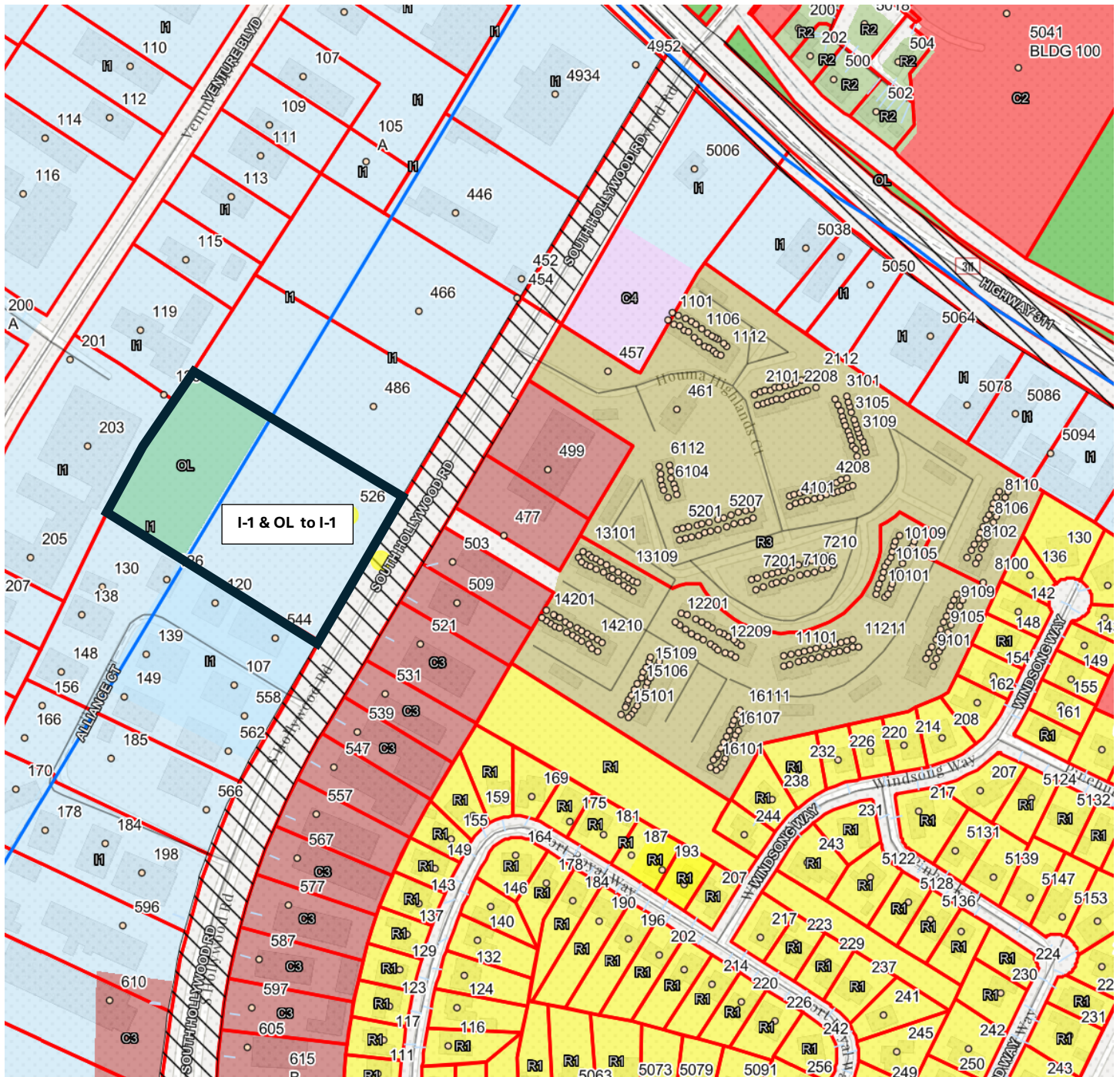
### **PUBLIC NEED:**

The need to correct the error is to provide true and accurate information to the public.

### **EFFECT OF AMENDMENT:**

The effect will be an accurate depiction of the zoning map and it will clarify the zoning which will then allow for the entire parcel to be used in accordance with I-1 zoning districts which is the same zoning as the surrounding area.

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**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**

Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission

ZLU 26/4  
Dist. 3  
BayouCane  
Fire

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

Zoning & Land Use Commission  
Application

Name: DAVID COFFMAN

Address: 431 Douglas Dr. Houma, LA. 70364

Phone: 985-688-9990

Application For:	<input type="checkbox"/>	Planning Approval \$10.00/application	<input checked="" type="checkbox"/>	Home Occupation \$10.00/application
	<input type="checkbox"/>	Parking Plan \$50.00/plan	<input type="checkbox"/>	Special Plan \$10.00/application

The premises affected are situated at 431 Douglas Dr. Houma, LA 70364 in a Residential (R1) Zoning District. The legal description of the property involved in this application is: \_\_\_\_\_

Has any previous application been filed in connection with these premises?  Yes  No

Applicant's interest in the premises affected: 100% OWNER

Approximate cost of work involved: 0

Explanation of property use: Notary Public Office

Plot Plan attached:  Yes  No Drainage Plan attached:  Yes  No

Ground Floor Plan and Elevations attached:  Yes  No

Address of adjacent property owners:

1. 432 Douglas Dr  
Houma, LA 70364  
Marilyn S. Breaux

2. 433 Douglas Dr  
Houma, LA 70364  
Bruce W Thorpe

3. 419 Douglas Dr  
Houma, LA 70364

\* Raymond Wicklund  
238 Janet Lynn Ct., Theriot, LA 70391

  
Signature of Applicant or Agent

985-688-9990  
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

  
Signature of Applicant or Agent

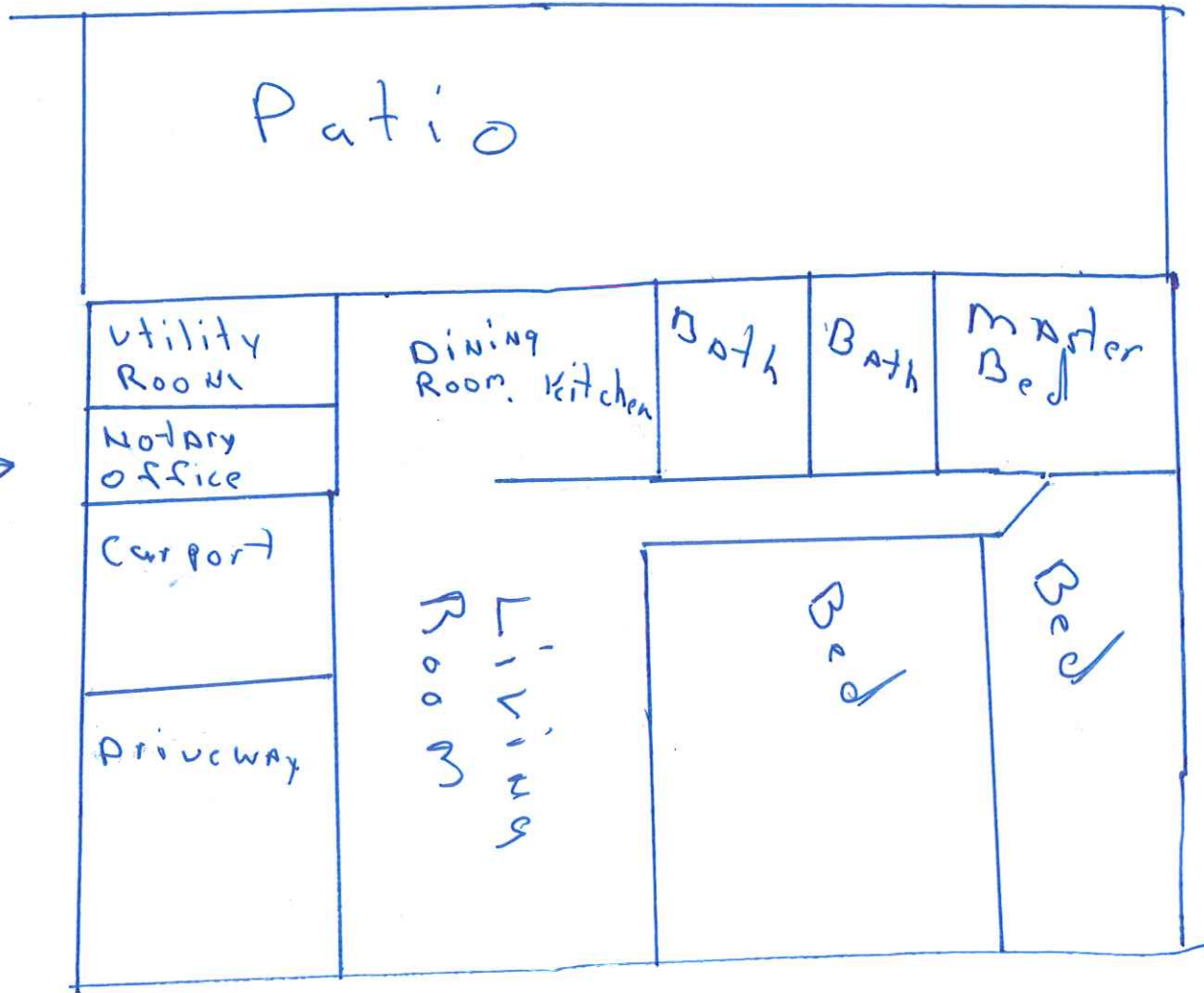
3/30/26  
Date

# Back Yard

Total  
Square ft  
1333

6 ft x 8 ft =  
48 Square ft →

4%



421 Douglas Dr



*Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission*

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

ZLU 26/7  
Dist. 1  
COH

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 4/14/2026

Applicant's Name Reginald Patterson / Barry Billiot (144 Mozart Dr. Houma, LA 70363)

161 Muskrat Ct. Houma LA 70364  
Address City State Zip

985-381-5335 (Reginald)  
Telephone Number (Home) (Work)

Interest in Ownership (Owner, etc.)  
291 Pontiff Street; Lot 10, Block 4, Add. No. 1,  
295 Pontiff Street; Lot 11, Block 4, Add. No. 1,  
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Pontiff Subdivision

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X No          Yes

If Yes, Date of Last Application: n/a

**AMENDMENT POLICY**

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.

\_\_\_\_\_ **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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

**EXHIBITS REQUIRED**

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- 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. 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. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

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 district existing totally surrounded by residential districts;
- c. Finally, 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.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

\_\_\_\_\_

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

**SIGNATURES REQUIRED**

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

REGINALD PATTERSON, 161 MUSKRAT CT, HOUMA, LA 70364

BARRY BILLIOT, 144 MOZART DR., HOUMA, LA 70363

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

\_\_\_\_\_  
\_\_\_\_\_

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

\_\_\_\_\_  
\_\_\_\_\_

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

X Reginald Patterson

X Barry Billiot

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

- 1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

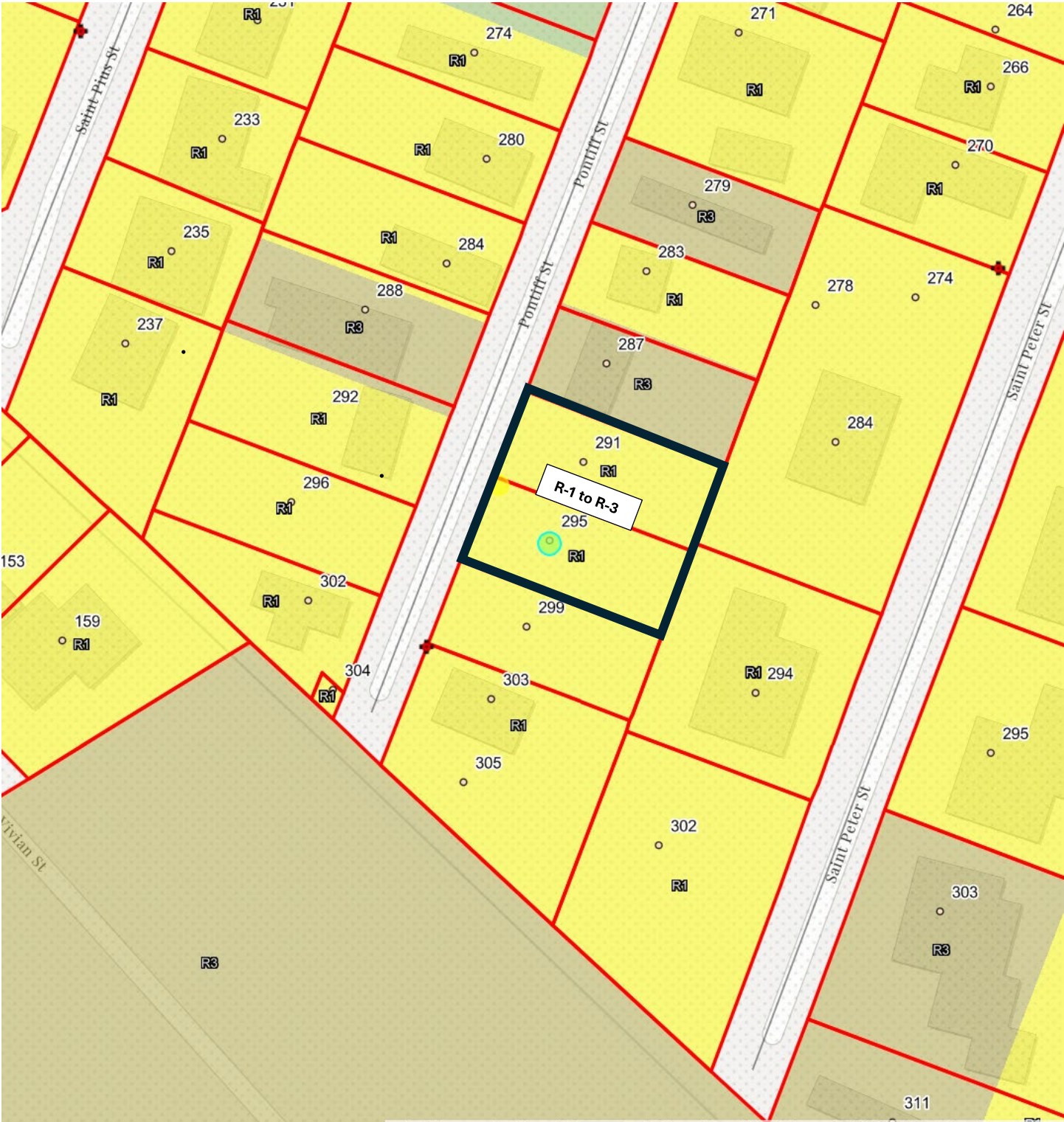
I (We) own \_\_\_\_\_ acres. A sum of \_\_\_\_\_ dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

X Reginald Patterson  
Signature of Owner or Authorized Agent

X Barry Billiot



**Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)**

**291 & 295 Pontiff Street**

**Lots 10 & 11, Block 4, Addendum No. 1, Pontiff Subdivision**

**Barry Billiot & Reginald Patterson, applicant**

## **Vehicle Storage Facility (limited) Proposed Ordinance**

### **Sec. 28-48. – Commercial districts**

(a) *C-1 District: Central Business District.* The district is composed of land and structures used to furnish, in addition to all of the retail goods and services required by transients and by residents of the metropolitan area and of the trade area, certain wholesale and limited manufacturing in support of the main uses. Located at the convergence of the principle thoroughfares and highways, the Central Business District is surrounded by nonresidential districts and multiple-family residential districts. The district regulations are designed to permit the further development of the district for its purpose,

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(b) *C-2 Districts: General Commercial Districts.* These districts are composed of land and structures used to furnish, in addition to the retail goods and services found in the neighborhood districts, such less frequently needed goods as clothing and automobiles and such less frequently needed services as banking and theaters, the wider range of retail goods and services to satisfy all of the household and personal needs of the residents of a group or community of neighborhoods. Usually located on a thoroughfare or near the intersection of two (2) thoroughfares, these districts are large and are within convenient driving distance of the group of neighborhoods they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional general commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve groups of new neighborhoods. To insure that such districts are actually developed to supply the business needs of the groups of neighborhoods, the amendment creating the district may set a time limit for its development.

(1) *Permitted uses.* In the C-2 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

\*\*\*

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church (temporary), as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.

Theater, outdoor (need not be enclosed within structure).

**Vehicle Storage Facility (limited), (except within the historic district)**

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- (c) *C-3 Districts: Neighborhood Commercial Districts.* These districts are composed of land and structures occupied by or suitable for furnishing the retail goods, such as groceries and drugs, and the services, such as barbering and shoe repairing, to satisfy the daily household needs of the surrounding residential neighborhoods. Often located on one (1) or more thoroughfares, these districts are small and are within convenient walking distance of most of the areas they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain

minimum yard and area standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional neighborhood commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve new residential areas. To insure that such new districts are actually developed to supply the business needs of the neighborhoods, the amendment creating the district may set a time limit for its development.

(1) *Permitted uses.* In C-3 Districts only the following uses are permitted:

a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

\*\*\*

b. *Prohibited uses:*

\*\*\*

**Vehicle Storage Facility (limited)**

**Sec. 28-1. – Definitions**

For the purpose of this chapter certain words and phrases used herein are defined as follows:

\*\*\*

**Vehicle Storage Facility (limited): A facility, licensed by the State of Louisiana, for the storage of vehicles that have been wrecked, stolen, towed, or impounded for any other reason. The facility shall be surrounded by a screen fence at least seven (7) feet high. The duration of the storage shall be of a temporary nature subject to the length of time that it takes for the vehicle to be lawfully returned to the owner, sent to a collision repair facility or a permanent junkyard or scrapyards, or similar.**

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