



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
MAY 1, 2019**

The Planning and Zoning of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, May 1, 2019 at 5:00 P.M.

There were present: Clay Breaud, Ed Delatte, Robert Mire, Mark Kearns, Cheryl Thomas

Absent: None

The minutes of the March 13, 2019 Planning and Zoning Meeting were approved as written.

Gary LeBouef, 314 E Bayou Road with Duplantis Design Group addressed the Board on behalf of Acadia Land Surveying, L.L.C. with their request for sketch and preliminary plat approval of re-division of a portion of the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. into Kearny Drive extension & Lamar Drive of the J.B. Levert Commercial Park Subdivision and the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. located on the west side of Kearny Drive approximately 240' west from the intersection of Kearny Drive and Canal Boulevard in Section 43, T14S-R16E, City of Thibodaux, Louisiana. Mr. LeBouef noted this request was tabled from the March 13, 2019 meeting due to further information requested pertaining to punch list items to be completed, drainage calculations which there are no bottle necks or ponding of water where as to not flood Days Inn and drainage is of appropriate sizing and a servitude was granted on a previous plat.

Clay Breaud, Chairman of the Board, replied a construction plan was provided showing the proposed construction with initial servitude. Drainage calculations have also been provided and everything seems to be in order.

Roland Soignet, Zoning Administrator for the City of Thibodaux noted the city has no issue with the project.

On motion of Mire, seconded by Delatte, the Board voted on a motion to approve sketch and preliminary plat approval of re-division of a portion of the remaining undeveloped property into Kearny Drive extension and Lamar Drive of J.B. Levert Commercial Park Subdivision. Upon roll call the vote was as follows:

**YEAS:** Breaud, Delatte, Mire, Kearns, Thomas

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** None

James Templeton, 1107 Canal Boulevard, with David A. Waitz Engineering & Surveying addressed the Board on behalf of the City of Thibodaux Housing Authority for sketch and final plat approval of division of a portion of property belonging to the Housing Authority of the City of Thibodaux into Lot A, an open space lot and remaining property located in Section 17, T15S-r16-E, City of Thibodaux, Louisiana. Mr. Templeton indicated the division of property which will be taken over by the City of Thibodaux and maintained by the Recreation Department is to create a small park / open space for placement of a jungle gym with no plans for water or sewer.

Clay Breaud, Chairman of the Commission along with other Board members posed questions referencing if there need for utilities, ownership and maintenance of the property and if this was a zoning change in which Mr. Templeton assured them it was for division of property only.

Janice Landry, Director of Housing for the City of Thibodaux addressed the Board reassuring this is not a zoning change, just division of property to be able donate to the land to the city in order for the city to be able to maintain it.

Roland Soignet, Zoning Administrator stated the city has no issue with the division of property.

On motion of Thomas, seconded by Kearns, the Board voted on a motion to approve to accept the division of property as presented by David A. Waitz Engineering & Surveying. Upon roll call the vote was as follows:

**YEAS: Breaud, Delatte, Mire, Kearns, Thomas**

**NAYS: None**

**ABSTAINED: None**

**ABSENT: None**

Tiffany Lagarde, 1318 Highway 20 Thibodaux, addressed the Board with her request to be granted a special exception to operate a personal service establishment (beauty salon) at 902 Jackson Street in an R-3 Zoning District. Miss Lagarde noted this is a vacant building with sufficient parking allowing her to grow and expand her business bringing in a higher end salon / spa in the area.

Clay Breaud, Chairman of the Commission along referenced the area is zoned R-3 which allows personal service establishments to come in as a special exception if granted. Parking should not be an issue and utilities should already be in place which Roland Soignet, Zoning Administrator confirmed utilities are in place.

Joey Lagarde, addressed the Board on behalf of Tiffany Lagarde questioning refacing of the building in which Mr. Soignet noted re-facing is allowed but if the location is in the Historic District, it would have to be presented to the Historic District Board first.

On motion of Mire, seconded by Delatte, the Board voted on a motion to grant a special exception to operate a personal service establishment (beauty salon) at 902 Jackson Street in an R-3 Zoning District. Upon roll call the vote was as follows:

**YEAS: Breaud, Delatte, Mire, Kearns, Thomas**

**NAYS: None**

**ABSTAINED: None**

**ABSENT: None**

Clay Breaud informed the Commission Roland Soignet has been working with a sign committee to study the Sign Ordinance which will be presented to the Planning Commission upon completion for recommendations and approval before being presented to the City Council.

There being no further business the meeting was adjourned.

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**Liz Guidry, Secretary**

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**Roland Soignet, Zoning Administrator**