

CITY OF THIBODAUX

PUBLIC WORKS DEPARTMENT

P. O. BOX 5418
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JOSH BOURGEOIS
DIRECTOR

AGENDA CITY OF THIBODAUX PLANNING & ZONING COMMISSION 310 W. 2nd Street April 1, 2026 at 5:00 P.M.

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call:

Clay Breaud	P__	A__	(E or X) __
Drew Andrews	P__	A__	(E or X) __
Mark Kearns	P__	A__	(E or X) __
Trey Ledet	P__	A__	(E or X) __
Thomas Shanklin	P__	A__	(E or X) __
4. Approval of minutes for the March 4, 2025 meeting.
5. To consider request by Greg Baudoin/Baudoin Brothers, LLC to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Retail Goods Establishment (Card Shop) at 817 Jackson Street in a B-1 zoning district.
6. To consider request by Stephen Caillouet to amend and re-enact Article 5, Section 505, Table 5.1 of the City of Thibodaux's Comprehensive Zoning Ordinance to add "Office" as a Special Exception in an R-2 zoning district.
7. To consider request by Harold Callais to re-zone the property located at 506 St Philip Street from an R-3 zoning district to a C-1 zoning district in Thibodaux, Louisiana.
8. To consider request by Lawrence Robertson to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Personal Services Establishment (Barbershop) at 509 Gerald T. Peltier Drive in an R-3 zoning district.
9. To consider request by Leonard Chauvin P.E., P.L.S. on behalf of Levert Land Company for sketch plat approval for the proposed residential development located in Section 114, T14S-R16E in Thibodaux, Louisiana.
10. To consider request by High Tide Consultants on behalf of Levert Land Company for approval of a division of raw land, approximately 297.88 Acres located on the East side of Rosedown Drive and 1400 feet East of LA Highway 20 in Thibodaux, Louisiana.
11. To consider request by High Tide Consultants on behalf of Levert Land Company to re-zone raw land located to the East of Rosedown Drive from an R-1 zoning district to an OS zoning district.
12. To consider request by City Administration to amend and re-enact Article 9, Section 901 - Purpose of the City of Thibodaux's Comprehensive Zoning Ordinance to add:

C. Enforcement of this Chapter will be at the discretion of the Zoning Administrator or his designee.

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13. To consider request by City Administration to amend and re-enact Article 9, Section 904 - Prohibited Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:
-Combine "Snipe Signs" and "Portable Signs" to read: "Portable Signs including, but not limited to, snipe signs and feather signs."
14. To consider request by City Administration to amend and re-enact Article 9, Section 905 - Nonconforming Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:
B. If any nonconforming sign is removed, *damaged*, or destroyed then the replacement sign shall be in conformity with the requirements of this ordinance.
C. Only existing businesses ~~with no change of use and occupancy~~ may resurface a nonconforming sign within original footprint *if they have no change of both use and occupancy*.
15. To consider request by City Administration to amend and re-enact Article 9, Section 906 - Exempt On-Site Signs as follows:
F. ~~Decorative flags, banners, or bunting authorized by the city building permit official for a citywide celebrations, conventions, commemorations, fairs or parades.~~
K. Political signs are only allowed on private property. Signs shall not exceed six (6) square feet ~~on residential or historical zoned property~~ in R-1, R-2, R-3, R-4, RB and CBD zoning districts, and shall not exceed thirty-two (32) square feet in ~~commercial or industrial zoned property~~ B-1, C-1, C-2, I-1 and I-2 zoning districts.
N. One under-canopy sign per business not to exceed six (6) square feet, in area.
16. To consider request by City Administration to amend and re-enact Article 9, Section 907 - Sign Standards - On Premise of the City of Thibodaux's Comprehensive Sign Ordinance as follows:

E.4 Existing pylon signs shall be "grandfathered" and allowed to stand. All signs which are no longer functional, *damaged* or abandoned shall be removed ~~or relocated~~ at the owner's expense in compliance with the provisions of this Article within one (1) year following dysfunction; otherwise the erection of all on-site pylon signs shall be prohibited.

F. Ground Signs, Wall Signs, Mansard Signs, Marquee and Canopy Signs shall be subject to the following conditions:

Businesses in C-1, C-2, I-1 and I-2 zones within zero (0) to one hundred (100) feet set back from the roadway may have two signs, not to exceed thirty-two (32) square feet. Businesses one hundred one (101) to three hundred (300) feet set back from the roadway may have two signs, not to exceed sixty-four (64) square feet. Business greater than three hundred (300) feet set back from the roadway ~~must be approved by the Board of Adjustments~~ may have two signs, not to exceed seventy (70) square feet.

a. ~~In professional business area developments, fifty (50) square feet.~~
b. ~~Two (2) wall signs are not to exceed thirty-two (32) square feet.~~

Any other matters properly brought before the Commission.

Josh Bourgeois
Public Works Director