



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
July 1, 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, July 1, 2026 at 5:00 P.M.

**There were present: Clay Breaud, Mark Kearns, Drew Andrews, Thomas Shanklin, Trey Ledet
Absent: None**

The minutes of the June 3, 2026 Planning and Zoning Commission Meetings were approved as written.

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

YEAS: Breaud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced request by Ladd Thibodaux/TPP Construction Group to amend and re-enact Article 5, Table 5.3 - Commercial District Permitted Uses and Special Exceptions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-add "Outdoor Storage Yard" as "Permitted" in a C-1 zoning district

Ladd Thibodaux, 106 Tiger Drive, was present to represent his request. He explained that they would like to add a place on their lot to park utility trailers that will be for sale. Breaud read the definition of "Outdoor Storage Yard". He explained that right now, this use is only allowed in I-1 and I-2 zoning districts. He added that to put in in C-1 zones, he thinks they would also have to put it in C-2 zones, which is less restrictive. Breaud noted his concern is that this would apply to all C-1 and C-2 zones in the City and he did not know how that would affect other areas. Breaud then asked Thibodaux if he knew of anyone else in the City selling these trailers. Thibodaux said the only place he knew of was at the end of Tiger Drive by Highway 3185. Public Works Executive Secretary Monique Reulet noted that this area is out of the city limits.

Breaud discussed "spot zoning" and explained that they could not allow this use only on Thibodaux's lot. He added that they also could not re-zone individual lots across town to suit each property owner, as this would make the zoning ordinance irrelevant.

Race Thibodaux, 106 Tiger Drive, said they would be the “middle” in the sale process. A customer would express interest to buy a trailer, they would get the trailer and place it on their property for a brief time, and then the customer would pick it up from them. They would not have 30 trailers on their property, only a couple that are in the process of being sold.

Breaud & Ledet discussed similar uses in the City, referencing Lowes. Breaud said he would think that Lowes would be classified as retail because that is the bulk of their business, and the outdoor storage of items for sale is an accessory use. He then asked Reulet what her thoughts were about the classification of Thibodaux’s proposed trailer sales. Reulet stated that she felt if they were not going to have a large number of trailers parked on their property at all times, and if that would not be their main source of income, then it could be considered an accessory use to their current business and this zoning amendment would be unnecessary.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Ladd Thibodaux/TPP Construction Group to amend and re-enact Article 5, Table 5.3 - Commercial District Permitted Uses and Special Exceptions of the City of Thibodaux’s Comprehensive Zoning Ordinance as follows:

-add “Outdoor Storage Yard” as “Permitted” in a C-1 zoning district

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

YEAS: None

NAY: Breaud, Kearns, Andrews, Shanklin, Ledet

ABSTAINED: None

ABSENT: None

The request was denied.

Breaud introduced the request by City Administration to re-zone the property located along Bayou Lafourche from the Audubon Street Bridge East to Bowie Road from an R-1 zoning district to a C zoning district.

Breaud stated that this item will be tabled due to public notice requirements not being met.

On motion by Kearns, seconded by Ledet, the Board voted to table the request by City Administration to re-zone the property located along Bayou Lafourche from the Audubon Street Bridge East to Bowie Road from an R-1 zoning district to a C zoning district.

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

YEAS: Breaud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

In other business, Breaud told the other commissioners that he had spoken with someone who is interested in appearing before the commission to discuss changes to the minimum parking requirements. He also told them about a meeting that he had recently regarding the sign ordinance, and noted that the City has increased enforcement lately by contacting people about non-compliant signs.

There being no further business, this meeting was adjourned.