



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
December 3, 2025**

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, December 3, 2025 at 5:00 P.M.

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

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, Ledet
NAY: None
ABSTAINED: None
ABSENT: None**

Breaud introduced a request by Stanford Southall to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a duplex at 1201 President Street in an R-2 zoning district.

Lawrence Robertson, 215 Olivia Drive, was present to represent this request on behalf of the property owner. He stated that they are proposing to tear down the existing structure and clear the property to build a duplex. Breaud asked if they would be clearing the whole property and Robertson said yes. Breaud reviewed the site plan provided and discussed the setback and lot size requirements for this property.

Ledet asked how many bedrooms and bathrooms each unit would have and Robertson said both units would have three (3) bedrooms and two (2) bathrooms. Ledet asked how many duplexes are in this area already and Robertson said he has built a couple over the last ten (10) years. Breaud asked if Robertson would be doing the construction and he said yes.

On call for public comment, Adam Papa, 211 E 12th Street, stepped forward to comment. He stated that he supports the improvement of the property but thinks it should remain a single family property, citing concerns of traffic. Robertson responded stating the property owner is a stern man and would not allow tenants to cause issues. He added that he believed Papa could talk to the owner if he had any issues or concerns. Elizabeth Cotter, 118 E 12th Street, is opposed to this request due to concerns of traffic flow and increased density in the neighborhood. Breaud commented that this request does meet other zoning requirements.

Breaud asked when the home was last occupied and Robertson said it was within the last two (2) years. Robertson said a lot of properties within the area are vacant due to the condition of the buildings. Ledet stated that he thinks they should listen to the public's concerns especially since this is the first time that they have had public comments on a special exception request. He also commented on the number of duplexes in the area that had been approved for special exception by the Commission. Robertson stated that he understood the concerns, but he noted that there was a big loss of affordable units after Hurricane Ida, especially the Rienzi and Sweetwater apartment complexes. Ledet stated that affordable single family units could be beneficial too.

Kearns stated that he thinks the area is in decline and this could be beneficial. He also questions the cost effectiveness of building a single family home versus a duplex. Papa added that some of the special exception in the area may not have had any public comment.

On call for city comment, there was none.

On motion by Kearns, seconded by Shanklin, the Board voted to approve the request by Stanford Southall to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a duplex at 1201 President Street in an R-2 zoning district.

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

YEAS: Breaud, Kearns, Andrews, Shanklin

NAY: Ledet

ABSTAINED: None

ABSENT: None

There being no further business, the meeting was adjourned.