

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

JULY 16, 2026, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

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 June 18, 2026

E. COMMUNICATIONS

F. STAFF REPORT:

1. *Public Hearing*

Discussion and possible action regarding the definition of animal sales and services (limited) which would allow pet shops and pet grooming in C-1 (Central Business) zoning district

G. COMMISSION COMMENTS:

1. Zoning & Land Use 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:

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 June 18, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE JULY 16, 2026 INVOICES AND THE TREASURER'S REPORT OF JUNE 2026

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Property belonging to Eric Paul Prestenbach (Tracts 1-A & 1-B)
Approval Requested: Process D, Minor Subdivision
Location: 165 W. Prestenbach Court, Terrebonne Parish, LA
Government Districts: Council District 5 / Coteau Fire District
Developer: Shane Duplantis
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
2. a) Subdivision: Redivision of Property belonging to Adlean Smith Johnson
Approval Requested: Process D, Minor Subdivision
Location: 4679 Bayouside Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Glenn Brunet
Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. OTHER BUSINESS:

1. Discussion and possible action regarding Tracts “A” & “B”, A Redivision of Property of Marvin Marmande, Jr., et al, Section 102, T17S-R17E, Terrebonne Parish, LA as it pertains to the Master Transportation Plan

I. 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
2. Discussion and possible action regarding the HTRPC By-Laws as it pertains to Act 859 training, annual ethics & sexual harassment trainings, and meeting attendance

J. ADMINISTRATIVE APPROVAL(S):

1. Tract "A" (Raw Land) being the Division of Property belonging to Lana Hebert Freeman; Section 19, T17S-R16E, Terrebonne Parish, LA (*Tyos Court / Councilman Danny Babin, District 7*)
2. Lot Line Shift between Tracts 1, 8, & 9 of the Beatrous Campsites; Sections 53 & 54, T19S-R17E, Terrebonne Parish, LA (*1745 & 1749 Dr. Beatrous Road, Theriot / Councilman Danny Babin, District 7*)
3. Redivision of Property belonging to the Buquet Corporation; Section 87, T19S-R17E, Terrebonne Parish, LA (*8230 Shrimpers Row / Councilman Danny Babin, District 7*)

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
ZONING & LAND USE COMMISSION
MEETING OF JUNE 18, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of June 18, 2026 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Robbie Liner and the Pledge of Allegiance led by Mrs. Angele Poiencot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Clarence McGuire, Mr. Travion Smith, and Mr. Wayne Thibodeaux. 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. *No Commissioners had anything to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mrs. Poiencot: “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 May 21, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Reginald Patterson and Barry Billiot requesting to 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.
- a) Mr. Reginald Patterson, 161 Muskrat Court, stated he wished to rezone the property in order to place a mobile home on it.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Soudelier: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Lucio discussed the Staff Report and stated Staff would recommend approval of the request. He stated that they received seven calls in opposition of the rezone request.
- e) Mr. Soudelier moved, seconded by Mr. Gold: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval to 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 and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- f) Mr. Pulaski read the names and addresses of those who called to oppose the rezone request into the record.
- (1) Kerry Dubois, 285 St. Peter Street
(2) Lesley Neal, 303 St. Peter Street

- (3) Craig LeBouef, 230 Pontiff Street
- (4) Barbara Dubois, 311 St. Peter Street
- (5) Bobby Dubois, 270 St. Peter Street
- (6) Nicholas LeBouef, 224 Pontiff Street

G. STAFF REPORT:

1. The Chairman called to order the discussion and possible action regarding the definition of animal sales and services (limited) which would allow pet shops and pet grooming in C-1 (Central Business) zoning districts.
 - a) Mr. Pulaski discussed the purpose of bringing this matter to the Commission and discussed the proposed regulations. He stated he had a call of a proposed dog groomer who wished to lease a space downtown and that it was not an allowed use in C-1 but should be due to the nature of the business and other downtown areas that have such businesses. He requested the Commission to call for a Public Hearing at the next meeting for further discussion and input.
 - b) Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC, convening as the Zoning & Land Use Commission to call a Public Hearing for the discussion and possible action regarding the definition of animal sales and services (limited) and to allow pet shops and pet grooming as a permitted use in C-1 (Central Business) zoning district for Thursday, July 16, 2026 at 6:00 p.m."

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

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

I. PUBLIC COMMENTS: None.

- J. Mr. Rogers moved, seconded by Mr. Soudelier: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:13 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mrs. Poiencot, Mr. Rogers, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. McGuire, Mr. Smith, and Mr. Thibodeaux. 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 JUNE 18, 2026.

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

Sec. 28-48. – Commercial districts.

(a) *C-1 District: Central Business District.* This district is composed of land and structures used to furnish, in addition to all 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 principal 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, subject to limitations designed to prevent the further congestion of the area that would result from overly intensive development.

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

- a. *Uses by right* – The uses listed below are permitted subject to the conditions specified (see definitions in [section 28-1](#)):

Animal sales and services (C-1).

Sec. 28-1. – Definitions

For the Purpose of this chapter certain words and phrases are defined as follows:

Animal sales and services (C-1): Retail sales, grooming, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops but excluding uses for livestock and large animals.