



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
November 5, 2025**

**The Planning and Zoning Commission 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, November 5, 2025 at 5:00 P.M.**

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

**The minutes of the November 5, 2025 Planning and Zoning Commission Meetings were approved as written.**

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

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

**Breaud introduced a request by Adam Dupuy/A. H. Dupuy Properties, LLC to to amend Commercial District Permitted Uses Table 5.3 to add "Dwelling Three Family" as a special exception within a B-1 Zoning District.**

**Adam Dupuy, 414 Rosella Drive, was present to represent his request. He stated that he is planning to buy a property that has a duplex and would like to build a single family building next to it. Breaud explained that this request is just to add a three-family property to a B-1 zone as a special exception. They are not making any decisions on Dupuy's property. Breaud asked Dupuy about his lot and recommended that he check to verify if there are any utilities on that property. Breaud then read the description of a B-1 zoning district.**

**On call for City comment, there was none. On call for Commissioner comment, Shanklin noted that they would like to see an elevation drawing for special exception requests. Kearns agreed. Breaud cautioned them saying that they cannot get into regulating esthetics. Breaud noted the parking requirements for three-family properties and Dupuy stated he believes he can meet those requirements.**

**On call for public comment, Jane Block, 515 Canal Boulevard, stepped forward stating that she is concerned about changing requirements for all B-1 zones in the City and worries about the areas becoming more dense. Breaud noted that if this request was approved, three-family homes would only be approved as a special exception, not an across the board approval.**

**On motion by Andrews, seconded by Shanklin, the Board voted to approve the request by Adam Dupuy/A. H. Dupuy Properties, LLC to to amend Commercial District Permitted Uses Table 5.3 to add “Dwelling Three Family” as a special exception within a B-1 Zoning District.**

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

**YEAS: Breaud, Kearns, Andrews, Shanklin**

**NAY: None**

**ABSTAINED: None**

**ABSENT: Ledet**

**Breaud introduced request by Trent Clement to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a “Maintenance/Repair Service” (HVAC company) at 1028 Ridgefield Road in an R-3 zoning district.**

**Trent Clement, 172 Elmwood Drive, was present to represent his request. He stated that he is trying to buy this property for his HVAC company. He would like to use it to hold stock and have an office space, where he and his employees can go in the morning to pick up the supplies for the day before heading out to jobs. Breaud noted that this is an existing building that has had a few different businesses in it.**

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

**On motion by Kearns, seconded by Kearns, the Board voted to Andrews the request by Trent Clement to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a “Maintenance/Repair Service” (HVAC company) at 1028 Ridgefield Road in an R-3 zoning district.**

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

**YEAS: Breaud, Kearns, Andrews, Shanklin**

**NAY: None**

**ABSTAINED: None**

**ABSENT: Ledet**

**Breaud introduced 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:**

**Behavioral Health Service Center: A medical facility operated by one (1) or more licensed physicians, psychiatrists, psychologists, social workers, or other qualified health care practitioners who provide examination, assessment, and treatment for conditions related to behavior, substance use, and mental health. These services are limited to outpatient care only.**

**Public Works Executive Secretary Monique Reulet explained the reason for this request, as this use was listed in Table 5.1 of the zoning ordinance, but there is no definition for this use.**

**On motion by Kearns, seconded by Shanklin, 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:**

**Behavioral Health Service Center: A medical facility operated by one (1) or more licensed physicians, psychiatrists, psychologists, social workers, or other qualified health care practitioners who provide**

**examination, assessment, and treatment for conditions related to behavior, substance use, and mental health. These services are limited to outpatient care only.**

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

**YEAS: Breaud, Kearns, Andrews, Shanklin**

**NAY: None**

**ABSTAINED: None**

**ABSENT: Ledet**

**There being no further business, the meeting was adjourned.**