



## APPLICATION FOR SPECIAL EXCEPTION

Planning & Zoning Commission  
Thibodaux, Louisiana

Phone: (985) 446-7208

Application No.: 2

The undersigned requests a special exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Commission. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant: Monique & Travis Green  
Mailing Address: 270 S. Sugarfield Dr. Thibodaux, La 70301  
Phone Number: Home: \_\_\_\_\_ Business: \_\_\_\_\_ Cell: 985-413-2442
2. Locational Description: Subdivision Name: \_\_\_\_\_  
Building Address: 727 Lagarde St. Thibodaux, La 70301  
Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_  
(If not in a platted subdivision attach a legal description)
3. Existing Use: bcant
4. Zoning District: R2
5. Gross Floor Area (GFA) of Business: \_\_\_\_\_
6. Number of Off-Street Parking Spots Available: 4
7. Number of Off-Street Parking Spots required by City Ordinance (Section 704): \_\_\_\_\_
8. Description of Special Exception: request to put a duplex in area
9. Supporting Information: Attach a plan for the proposed use (in triplicate) showing ingress and egress to property structures, off-street parking and loading areas, refuse and service areas, utilities, screening and buffering, signs, required yards and other open space. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare or odor effects of the special exception on adjoining properties and the general compatibility with adjacent and other properties in the district.

Date:

April 2, 2025

Applicant:

Monique Green

## Summary

Parcel Number  
Physical Address  
Ward  
Property Type  
Legal

0020491700

727 LAGARDE ST.

W 02 THIB

Real Property

LOT BOUNDED BY LUMAN PAGE & T & E MCCULLA. (TAX SALE 6/29/94)(1213-3)(1215-668)(ENT.#770813-ACT OF CORR) (REDEMPTION-6/30/97-ENT.#816798)(1312-235) (THIBODAUX TAX SALE 6/5/99 1389-244) (PARISH TAX SALE--6/16/99--ENT.#855406)(1390-705) (REDEMPTION--7/26/99--ENT.#856987)(1393-448)(PARISH) (REDEMPTION--7/27/99--ENT.#857022)(1393-475)(THIBODAUX) (THIBODAUX TAX SALE--6/11/02--ENT.#917380) (PARISH TAX SALE--6/19/02--ENT.#918824)

## Owner

Primary Owner  
MT GREEN PROPERTIES, LLC  
270 SOUTH SUGARFIELD DR.  
THIBODAUX, LA 70301

## Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
EAST THIB SD.						

## Valuation

[Valuation Parcel Data](#)

## Deeds

Deed Number	Type	Date	Amount	Book	Page
1360928	Donation	8/16/2023	\$0	2273	234
1342661	Cash Sale	8/10/2022	\$15,000	2241	578
1342661	Cash Sale	8/10/2022	\$15,000	2241	578
1342607	Succession	8/10/2022	\$0	2241	499
1342592	Succession	8/9/2022	\$0	2241	480
1342173	Succession	8/2/2022	\$0	2240	890
1341816	Succession	7/26/2022	\$0	2240	287
1337256	Succession	5/9/2022	\$0	2231	677
1337253	Succession	5/9/2022	\$0	2231	672
918824	TAX DEED-SHERIFF	7/16/2002	\$202	1502	204
917380	TAX DEED-SHERIFF	6/20/2002	\$3,022	1500	9

## Ownership History

Homestead?	Name	Primary	% Ownership	% Tax	From	To	Address
No	MT GREEN PROPERTIES, LLC	Yes	100	100	8/16/2023		270 SOUTH SUGARFIELD DR.
No	GREEN, TRAVIS D. AND	Yes	50	100	8/10/2022	8/16/2023	GREEN, MONIQUE S. 270 SOUTH SUGARFIELD DR.
No	GREEN, MONIQUE S.	No	50	0	8/10/2022	8/16/2023	270 SOUTH SUGARFIELD DR.
No	DEBOUE, RON ERIC	Yes	100	100	5/9/2022	8/10/2022	424 WILLOWLAKE DR
No	DEBOUE, EDGAR, SR.	Yes	100	100	7/25/2005	5/9/2022	7801 FOSSIL CREEK TRL
No	DAGGS, ELIJAH	Yes	100	100	5/16/2002	7/25/2005	ADJUDICATED TO EDGAR DEBOUE, SR-100% C/O THELMA DAGGS HATHORN 3837 GREENBRIAR LANE

## Parish

[Parish Tax Parcel Data](#)

## City

[City Tax Parcel Data](#)

# **CITY OF THIBODAUX**

## **PUBLIC WORKS DEPARTMENT**

P. O. BOX 5418  
1219 HENRY S. THIBODAUX  
THIBODAUX, LOUISIANA 70302  
[www.ci.thibodaux.la.us](http://www.ci.thibodaux.la.us)

**JOSH BOURGEOIS**  
DIRECTOR

TELEPHONE: (985) 446-7223  
FAX: (985) 446-7272  
EMAIL: [jbourgeois@ci.thibodaux.la.us](mailto:jbourgeois@ci.thibodaux.la.us)

April 2, 2025

**To: Planning & Zoning Commission Members**

**CC: Mayor Clement; Rhonda Dempster, Executive Assistant to Mayor; Jenny Morvant, City Council Administrator; Josh Bourgeois, Public Works Director; Trey Waguespack, Asst. Public Works Director**

To whom it may concern,

Monique & Travis Green have applied for a special exception to be able to construct a duplex on their property located at 727 Lagarde Street in an R-2 Zoning District. They originally requested this special exception in September of 2023, which was granted by City Council in October of 2023 (see attached ordinance). According to the City of Thibodaux's Comprehensive Zoning Ordinance, Article 3, Section 307.2.a:

*"New Construction*

*a. A special exception shall expire after six (6) months if a building permit application has not been filed."*

As per this ordinance, the Greens are required to re-submit their request prior to constructing a duplex on their property.

Additionally, they were granted a variance from the Board of Adjustments in July of 2023 for a ten (10) foot variance to the required sixty (60) foot lot width requirement, and a 1250 square foot variance to the required 8000 square foot lot size minimum requirement (see attached minutes from the July 2023 Board of Adjustments meeting).

With Kind Regards,

**Monique Reulet**

Public Works Executive Secretary - Inspection Division

**ORDINANCE NO. 3309**

***AN ORDINANCE APPROVING A SPECIAL EXCEPTION REQUEST IN ACCORDANCE WITH SECTION 307 OF THE THIBODAUX ZONING ORDINANCE IN ORDER TO ALLOW A TWO FAMILY DWELLING IN AN R-2 ZONING DISTRICT – 727 LAGARDE STREET***

***BE IT ORDAINED*** by the City Council of the City of Thibodaux in regular session assembled, that:

***WHEREAS***, in accordance with the provisions of Section 307 of the Thibodaux Zoning Ordinance, a special exception request has been filed with the Zoning Administrator by Monique & Travis Green for property located at 727 Lagarde Street which is designated as an R-2 Zoning District; and

***WHEREAS***, the request was filed in order to request a special exception in accordance with the R-2 Zoning District regulations in order to a two family dwelling with the construction of a two story duplex at that location; and


***WHEREAS***, a request for a special exception was duly referred to the Thibodaux Planning and Zoning Commission on September 6, 2023 and the Commission is recommending approval of the request by the City Council.


***NOW, THEREFORE BE IT ORDAINED*** by the City Council of the City of Thibodaux that the aforesaid special exception request to allow a two family dwelling to be constructed in an R-2 Zoning District located at 727 Lagarde Street is hereby approved.

The above ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Crochet, Richard, Taylor, Naquin, Mire  
NAYS: None  
ABSENT: None  
ABSTAINED: None

And the above ordinance was declared adopted this 17<sup>th</sup> day of October 2023.

DocuSigned by:  
  
E4F003F3D02734A3  
Jennifer Morvant, C Council Adm.

DocuSigned by:  
  
52B502157384CA  
Chad J. Mire, President



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
July 26, 2023**

The Board of Adjustments 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, Wednesday, July 26, 2023 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, Malcolm Hodnett, and Renee Brinkley

Also present: Monique Reulet, Kevin Clement, Josh Bourgeois

Absent: None

There was a quorum present.

The minutes of the June 28, 2023 Board of Adjustments meeting were approved as written.

**YEAS:** Erwin, Soignet, Savoie, Hodnett, & Brinkley

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** None

Erwin introduced a request by James Iver of 712 E. 1st Street for proposed 202 Bayou Lane to vary from street frontage requirement of 75' to be able to subdivide lot within an R-1 Zoning District.

Erwin noted for the record that this item has been removed.

Erwin introduced a request by Monique S. Green to vary 10' from street frontage requirement of 60' & to vary 1,250 sq. ft. from minimum lot size of 8,000 sq. ft. to be able to construct a duplex apartment at 727 Lagarde St. within an R-2 Zoning District.

Monique & Travis Green, 270 South Sugarfield Drive, were present to represent their request. They stated that they are looking to construct a duplex on the property to meet housing needs in the community, particularly for low-income families. Erwin questioned the parking for the proposed duplex and Ms. Green confirmed there would be four (4) off-street parking spots. Hodnett noted that they were requesting an 18% variance on the lot size. He added that he did not believe there were any duplexes currently in this area of town. Erwin noted that she had spoken to some neighbors and they seemed to be in support of this request.

On call for public comment, Thrissa Every, 205 St Bernard Street, stepped forward in support of this request, and added that she will be building a duplex around the corner on East 10<sup>th</sup> Street.



Erwin asked for comments from City Administration, and Public Works Director Josh Bourgeois stated he was in support of this request. Soignet questioned the choice of constructing a stackable duplex, and Ms. Green stated that she would like to build it all on one level, with one unit behind the other. Hodnett expressed concern over meeting lot density requirements if they did chose to build the duplex as one level. Erwin agreed that it would probably be an issue.

Reulet reminded the Ms. Green that they would need to go back to Planning & Zoning to request approval for a special exception to be able to construct the duplex.

On motion of Soignet, seconded by Brinkley, the Board voted on a motion to approve the request by Monique S. Green to vary 10' from street frontage requirement of 60' & to vary 1,250 sq. ft. from minimum lot size of 8,000 sq. ft. to be able to construct a duplex apartment at 727 Lagarde St. within an R-2 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, Hodnett, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by Street Collaborative on behalf of Walk-On's Sports Bistreaux to vary from signage requirements to have a 15.75 sq. ft. directional sign, a 10.9 sq. ft. illuminated logo sign & two wall graphic signs measuring 27.45 sq. ft. & 31.36 sq. ft. at 908 N. Canal Boulevard within a C-2 Zoning District.

Jason Gisclair, 38197 Jefferson Crossing, was present to represent the request for signage approval for Walk-On's as franchise owner of this Walk-On's restaurant. He stated that these graphics are part of the standard design package for the Walk-On's franchise. He went on to explain where each graphic was going to be located on the building. Erwin questioned the distance from the road. Upon reviewing the drawings submitted to the Board, Bourgeois & Reulet noted that the building was over 100 feet from the road. Gisclair added the design only differs in cases where a franchise is located within a mall, and they are more limited in space.

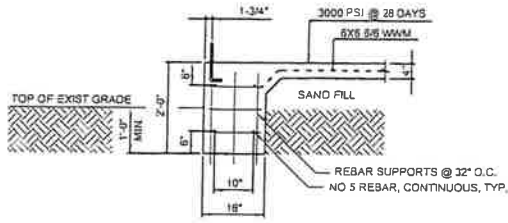
The Board members discussed the locations and sizes of each graphic, including the size of the two illuminated wall signs. Erwin noted that for businesses located more than 100 feet from the road, they can have either one monument sign and one wall sign, or two wall signs. She added that these illuminated channel-lettering signs are 67 sf in size. Hodnett questioned the size, and Reulet clarified that the Permitting Department does not count the space in between channel letters so the measurements would actually come out to less than 67 sf. Erwin agreed that these two signs would meet the size requirements so they would not require a variance.

Erwin questioned the hardship and Gisclair stated it is the fact that the design is a brand standard and they need to stay consistent between all franchisees.

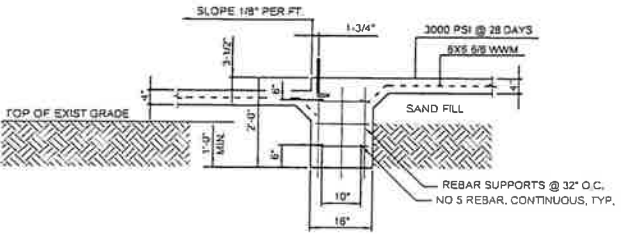
Gisclair stated that the projected opening date for Walk-On's is August 14, 2023. He added that they have hired about 230 employees to open. Clement questioned the size of the restaurant and Bourgeois

CONCRETE NOTES:

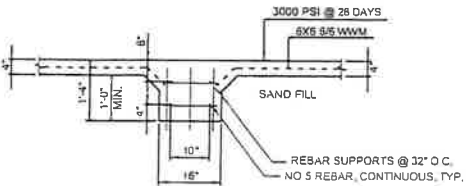
1. ALL CONCRETE SHALL BE 3000 PSI PER CUBIC FOOT DENSITY AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000psi
2. ALL SLABS SHALL HAVE 4" THICK CONCRETE WITH 6X6 #6 WIRE MESH OR #3 BARS 24" ON CENTER EACH WAY. ALL SLABS TO HAVE A 6 MIL WATERPROOF MEMBRANE OVER BONDED TERMITE TREATMENT
3. FOOTING SHALL BE A MINIMUM OF 12 INCHES BELOW NATURAL UNDISTURBED SOIL PER IRC
4. FOOTING SHALL BE REINFORCED WITH 4 #5 BARS. REINFORCING SHALL BE PLACED 3" FROM THE BOTTOM
5. OVERLAP ALL REBARS 36 BAR DIAMETERS, MINIMUM
6. STM PLATES SHALL BE ANCHORED WITH 5/8"x10" LG. ANCHOR BOLT, W/3" LEG, SPACED 24" O.C., AND SHALL HAVE A 3" SQ. FLAT WASHER WITH HEX NUT
7. RIVER SAND OVER COMPACTED BASE SHALL BE USED WITH ALL FILL COMPACTED TO 95% MAX. SOIL DENSITY
8. ALL AREAS WITHIN THE FOUNDATION WALLS SHALL BE CLEARED FREE OF ALL VEGETATION, TOP SOIL & FOREIGN MATTER PER IRC
9. OWNER OR HIS AGENT IS RESPONSIBLE FOR FINAL DESIGN OF FOUNDATION AND INVESTIGATION OF EXISTING SOIL BEARING CONDITIONS



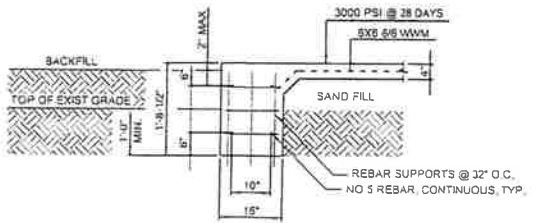
SECTION A



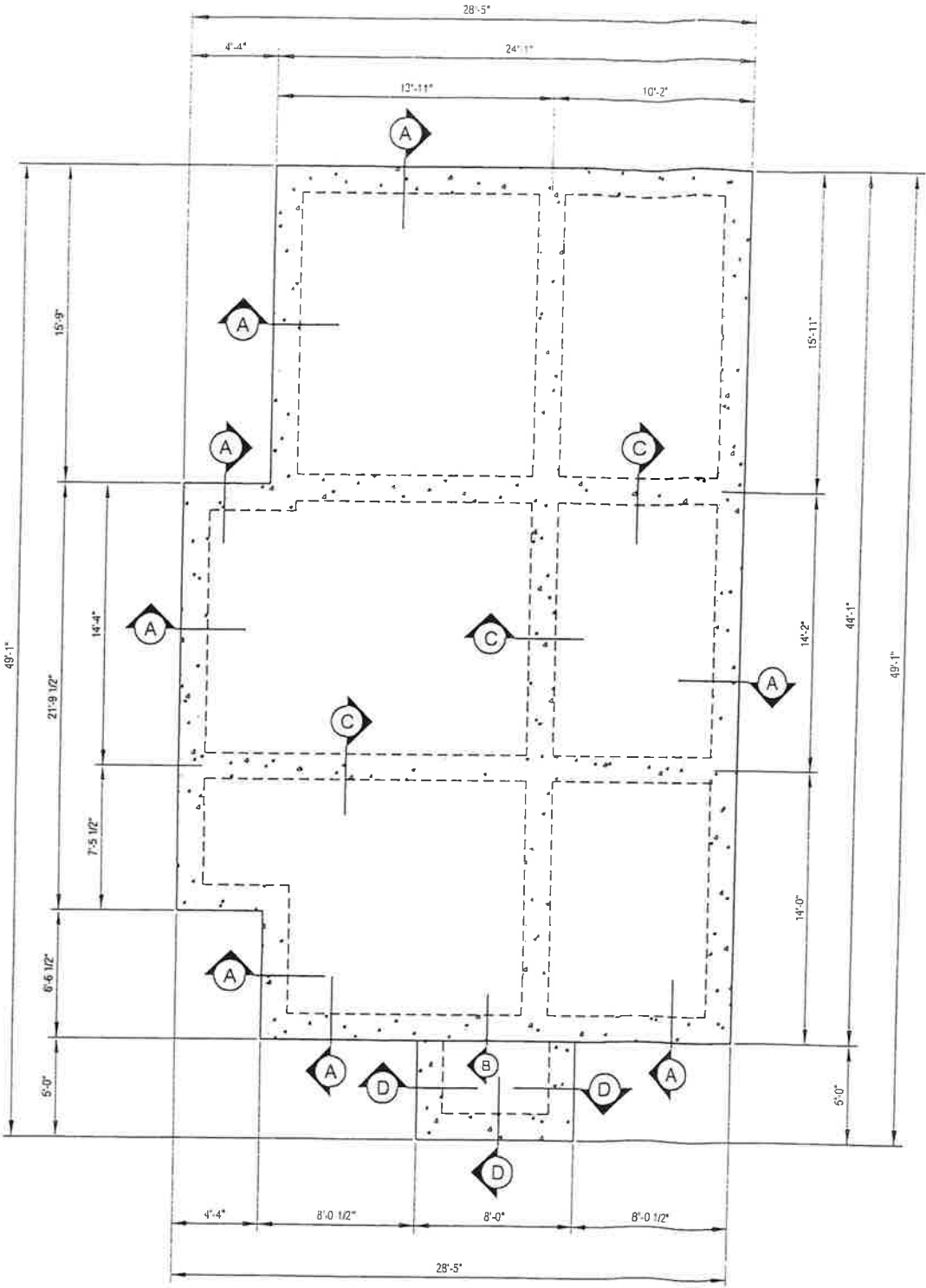
SECTION B



SECTION C



SECTION D



FOUNDATION PLAN

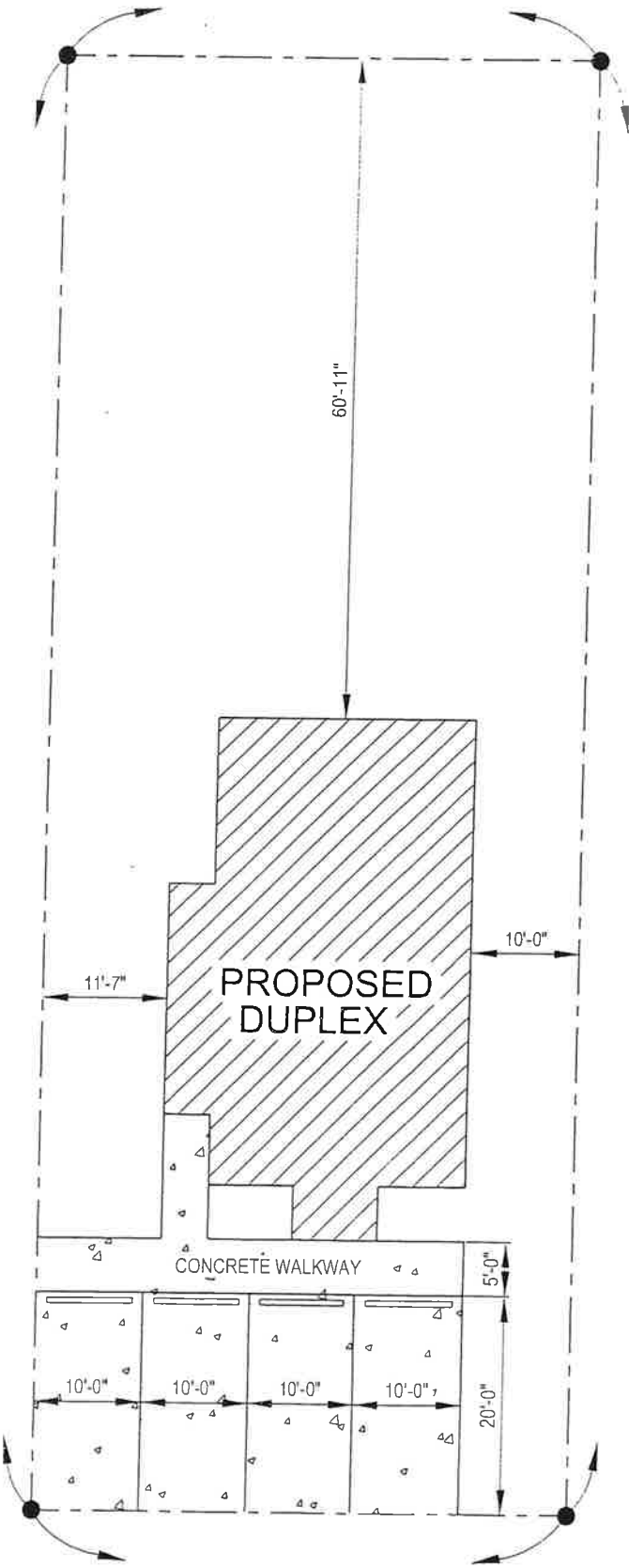
SCALE: 1/4" = 1'-0"

NOTES:

1. 4" THICK REINFORCED CONCRETE, 3000 PSI @ 28 DAYS, TYPICAL
2. 5x6, 6/6 WELDED WIRE MESH, TYPICAL OVER 6 MIL VISQUEENE VAPOR BARRIER
3. CONCRETE CONTRACTOR SHALL VERIFY LOCATION OF ELECTRICAL & PLUMBING CONDUITS & DRAIN LINES PRIOR TO POURING SLAB.

ELEVATION NOTE: TOP OF CONCRETE ELEVATION SHALL BE DETERMINED IN ACCORDANCE WITH BASE FLOOD ELEVATION REQUIREMENTS AS SHOWN BY AN ELEVATION CERTIFICATE ISSUED BY A REGISTERED LAND SURVEYOR

UNLESS REQUIRED OTHERWISE BY FEMA BASE FLOOD, TOP OF CONCRETE IS ASSUMED AT 12" ABOVE EXISTING GRADE. CONTRACTOR IS RESPONSIBLE TO DETERMINE FINAL T.O.C.



SITE PLAN

SCALE: 1/8" = 1'-0"

