

Jenny Morvant

From: Monique Reulet
Sent: Wednesday, July 15, 2026 2:14 PM
To: Jenny Morvant
Cc: Caity Mullins
Subject: RE: Special Exception Request
Attachments: 260304Minutes.pdf; CC Agenda Request Form - Harold Callais request to add Catering Services definition & add use to Tables 5-1 5-2 and 5-3 and amend use in parking table.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Jenny,

On March 4th, 2026, Planning & Zoning Reviewed a request as follows:

a request by Harold Callais II to amend and re-enact Article 5- Use District Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

- amend Table 5.1 to allow "Catering Services" as a "Special Exception" in an R-3, R-4 and RB zoning districts.
- amend Table 5.3 to allow "Catering Services" as "Permitted" in C-1, C-2 and CBD zoning districts.
- amend Table 5.5 to allow "Catering Services" as "Permitted" in I-1 and I-2 zoning districts.

After discussion and public comment, Planning & Zoning voted to ONLY approve the request for addition of this use to C-1, C-2, CBD, I-1 and I-2 as "Permitted" outright, omitting the request for this use to be added as a "Special Exception" in R-3, R-4 and RB.

I have attached the minutes from that meeting, as well as the original Council agenda request form regarding this agenda item.

Please let me know if you have any questions!

Monique Reulet
Executive Secretary – Permits Division
Public Works
City of Thibodaux
mreulet@ci.thibodaux.la.us
O (985) 446-7208



Community First & Forward

From: Jenny Morvant <jmorvant@ci.thibodaux.la.us>
Sent: Wednesday, July 15, 2026 1:53 PM
To: Monique Reulet <MReulet@ci.thibodaux.la.us>

Cc: Caity Mullins <CMullins@ci.thibodaux.la.us>

Subject: Special Exception Request

Monique,

At our council meeting, during the public hearing for the zoning change for 506 St. Philip, the council discussed the possibility of adding catering services as a special exception in R-3 zones to accommodate the use being requested by Harold Callais.

Can you include this request on the next available Planning & Zoning Commission meeting agenda for a recommendation:

An amendment to Section 505, Table 5.1-Residential District Permitted Uses and Special Exceptions to add "catering services" as a special exception (SP) in R-3 Zoning Districts.

Thanks,
Jenny

Jennifer Morvant, CMC, LMMC
Council Administrator
City of Thibodaux
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O (985) 446-7201



Community First & Forward



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
March 4, 2026**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, March 4, 2026 at 5:00 P.M.

**There were present: Clay Breaud, Mark Kearns, , Trey Ledet
Absent: Drew Andrews, Thomas Shanklin**

The minutes of the February 4, 2026 Planning and Zoning Commission Meetings were approved as written.

...upon roll call the vote was as follows:

**YEAS: Breaud, Kearns, Ledet
NAY: None
ABSTAINED: None
ABSENT: Andrews, Shanklin**

Breaud introduced a request by Leonard Chauvin P.E., P.L.S. on behalf of The David L. Braud Revocable Trust for sketch and final plat approval for the re-division of Lot G of the property from the succession of Louis P. Braud into Lots G-1, G-2, G-3 and G-4 and a lot width variance for proposed lot G-3 and G-4, located on the West side of Ledet Street, approximately 500 feet South of the intersection of Ledet Street and Iris Street in Section 27, T15S-R16E, City of Thibodaux, Louisiana.

Breaud stated that this item was tabled from last month, due to needing more information from the property owner. Nic Billiot, 627 Jackson Street, was present to represent this request. He explained that the debris on the property would be cleared and the property will be sold to a local developer. He added that they revised the lot lines to have the fire hydrant sit on a boundary between two lots, and not in the middle of a right-of-way. Breaud asked if the drainage concerns were addressed. Billiot stated that the lots already drain to the front so it should not be a problem. Breaud added that Lot G3 cannot drain into Lot G2, so they may need to add a swale ditch.

On call for City comment, there was none. On call for public comment, Public Works Assistant Director Trey Waguespack stepped forward to ask who would be responsible for maintaining that swale ditch, and Breaud said it would be the property owner.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Leonard Chauvin P.E., P.L.S. on behalf of The David L. Braud Revocable Trust for sketch and final plat approval for the re-division of Lot G of the property from the succession of Louis P. Braud into Lots G-1, G-2, G-3 and G-4 and a lot width variance for proposed lot G-3 and G-4, located on the West side of Ledet Street,

approximately 500 feet South of the intersection of Ledet Street and Iris Street in Section 27, T15S-R16E, City of Thibodaux, Louisiana.

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by Harold Callais II to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Catering Services: The provision of food and beverage preparation, delivery, and service for events, businesses, or private clients, whether on-site or off-site, and charged on a per-function or per-event basis. Catering Services will require professional licensure, compliance with food safety standards, and adherence to health regulations issued by the Louisiana Department of Health and the City of Thibodaux."

Breaud explained that these following items are not currently in our zoning ordinance, so we need to add them in. The reason for adding them comes from a proposed business downtown at the Dansereau House.

Perrin Ehlinger, 14 Metairie Court, was present to represent this request. HE explained that the owner of the Dansereau House, Harold Callais, wants to increase the number of events held on the property, and needs a commercial kitchen to serve these events. In order to make this possible, he will be partnering with a professional chef.

Breaud asked if the location of the commercial kitchen is off of W 5th Street, and Ehlinger stated that the short side of the building would face this street. Ledet stated that he is in full support of the revitalization of the Dansereau House property, and he is fine with the addition of these new definitions, but he does not think these uses should be added to residential zones.

Public Works Executive Secretary Monique Reulet clarified that this request is just for the addition of the definition to the ordinance, and the following item would address the zoning classifications. Breaud described the zoning districts. Reulet asked for comment on the wording of this definition.

On call for city comment, there was none. On call for public comment, there was none.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Harold Callais II to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Catering Services: The provision of food and beverage preparation, delivery, and service for events, businesses, or private clients, whether on-site or off-site, and charged on a per-function or per-event basis. Catering Services will require professional licensure, compliance with food safety standards, and adherence to health regulations issued by the Louisiana Department of Health and the City of Thibodaux."

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by Harold Callais II to amend and re-enact Article 5- Use District Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-amend Table 5.1 to allow "Catering Services" as a "Special Exception" in an R-3, R-4 and RB zoning districts.

-amend Table 5.3 to allow "Catering Services" as "Permitted" in C-1, C-2 and CBD zoning districts.

-amend Table 5.5 to allow "Catering Services" as "Permitted" in I-1 and I-2 zoning districts.

Ledet stated he would like to amend this request to remove the use as a Special Exception in Residential zones, and Kearns agreed. Breaud explained that he googled "Event Venues" and "Catering Services" in the area and all the places that came up were located in commercial zones.

On call for City comment, there was none. On call for public comment, Harold Blok, 515 Canal Boulevard, stepped forward to speak about his concerns. He explained that he is in support of the changes to the Dansereau House property, but he does not think this use should be in residential zones, especially RB zones.

Fran Middleton, 100 Ormonde Drive, also stepped forward in agreeance with Block and Ledet. She added that she felt re-zoning the Dansereau House property to a C-1 would be a better solution, and that she did not think the C-1 zone would spread any further.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Harold Callais II to amend and re-enact Article 5- Use District Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows with the amendments:

~~-amend Table 5.1 to allow "Catering Services" as a "Special Exception" in an R-3, R-4 and RB zoning districts.~~

-amend Table 5.3 to allow "Catering Services" as "Permitted" in C-1, C-2 and CBD zoning districts.

-amend Table 5.5 to allow "Catering Services" as "Permitted" in I-1 and I-2 zoning districts.

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by Harold Callais II to amend and re-enact Article 7, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-amend "Caterer" to "Catering Services".

Breaud explained that this motion is just to amend the wording for an existing off-street parking regulation to change the name from "Caterer" to "Catering Services". He added that they are not changing the amount of off-street parking spaces required for this use.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Harold Callais II to amend and re-enact Article 7, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-amend "Caterer" to "Catering Services".

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by City Administration to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Event Venue: The commercial use of a building and related facilities for the purpose of leasing the same on a temporary basis for private functions, meetings, cultural or celebratory events or gatherings, family events or gatherings, artistic, educational and similar functions, during which food and/or beverages may be served and music and/or other entertainment may be provided. This use shall not include functions that are solely outdoor music performances or concerts and uses that meet the definition of Community Center, Social Club/Lodge or House of Worship.

Breaud explained that this request is just to add the definition into the ordinance, and he felt the wording was good.

On call for public comment, there was none.

On motion by Ledet, seconded by Kearns, the Board voted to approve the request by City Administration to amend and re-enact Article 2, Section 202 - Definitions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

Event Venue: The commercial use of a building and related facilities for the purpose of leasing the same on a temporary basis for private functions, meetings, cultural or celebratory events or gatherings, family events or gatherings, artistic, educational and similar functions, during which food and/or beverages may be served and music and/or other entertainment may be provided. This use shall not include functions that are solely outdoor music performances or concerts and uses that meet the definition of Community Center, Social Club/Lodge or House of Worship.

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by City Administration to amend and re-enact Article 5 -Use District Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

- amend Table 5.1 to allow "Event Venue" as a "Special Exception" in an R-3, R-4 and RB zoning districts.
- amend Table 5.3 to allow "Event Venue" as "Permitted" in C-1, C-2 and CBD zoning districts.
- amend Table 5.5 to allow "Event Venue" as "Permitted" in I-1 and I-2 zoning districts.

Breaud referred to the previous discussion regarding where these uses would be allowed, and stated that if they took the Catering Services use out of residential zones, he felt they would do the same for this use. He also explained that the Dansereau House will likely be classified as a "Catering Service" because that it the part of their business that they expect to be the main source of income.

On call for city comment, there was none. On call for public comment, there was none.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by City Administration to amend and re-enact Article 5 -Use District Regulations of the City of Thibodaux's Comprehensive Zoning Ordinance as follows with amendments:

- ~~-amend Table 5.1 to allow "Event Venue" as a "Special Exception" in an R-3, R-4 and RB zoning districts.~~
- amend Table 5.3 to allow "Event Venue" as "Permitted" in C-1, C-2 and CBD zoning districts.
- amend Table 5.5 to allow "Event Venue" as "Permitted" in I-1 and I-2 zoning districts.

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

Breaud introduced a request by City Administration to amend and re-enact Article 7, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

- add Event Venue: 1 space/300sf GFA.

Breaud explained that this is a new use being added to the off-street parking tables.

On call for city comment, there was none. On call for public comment, there was none.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by City Administration to amend and re-enact Article 7, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

- add Event Venue: 1 space/300sf GFA.

....upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Ledet

NAY: None

ABSTAINED: None

ABSENT: Andrews, Shanklin

There being no further business, the meeting was adjourned.