

Houma-Terrebonne Regional Planning Commission

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

SEPTEMBER 17, 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 August 20, 2026

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 126 King Street, Lot 36, Block C, Mechanicville; Devery L. Harkless, applicant *(Council District 1 / City of Houma Fire)*
2. Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Revised Tract A containing 2.507 acres, Progressive Square, Add. No. 1 (225-248 Rue D'Iberville); Travis Buquet, applicant *(Council District 6 / Bayou Cane 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:

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 August 20, 2026 and the Special Meeting of September 3, 2026

E. APPROVE REMITTANCE OF PAYMENT FOR THE SEPTEMBER 17, 2026 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2026

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the 50' x 50' buildable area requirement

d) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Requests: 1) Variance from the 50' x 50' buildable area requirement
2) Variance from the 6,000 sf minimum lot size requirement

d) Consider Approval of Said Application
3. a) Subdivision: Southwood Place Residential Building Park; Lot 1, Southwood Place Subdivision
Approval Requested: Process B, Residential Building Park-Conceptual & Preliminary
Location: 100 Southwood Place, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Blue Fire District
Developer: Ironman Properties of America, LLC
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Variance Requests: 1) For the minimum 10,000 sq. ft. for the Open Space & Recreation area, 3,924.48 sq. ft. is being provided
2) From the maximum density of eight (8) dwelling units per net acre
3) For a minimum area per unit space of 1,254.42 sq. ft. in lieu of the required 4,000 sq. ft.
4) For a minimum depth per unit space of 40 feet in lieu of the required minimum depth per unit space of 75 feet
5) For a minimum width per unit of 31.75 feet in lieu of the required minimum width per unit space of the required 50 feet
6) For a minimum setback of 5 feet in lieu of the required front yard setback of 10 feet

d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Division of Tracts B-1 and C-2, belonging to Acadia Agricultural Holdings, LLC into Tract B-1-A, Raw Land Tract B-1-B, Tract C-2-A, and Raw Land Tract C-2-B
Approval Requested: Process A, Raw Land Division
Location: 144 LSTA Court, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Terrebonne Parish Consolidated Government
Surveyor: GIS Engineering, L.L.C.

b) Public Hearing

c) Consider Approval of Said Application

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 revisions to Section 20-74 of the Code of Ordinances as it pertains to amending the powers of the Houma-Terrebonne Regional Planning Commission and the Zoning & Land Use Commission

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Shift between Lot 12 & 13, Block 4 to Daspit-Breaux Addition; Section 37 & 38, Terrebonne Parish, LA *(1312 & 1314 Daspit Street / Councilman Brien Pledger, District 1)*
2. Lot Line Shift between properties belonging to Brenda K. Prestenbach; Section 55, T16S-R17E, Terrebonne Parish, LA *(130 Emmets Court / Councilman Charles "Kevin" Champagne, District 5)*

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 AUGUST 20, 2026

- A. The Chairman, Mr. Robbie Liner, called the meeting of August 20, 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 Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Michael Billiot. Also present was Mr. Christopher Pulaski, TPCG Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor. *Mr. Travion Smith resigned from the Commission on August 10, 2026.*
- 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 Mr. Soudelier: “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 July 16, 2026.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- F. NEW BUSINESS:
1. Preliminary Hearings:
- a) Mr. Soudelier moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential to R-3 (Multi-Family Residential) 126 King Street; Lot 36, Block C, Mechanicville; Ms. Devery Harkless, applicant; for Thursday, September 17, 2026 at 6:00 p.m.
- The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential to C-2 (General Commercial) Revised Tract A containing 2.507 acres, Progressive Square, Add. No. 1 (225-248 Rue D’Iberville); Travis Buquet, applicant; for Thursday, September 17, 2026 at 6:00 p.m.
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. STAFF REPORT: None.
- 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 6:03 p.m.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED:
YEAS: Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux;
NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Billiot. 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 AUGUST 20, 2026.**

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

ZLU26/8

Dist. 1

COH

**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

BECKY BECNEL

CHRIS PULASKI

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: 7-16-26

Devery L. Harkless

Applicant's Name

238 Sugar Highland Blvd Houma LA 70360

Address

City

State

Zip

(985) 856-9952

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

Lot 36 Block E or Block C Mechanicville

Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

126 King St. Houma, LA 70360/3

Zoning Classification Request:

From: R-1

To: R-3

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):

Devery L. Harkless 238 Sugar Highland Blvd Houma, LA 70360

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:

Devery L. Harkless

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):

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 < 1 acres. A sum of \$25.00 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.

Devery L. Harkless

Signature of Owner or Authorized Agent

2. Reason for Amendment:

I'm requesting zone change on the property located at 126 King St. from zone R-1 to R-3 in order to place a mobile home on the property.

3. Development schedule:

Once zoning is approved, I plan to have the home on the property within a 12 month period.

5. Public need:

The proposed change is necessary to promote affordable housing in the neighborhood for families.

6. Effect of Amendment:

The zoning change will have a positive effect in the community because there are other mobile homes in the neighborhood and on the same street as well.

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

126 King Street

Lot 36, Block C, Mechanicville

Devery L. Harkless, applicant



ZLU26/9
Dist. 6
Bayou Cane
Fire

Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

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 COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE

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.

 X **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):
 Travis Buquet, 510 Bayou Gardens Dr., Houma, LA 70364
 Shannon Buquet, 510 Bayou Gardens Dr., Houma, LA 70364
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:
SAME AS ABOVE (#1)
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 Exhibit "A" FOR DEED

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 2.507 acres. A sum of 30.27 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 [Signature]
 Signature of Owner or Authorized Agent
X Shannon B. Buquet
 Signature of Owner



DELTA COAST
CONSULTANTS, LLC

631 South Hollywood Rd
Houma, La 70360

985.655.3100 (Tel)

www.deltacoastllc.com

July 30, 2026

Becky Becnel
P.O. Box 1446
Houma, LA 70361

Re: Travis Buquet Homebuilders, Revised Tract "A" Progressive Square, Add 1, Zone Change

Exhibit 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.

The reason for the Zone Change is to be able to develop the property with Townhomes or Condos and also include some sort of business building within the limits of the "C1" or "C2" acceptable permitted uses.

The property is abutted by 9 "C2" properties.

Sincerely,

Prosper J. Toups, III, PLS
Senior Professional Land Surveyor
985-855-3006



DELTA COAST
CONSULTANTS, LLC

631 South Hollywood Rd
Houma, La 70360

985.655.3100 (Tel)

www.deltacoastllc.com

July 30, 2026

Becky Becnel
P.O. Box 1446
Houma, LA 70361

Re: Travis Buquet Homebuilders, Revised Tract "A" Progressive Square, Add 1, Zone Change

Exhibit 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.

There is no current time schedule for a development plan. Once the zone change is approved, the development plan will begin.

Sincerely,

Prosper J. Toups, III, PLS
Senior Professional Land Surveyor
985-855-3006



July 30, 2026

Becky Becnel
P.O. Box 1446
Houma, LA 70361

Re: Travis Buquet Homebuilders, Revised Tract "A" Progressive Square, Add 1, Zone Change

Exhibit 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 will 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.

The Market Information is not applicable.

Sincerely,

Prosper J. Toups, III, PLS
Senior Professional Land Surveyor
985-855-3006



DELTA COAST
CONSULTANTS, LLC

631 South Hollywood Rd
Houma, La 70360

985.655.3100 (Tel)

www.deltacoastllc.com

July 30, 2026

Becky Becnel
P.O. Box 1446
Houma, LA 70361

Re: Travis Buquet Homebuilders, Revised Tract "A" Progressive Square, Add 1, Zone Change

Exhibit 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.

The addition of an acceptable permitted business within the confines of Townhomes or Condos should make the residences more appealing to purchase.

Sincerely,

Prosper J. Toups, III, PLS
Senior Professional Land Surveyor
985-855-3006



DELTA COAST
CONSULTANTS, LLC

631 South Hollywood Rd
Houma, La 70360

985.655.3100 (Tel)

www.deltacoastllc.com

July 30, 2026

Becky Becnel
P.O. Box 1446
Houma, LA 70361

Re: Travis Buquet Homebuilders, Revised Tract "A" Progressive Square, Add 1, Zone Change

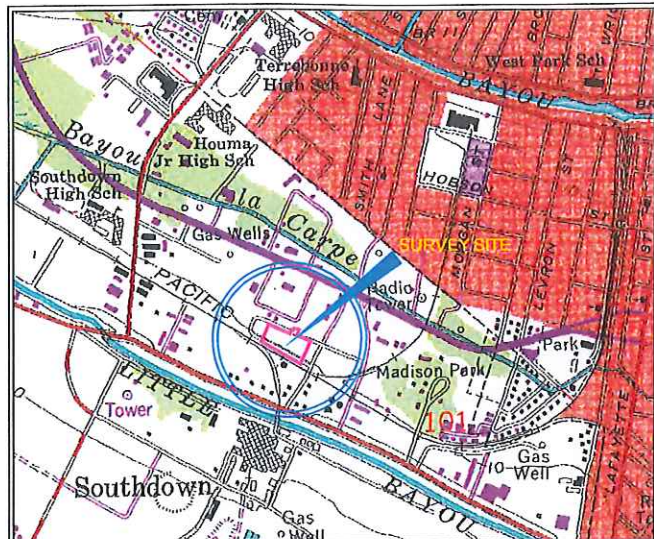
Exhibit 6. Effect of Amendment:

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.

There should be no effect of a zoning change on the property as there are 9 abutting "C2" zones to the property.

Sincerely,

Prosper J. Toups, III, PLS
Senior Professional Land Surveyor
985-855-3006



PROJECT VICINITY
1"=2000'

JEANNE C. SAIA
ZONED "C2"

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THIS TRACT IS LOCATED IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #22109C 0253 E, COMMUNITY NO. 225206, PANEL NUMBER 0275 AND DATED SEPTEMBER 7, 2023.

ZONING SURVEY PLAT SHOWING REVISED TRACT "A"
A REDIVISION OF LOT 4 & TRACT A OF
PROGRESSIVE SQUARE- ADDENDUM NO. 1
LOCATED IN SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA.

HOUMA, LA.

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 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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

REV.- JULY 28, 2026
REV.- JUNE 7, 2021
JUNE 2, 2021

BASIS OF BEARING:

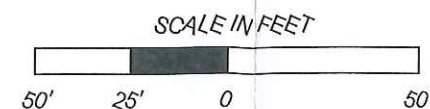
THE BASIS OF BEARING IS S66°06'27"E, IS ALONG LINE SEGMENT "A-B", AND IS TAKEN FROM PLAT #1 BELOW.

REFERENCE MAPS:

- ① PLAT PREPARED BY KENETH L. REMBERT, PLS, LAND SURVEYORS, ENTITLED, "PLAT SHOWING REVISED LOT 4 & REVISED TRACT "A" A REDIVISION OF LOT 4 & TRACT "A" OF PROGRESSIVE SQUARE-ADDENDUM NO. 1 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA." AND DATED JUNE 20, 2018.

APPROVED:

PROSPER J. TOUPS, III, P.L.S.
LA. LAND SURVEYOR REG. NO. 4967



- LEGEND:**
- DENOTES IRON ROD FOUND
 - DENOTES 3/4" IRON PIPE SET
 - PL — DENOTES PIPELINE
 - ⊥ DENOTES PIPELINE MARKER

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