



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
February 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, February 4, 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 December 3, 2025 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 a request by Adam Dupuy/ A H Dupuy Properties, LLC to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a third living unit at 722 W Bayou Road in a B-1 zoning district.

Adam Dupuy, 414 Rosella Drive, was present to represent his request. He stated that there is currently a duplex on this property and he would like to add another unit. Breaud stated that he visited the site several times. Dupuy noted that the footprint of the proposed unit has changed from what he originally planned. It will now be 16' by 28' and be two stories. Breaud asked if he planned on clearing some of the trees by the bayou and Dupuy said yes. Breaud asked Public Works Director Josh Bourgeois about the servitude and Bourgeois stated that he went to the location and showed Dupuy where it was. Breaud asked Dupuy if he would be able to meet the parking requirements and Dupuy said yes. Breaud asked Public Works to verify this information when Dupuy submits for permits. Kearns asked if there would be any bulkhead work done and Dupuy said yes.

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

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Adam Dupuy/ A H Dupuy Properties, LLC to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a third living unit at 722 W Bayou Road in a B-1 zoning district.

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

YEAS: Breadud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breadud introduced a request by Leonard Chauvin P.E., P.L.S. on behalf of Lawrence Robertson Properties, LLC for sketch and final plat approval of the re-division of a tract of land owned by Lawrence Robertson Properties, LLC, located on the West side of Cleveland Street approximately 0 feet from the intersection of Cleveland Street and Gerald T Peltier Drive in Section 26, T15S-R16E, City of Thibodaux, Louisiana.

Nic Billiot, 627 Jackson Street, was present to represent this request on behalf of Leonard Chauvin. He stated that Robertson intends to build housing at this location. Breadud asked about the sewer tap and stated that Robertson would have to add one for the new lot if they did not already have one there.

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

On motion by Ledet, seconded by Shanklin, the Board voted to approve the request Leonard Chauvin P.E., P.L.S. on behalf of Lawrence Robertson Properties, LLC for sketch and final plat approval of the re-division of a tract of land owned by Lawrence Robertson Properties, LLC, located on the West side of Cleveland Street approximately 0 feet from the intersection of Cleveland Street and Gerald T Peltier Drive in Section 26, T15S-R16E, City of Thibodaux, Louisiana.

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

YEAS: Breadud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breadud 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.

Nic Billiot, 627 Jackson Street, was present to represent this request on behalf of Leonard Chauvin. He stated that the property owner wants to divide this lot the same way as the property next door. Breadud noted that he spoke with Public Works Executive Secretary Monique Reulet regarding the need for a lot width variance on two of the proposed lots, and they determined that Planning & Zoning could review and vote on this variance request. Breadud asked about the pile of trees that is on this property and Billiot said he was unsure what was going to be done with it.

Breadud asked about a fire hydrant being in the middle of the 25 foot access for one of the proposed lots and noted that this would have to be relocated at the owners cost, or the right-of-way would have to be moved. Bourgeois also noted that a sewer tap would have to be installed at each location at the owner's cost. Breadud then expressed concern about the drainage for proposed lots G-3 and G-4. Billiot said he was unsure. Breadud also asked about what the owner planned to do with these lots and Billiot said he was unsure. Breadud then suggested that they table this request until the next meeting so that they could get answers to these questions.

On motion by Kearns, seconded by Ledet, the Board voted to table 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, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

In other business, Breaud reference a discussion that occurred at the last meeting regarding the number of Special Exceptions that have been approved by Planning & Zoning and the locations thereof. He explained that Reulet had provided the commission with a spreadsheet of Special Exceptions from the last ten years and listed the following statistics:

-53 Special Exception requests were reviewed

-15 on Lagarde Street

-12 on Ledet Street

-1 on President Street

-13 were for duplexes

-14 were for manufactured homes

-3 requests were denied

-3 requests were tabled

Ledet requested that applicants provide the commission with more information so that they can have a better idea of what the plans would be for the properties in question. Kearns noted that when the ordinance was changed in 2014, allowing for Special Exceptions gave them a middle ground to be able to approve certain uses without completely re-zoning an area.

Breaud discussed some upcoming proposals that will be brought to Planning & Zoning. He also discussed pipeline and utility companies and their access through and around City drainage and utility lines.

There being no further business, the meeting was adjourned.