

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 15, 2022, 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 Minutes of Zoning & Land Use Commission for the Regular Meeting of November 17, 2022
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Construction of 78 parking spaces for an apartment complex; 1368 West Tunnel Boulevard; HRI Communities, LLC, applicant (*Council District 5 / Bayou Cane Fire*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman 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 November 17, 2022
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 15, 2022 INVOICES AND THE TREASURER'S REPORT OF NOVEMBER 2022**
 - 1. Accept and approve the proposed 2023 Budget
- F. ANNUAL ORGANIZATIONAL MEETING:**
 - 1. Approval of proposal(s) for the 2022 Audit
 - 2. Election of Officers for 2023
- G. COMMUNICATIONS**

H. OLD BUSINESS:

- 1. a) Subdivision: Revised Parcel 3-A & Lot 55, A Redivision of Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1047 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Variance Request: Variance from the required minimum lot size requirements of 60' frontage and 12,000 square footage for Lot 55

d) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Lots 7-A & 7-B, A Redivision of Lot 7 of Aragon Estates Subdivision, Addendum No. 2, belonging to Aswell P. Domangue, et ux
Approval Requested: Process D, Minor Subdivision
Location: 518 & 520 Aragon Rd., Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Aswell P. & Marie Domangue
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
- 2. a) Subdivision: Tracts D-2-A & D-2-B, A Redivision of Parcel "D-2," Property belonging to Auto Spa Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 1842 Martin Luther King Blvd., Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Auto Spa Properties, L.L.C.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application
- 3. a) Subdivision: Redivision of Property belonging to Nancy Bergeron Naquin (Tracts "A" & "B")
Approval Requested: Process D, Minor Subdivision
Location: 7116 Andrew Dale Drive, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Nancy Naquin
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing

c) Variance Request: Variance from the residential fire hydrant requirements for Tract A, 267.4' in lieu of the required 250' (within 10% allowance)

d) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVAL(S):

- 1. Revised Tracts A-2-A & A-2-B, A Redivision of Revised Tract A-2-A & Tract A-2-B belonging to Perry J. Prestenbach, et al; Section 56, T16S-R17E, Terrebonne Parish, LA (*Bayou Gardens Boulevard Extension / Councilman John Amedée, District 4*)
- 2. Revised Lots 2 & 3, Block 2, Addendum No. 1 to Cadiere Park Heights, A Redivision of Property belonging to Ryan E. Hawthorne, et al; Section 4, T17S-R17E, Terrebonne Parish, LA (*203 & 207 Louis Drive / Councilwoman Jessica Domangue, District 5*)
- 3. Revised Tracts 1 & 2 and Revised Lot 9 of Block 33, Crescent Park Addition to the City of Houma, Property belonging to Boxer Rentals, LLC; Section 102, T17S-R17E, Terrebonne Parish, LA (*1221 & 1223 Barataria Avenue and 1300 A, B, C Lafayette Street / Councilman Carl Harding, District 2*)
- 4. Redivision of Lots 3 & 4, Block 1 of Wildwood Heights Subdivision; Section 105, T17S-R17E, Terrebonne Parish, LA (*113 & 115 Jane Avenue / Councilman Dirk Guidry, District 8*)
- 5. Revised Lots 5 & 7, A Redivision of Lots 5, 6, & 7 of Block 2 of Edward Daigle Subdivision; Section 9, T16S-R17E, Terrebonne Parish, LA (*Fannie Street & West Main Street / Councilman Gerald Michel, District 3*)
- 6. Revised Tract 6 & Tract 6-D, A Redivision of Property belonging to Millicent B. Bourgeois, et al; Section 73, T16S-R15E and Section 82, T16S-R14E, Terrebonne Parish, LA (*5765 Bayou Black Drive / Councilman Carl Harding, District 2*)

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

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

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 17, 2022

- A. The Chairman, Mr. Robbie Liner, called the meeting of November 17, 2022 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. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Burgard; Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Kyle Faulk. Also present were Mr. Christopher Pulaski, Director, 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. None.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Ms. Ellender: “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 October 20, 2022.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **OLD BUSINESS:**
1. The Chairman called to order the Planning Approval application by Pan de Vida Houma, to establish a church in a C-2 (General Commercial) zoning district at 6903 Alma Street, Lots 1, 2, 3, & 4, Block 2, Garden View Subdivision.
- a) Shantell Guzman, 6903 Alma Street, discussed the church at 6903 Alma Street.
- b) The Chairman recognized Brandi Hebert & Melissa Hebert, 333 Garden View Drive, who expressed concerns of loud music playing Monday through Sunday until sometimes 1:00 a.m. and feeling vibrations from the music in their home. They stated they have contacted the police with no success.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval. He further discussed the Parish Ordinance that regulates loud music at any time if greater than 70 decibels 25' from the property lines and is enforced by law enforcement.
- d) Discussion was held regarding service times at the church and the church never having any contact with law enforcement concerning loud music. The applicant stated they did have music and drums but that there were also other establishments in the center.
- e) Mr. Thibodeaux moved, seconded by Rev. Gray: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Planning Approval of the application for a church, Pan de Vida Houma, in a C-2 (General Commercial) zoning district at 6903 Alma Street.”
- f) Discussion ensued with regard to there being another church in the center but has since moved out, the applicant denying there being any music after 9:00 p.m., and the church operating in non-conformance due to no Certificate of Occupancy being issued as of yet.
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. 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. Thibodeaux: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:14 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Ms. Ellender, Rev. Gray, Mr. Rogers, Mr. Smith, Mr. Soudelier, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Faulk. 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 NOVEMBER 17, 2022.

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

ZLU / D.1

***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*

**Zoning & Land Use Commission
Application**

Name: HRI Communities, LLC
Address: 812 Gravier Street, Suite 200, New Orleans, 70112
Phone: (504)566-0204

Application For: _____ Planning Approval _____ Home Occupation _____
\$10.00/application \$10.00/application
X _____ Parking Plan _____ Special Plan _____
\$50.00/plan \$10.00/application

The premises affected are situated at 1368 West Tunnel Blvd, Houma, LA 70360 in a
C-3 Zoning District. The legal description of the property involved in this application
is: PARCEL B-2 (1.898 ACRES) ON MAP ENTITLED "DIVISION OF PARCEL B-1 AND PARCEL B-2 OF HOUMA
DEVELOPMENT TRACT 1, LOT N LOCATED NORTH OF WESTWOOD BLVD IN SECTION 101, T17S-R17E " CB 2191/67

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

Applicant's interest in the premises affected: Applicant seeks to purchase the premises

Approximate cost of work involved: \$17,000,000 of construction costs

Explanation of property use: 64-unit new construction multifamily building

Plot Plan attached: X Yes _____ No _____ Drainage Plan attached: _____ Yes X _____ No

Ground Floor Plan and Elevations attached: X Yes _____ No

Address of adjacent property owners:

1. <u>SOUTH LOUISIANA BANK</u>	2. <u>WALKER, ALEXANDER COURNOYER</u>
<u>P.O. Box 1718</u>	<u>TRUST, THE 2/3</u>
<u>Houma LA 70361</u>	<u>P.O. Box 20250</u>
	<u>Houma LA, 70361</u>

3. <u>SAIA COMMERCIAL PROPERTIES, L.L.C.</u>	4. <u>DLB OPPORTUNITIES, LLC</u>
<u>7300 Jade St.</u>	<u>14300 Kenneth Rd, Ste. 200</u>
<u>New Orleans, LA 70124</u>	<u>Leawood KS 66224</u>

Chris Clement, Senior Vice President, HRIC
Signature of Applicant or Agent

(504)566-0204
Phone Number

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

GBR Properties, Inc.
Guerrero & Robinson, President
Signature of Applicant or Agent
2022.11.01
Date

ZLU / F.1

Parking Plan Approval Application – Narrative

Applicant: HRI Communities, LLC

Primary Contact: Chris Clement, (504)566-0204

Physical address of request: 1368 West Tunnel Boulevard, Houma

HRI Communities, LLC (“HRIC”) is under contract to acquire a 1.9-acre site at 1368 West Tunnel Boulevard in Houma, located in a C-3 zoning district and the Tunnel Boulevard major corridor overlay district. HRIC envisions a high-quality, disaster-resilient rental development that respects the mixed-use character of the area and provides 64 apartment units (54 one-bedroom units and 10 two-bedroom units) that address a range of housing needs. In November 2022, HRIC obtained the approval of the Houma Board of Adjustment for three variance requests pertaining to our proposed minimum building site area, building height area and parking count.

Now, HRIC is seeking the approval of the Houma-Terrebonne Regional Planning Commission for our parking plan. We look forward to working with any and all TPCG agencies and authorities required to advance the development plans, including drainage, landscaping, utilities, and all other project elements subject to TPCG review and approval.

Our proposed parking plan includes the following considerations:

1. Parking lot spaces count and design
2. Parking lot vehicular access
3. Drainage and landscaping

Parking spaces count and design

HRIC’s proposed development at 1368 West Tunnel Blvd. will feature 54 one-bedroom units and 10 two-bedroom units. There will be 78 surface parking spaces (or, at least 1 parking space per each one-bedroom unit, and 2 parking spaces per each two-bedroom unit), which is a parking count which the Board of Adjustment has approved at its November 21, 2022 meeting. The parking lot will be located on the eastern side of the L-shaped multifamily building, providing for only a short walk from a tenant’s vehicle to the building’s entrance. Furthermore, biking racks will be provided near the entrance of the building to encourage intermodal transportation. Several landscaped islands will not only improve the aesthetics of the parking lot, but they will also enhance overall drainage.

Due to the unique shape of the parcel, the parking facility will be concealed from public view, will not adversely impact adjacent commercial uses, and will not interfere with the flow of traffic along West Tunnel Boulevard.

Parking lot vehicular access

The property has connecting access and frontage on West Tunnel Blvd. with approximately 30 feet in width. There is no other road frontage. Two-directional driveway will serve the development, providing access onto the northwest-bound traffic lanes of West Tunnel Blvd. A fire hydrant will be installed on the property to ensure

adequate emergency access and service. The radius curves at the junction of the driveway and the boulevard will be designed to meet Sec.28-136 requirements and not obstruct oncoming traffic, allowing for ample visibility to turn right on or off West Tunnel Blvd.

Drainage and landscaping

The drainage plan for the proposed development will, at a minimum, adhere to all applicable local regulations, but the project will also aim to exceed the TPCG requirements. In addition to local stormwater drainage and retention requirements, the proposed multifamily development at 1368 West Tunnel Boulevard will implement the stormwater management best practices of Enterprise Green Communities (“EGC”), an industry-leading sustainability program for multifamily projects. EGC surface stormwater management regulation stipulates that the development shall treat or retain on-site precipitation equivalent to the 60th percentile precipitation event, or the maximum volume feasible under preexisting geotechnical conditions.

On the 1368 West Tunnel Boulevard property, stormwater naturally flows south toward the boulevard, where public stormwater infrastructure is in place. The stormwater management plan for the proposed development will incorporate infrastructure and landscaping features that heed the natural slope of the property, preserve existing vegetation where feasible, pose no negative consequences for neighboring properties and minimize the impact to the local drainage system. Underground pipes will be situated under the parking lot and collect stormwater from drains throughout the parking lot as well as roof drains and gutter downspouts on the building. As the pipes fill, overflow will be slowly released into the Parish drainage system to avoid overwhelming the public stormwater infrastructure. Landscaped islands and pervious paving will be utilized at sections of the parking lot to encourage natural drainage, while a community park will further enhance the stormwater plan. While the above outlines features are subject to refinement as the project’s development progresses and in collaboration with any and all applicable public authorities, HRI intends to design and build a stormwater management system that exceeds the City and Parish’s standard requirements and serves as a best practice for building resilient and sustainable apartment communities in the state of Louisiana. We have a successful track record of doing just that in jurisdictions throughout our state, from New Orleans to Hammond to Lafayette, and beyond.

About HRI Communities, LLC

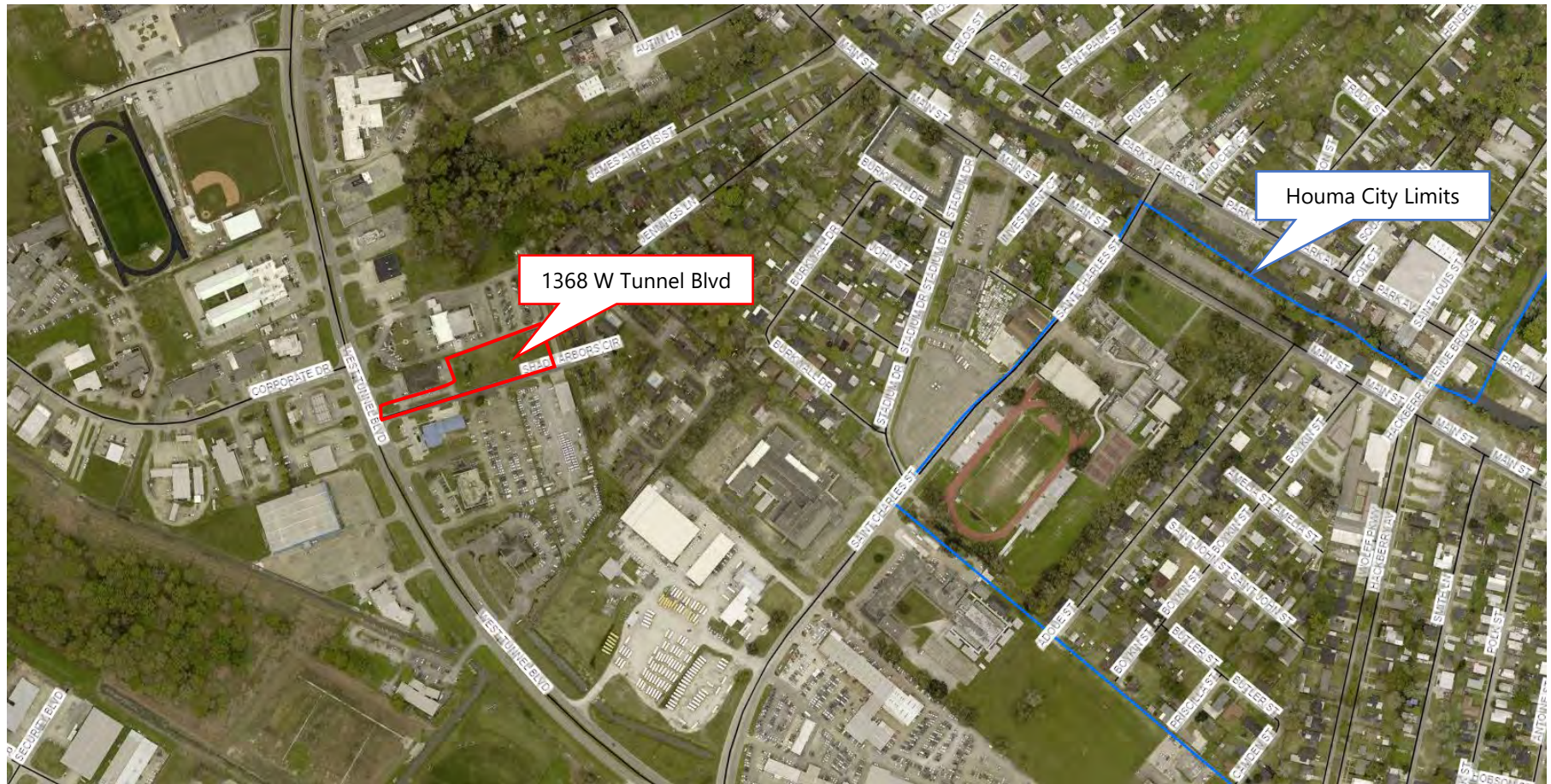
HRIC is a Louisiana-based real estate company focused on creating high-quality mixed-income and affordable housing communities. HRIC is based in New Orleans, LA and is the successor entity to Historic Restoration, Incorporated ("HRI"), which was formed in 1982. HRIC is a "one stop shop" for the development of real estate projects that have a larger synergistic impact on a community. From conceptualizing to designing, structuring and sourcing capital; managing regulatory requirements; managing construction and operating the completed project; HRIC and its affiliates possess, in-house, the expertise needed to deliver large-scale projects and to ensure successful outcomes and continued efficient operations. Since 1982, HRIC has completed 56 housing projects in Louisiana creating 5,177 total apartments (2,814 affordable) with a total development cost of approximately \$1.1 billion.

About the Proposed Multifamily Development

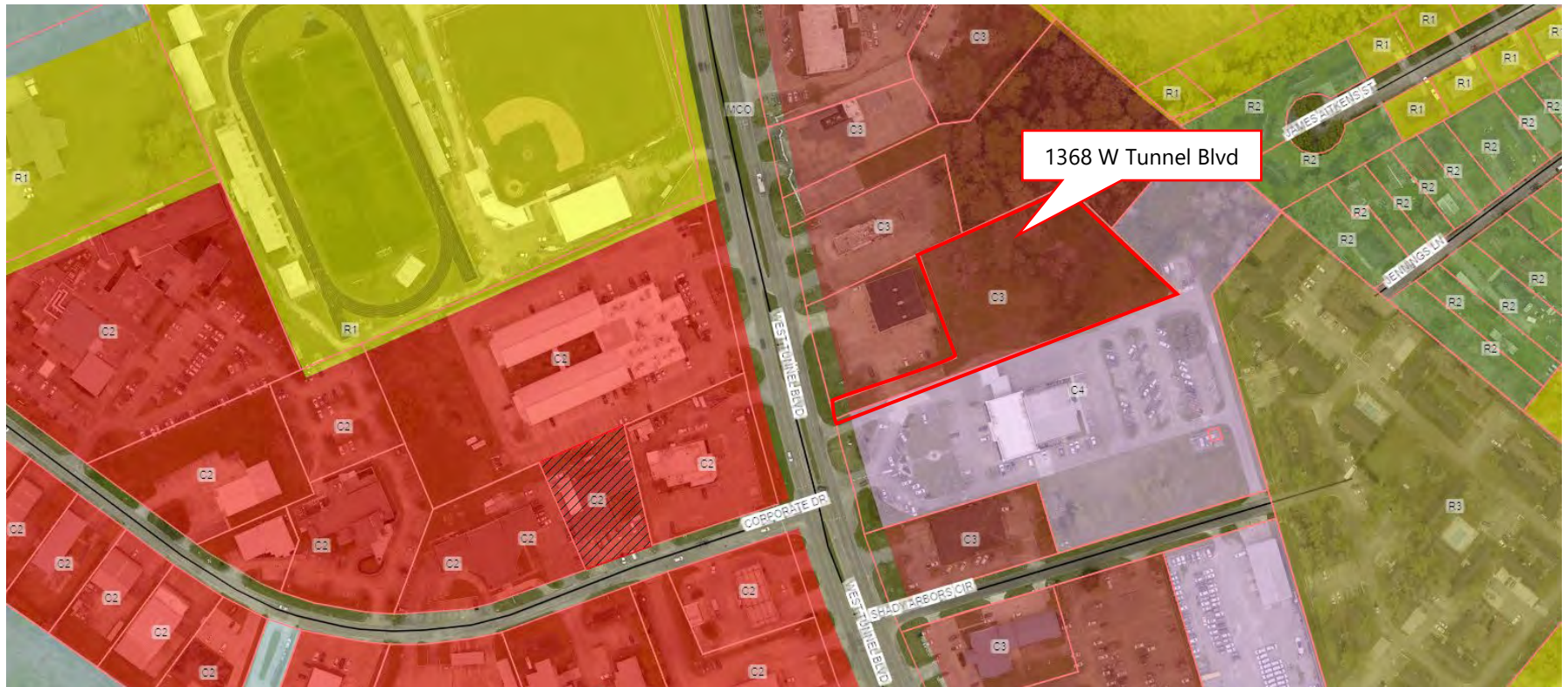
Already owning and operating four multifamily and senior projects in downtown Houma, HRIC hopes to assist with the Terrebonne Parish Consolidated Government's ("TPCG") path of housing recovery following Hurricane Ida that makes certain that our community emerges stronger and more resilient not only to the unfortunate aftermath of Ida, but also to the impact of future disaster events. With community development block grant-disaster recovery funds from the US Department of Housing and Urban Development slated to become available for Ida-impacted parishes in 2023, the construction of attainable, disaster-hardy housing will be a paramount step toward long-term disaster resilience and community vitality. The proposed 64-unit, new-construction development at 1368 West Tunnel Blvd. will be one of the first projects in Houma highlighting the ability and importance of achieving this goal.

The development will be built to the industry-leading sustainability standards of Enterprise Green Communities ("EGC") and with the structural enhancements of the Insurance Institute for Business and Home Safety ("IBHS")'s FORTIFIED Gold programs, which collectively provide for energy/water efficiency, stormwater management and storm resilience. In an area of our state prone to severe natural disasters, which displace residents for prolonged periods of time, constructing the development to meet EGC and FORTIFIED certifications will not only minimize physical storm damage to the building in the event of a storm, but will enable residents to quickly and safely return to their apartment homes once a storm passes. The EGC and FORTIFIED criteria the proposed development will incorporate include – but are not limited to – an emergency power generator that supports critical systems in a blackout; an emergency potable water supply; pervious paving and native-plant landscaping to alleviate flooding; and a continuous load path, which connects the roof to the foundation to mitigate roof damage in high-wind events such as hurricanes. Furthermore, the development will boast project amenities such as a fitness center, a community lounge, and a park. A pioneer in building well-amenitized, high-quality and storm-resilient multifamily housing, HRIC intends to construct the proposed 1368 W Tunnel Boulevard development to be a model of these qualities, which are becoming ever more important amid intensifying natural disasters, growing housing supply shortages and rising housing costs.

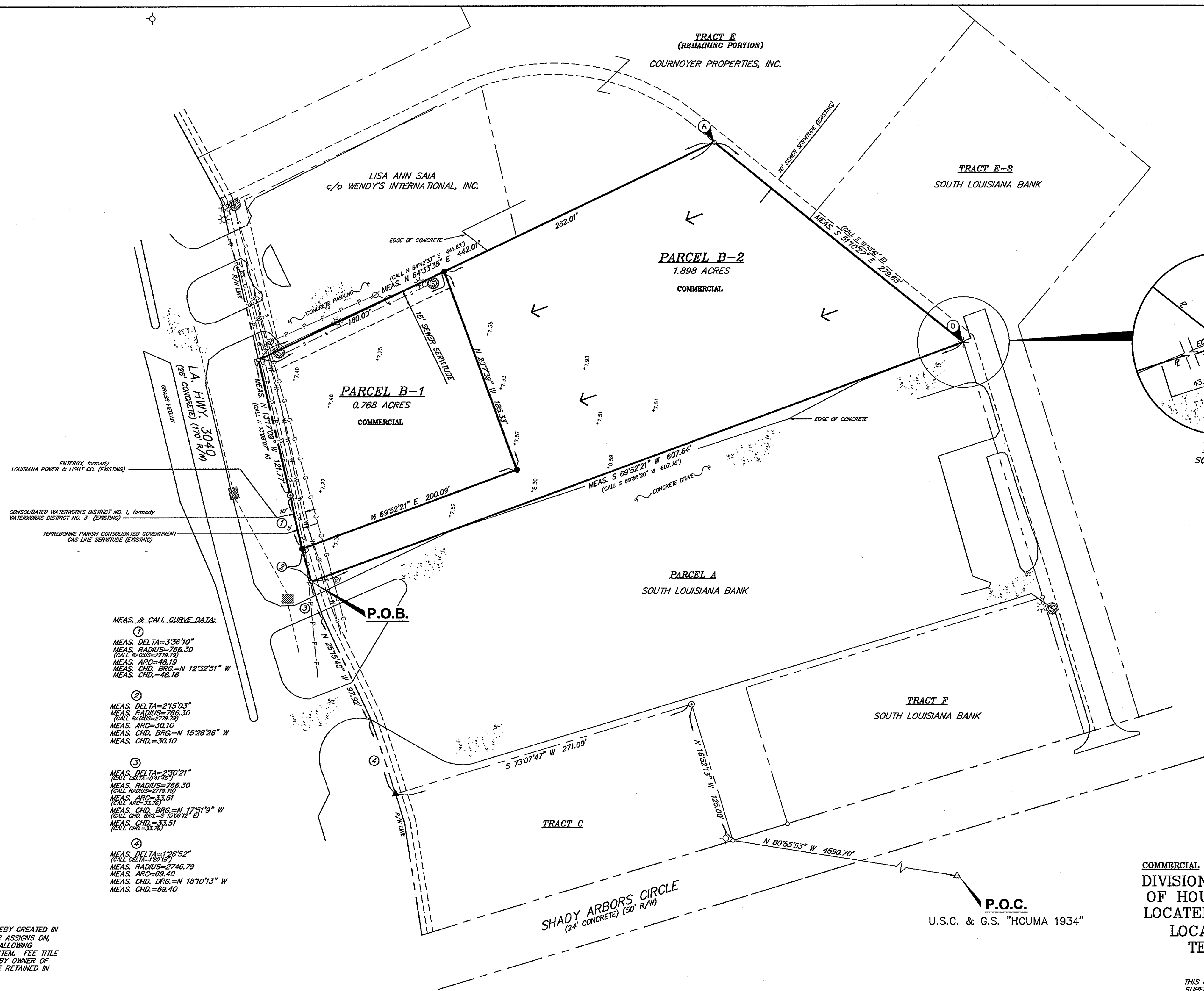
Site Location



Current Site Zoning



LOUISIANA COORDINATE SYSTEM (GOUTH 2011)
(1983 DATUM)



VICINITY MAP
SCALE: 1" = 2000'

DETAIL A
SCALE: 1" = 10'

- LEGEND:
- DENOTES 3/4" G.I.P. SET
 - ✕ DENOTES CHISELED "X" FND.
 - DENOTES 1/2" G.I.P. FND.
 - ⊙ DENOTES 3/4" G.I.P. FND.
 - ▲ DENOTES 1/2" IRON ROD FND.
 - ⊕ DENOTES POWER POLE
 - ⊖ DENOTES POWER POLE ANCHOR
 - ⊗ DENOTES LIGHT POLE
 - ⊙ DENOTES FIRE HYDRANT
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - ⊖ DENOTES CATCH BASIN
 - DENOTES STORM DRAIN LINE
 - DENOTES GAS LINE
 - DENOTES TELEPHONE LINE
 - DENOTES WATER LINE
 - DENOTES OVERHEAD POWER LINE
 - ⊕ DENOTES FIRE HYDRANT
 - ⊖ DENOTES SPOT ELEVATION
 - DENOTES DRAINAGE FLOW

THIS TRACT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0265C, DATED MAY 1, 1985.

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.

PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL OF THIS SUBDIVISION BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT. ALL HORIZONTAL COORDINATES REFERENCE NAD83. ALL ELEVATIONS REFERENCE NAVD83 DATUM. ALL COORDINATES ARE DERIVED FROM TPCG MONUMENT "HOLLYWOOD AZ MK 1989".

PROPERTY CORNERS:
POINT A X=3467934.96 Y=400898.92
POINT B X=3468152.82 Y=400724.59

REFERENCE BEARINGS TAKEN FROM "MAP SHOWING PARCEL A AND PARCEL B OF LOT N-1 OF HOUMA DEVELOPMENT TRACT 1, LOT N, LOCATED NORTH OF WESTWOOD BOULEVARD, IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY T. BAKER SMITH AND SON, INC. DATED JUNE 20, 1979 RECORDED AT THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 59919.

REFERENCE MAPS/DOCUMENTS:
SURVEY OF PARCEL B OF HOUMA DEVELOPMENT TRACT 1, LOT N, LOCATED NORTH OF WESTWOOD BOULEVARD LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA, BY T. BAKER SMITH, INC. DATED JANUARY 19, 2007, REVISED MAY 31, 2007.

"CROSS SERVITUDE AGREEMENT" BETWEEN SOUTH LOUISIANA BANK (BANK) AND GBR PROPERTIES, INC. (GBR) RECORDED OCTOBER 12, 2007 AT THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 107843, BOOK 205, PAGE 717, CREATING A PERPETUAL, NON EXCLUSIVE SERVITUDE OF PASSAGE ACROSS EXISTING PAVED DRIVEWAYS AND PARKING LOTS ON BANK PROPERTY IDENTIFIED AS PARCEL A ON THIS PLAT FOR THE PURPOSE OF PASSAGE BETWEEN BANK PROPERTY AND GBR PROPERTY.

COMMERCIAL
DIVISION OF PARCEL B-1 AND PARCEL B-2
OF HOUMA DEVELOPMENT TRACT 1, LOT N,
LOCATED NORTH OF WESTWOOD BOULEVARD
LOCATED IN SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *John C. Mattingly*
JOHN C. MATTINGLY
L.A. LAND SURVEYOR REG. NO. 4710
DATE: DECEMBER 28, 2007
Rev: MARCH 17, 2008

ZLU/F.1



T.B.S. T. BAKER SMITH
PROFESSIONAL CONSULTANTS SINCE 1913
(985) 868-1050 www.tbsmith.com
P.O. BOX 2265 HOUMA, LOUISIANA 70361

DEDICATION:
THIS IS TO CERTIFY THAT A PERPETUAL DRAINAGE SERVITUDE IS HEREBY CREATED IN FAVOR OF THE OWNER(S) OF PARCEL B-2, ITS SUCCESSORS AND/OR ASSIGNS ON, IN, OVER, UNDER, AND ACROSS PARCEL B-1 FOR THE PURPOSE OF ALLOWING DRAINAGE OF STORMWATER TO REACH TO THE PUBLIC DRAINAGE SYSTEM. FEE TITLE OWNERSHIP OF SAID DRAINAGE SERVITUDES IS EXPRESSLY RETAINED BY OWNER OF PARCEL B-1. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____

GBR PROPERTIES, INC.

CERTIFICATION:
APPROVED AND ACCEPTED THIS DATE 4-15-08 BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED: *Becky M. Beaul*
FOR: _____





AI
AI01

SITE PLAN
1/32" = 1'-0"

ZLU / F.1

AI01

SCHEMATIC
SITE PLAN

ISSUE DATE 11.28.22
PROJECT NUMBER 000-0000
DRAWING FILE NAME/TEMPLATE 2007
AXA

APARTMENT PROPOSAL
1368 W TUNNEL BLVD. HOUMA, LA

HCI
ARCHITECTURE, INC.

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



2 Southeast1
A201 3/32" = 1'-0"



1 South
A201 3/32" = 1'-0"

A201 Schematic	Exterior Elevation	ISSUE DATE: 11/02/22 PROJECT #: HRI CLIENT NAME: CHK BY GCM	W. Tunnel Apartments Houma, LA



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION