



**Staff Report**  
**Re-Zoning**  
**Case #: Z-2023-02-00118**

**Attachments:** Staff Report, Application,  
Survey, Site Photos, Aerial Map,  
Zoning Map, UDC Allowed Uses

**Public Hearing:** Thursday, April 13, 2023  
**City Council Introduction:** Tuesday, April 25, 2023  
**City Council Final:** Tuesday, May 9, 2023

**City Council Request (Ordinance):** Introduction of an ordinance to approve a request by SECO Group LLC to rezone Lot S-1 and Lot S-2 in Block 43 from MX-CBD to MX-C, located at 201 E Robert St. and 306 N Cypress St. per survey by Randall W. Brown & Associates, Inc. dated 12/27/2022, with the following uses prohibited: Social Services, Civic Uses, Parks and open space, Minor utilities, Country Club, Animal Care, Convenience store without gas, Convenience store with gas, All vehicle sales and rentals, All water-oriented sales and services, All light industrial, Bottling plant, Publishing establishment, printing plant, Canning and preserving foods, Lumber yard as part of retail establishment, Contractor’s storage yard, Carpentry shop, Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons, All research and development, All self-storage, All vehicle services, Off street parking, Storage garages and parking lots for use solely by occupants and guests of the premises, Radio and television towers incidental to a permitted use, Tattoo parlor, Major utilities, Commercial parking lots and garages, All outdoor recreation, Sweet Shop.

**Site Information:**

**Location (Address):** 201 E Robert Street and 306 N Cypress Street

**Council District:** City Council District 1

**Existing Zoning:** MX-CBD

**Future Land Use:** Mixed Use

**Existing Land Use:** Multifamily Housing

**Site Description:** Multifamily housing located on the corner of E Robert Street and N Cypress Street

**Adjacent Land Use and Zoning:**

<b><u>Direction:</u></b>	<b><u>Land Use/Zoning:</u></b>
North	MX-CBD/Single Family Residence facing N Cypress St.
South	MX-CBD/Business (Asset Builders)
West	MX-CBD/Vacant Land
East	MX-CDB/Duplex facing E Robert St.

**Additional Information:** Located in the Downtown Development District and Central Business District. Owner plans to subdivide. Lot S-1 (201 E. Robert St.) is currently for sale.

**Public Hearing:**

**For:** Katherine Riecke, Associate Attorney, representing SECO Group LLC

**Against:** None

**Commission Recommendation:**

**Motion by:** Monica Perez to recommend approval of the rezoning request by SECO Group LLC to rezone Lot S-1 and Lot S-2 in Block 43 from MX-CBD to MX-C, located at 201 E Robert St. and 306 N Cypress St. per survey by Randall W. Brown & Associates, Inc. dated 12/27/2022, with the following uses prohibited: Social Services, Civic Uses, Parks and open space, Minor utilities, Country Club, Animal Care, Convenience store without gas, Convenience store with gas, All vehicle sales and rentals, All water-oriented sales and services, All light industrial, Bottling plant, Publishing establishment, printing plant, Canning and preserving foods, Lumber yard as part of retail establishment, Contractor's storage yard, Carpentry shop, Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons, All research and development, All self-storage, All vehicle services, Off street parking, Storage garages and parking lots for use solely by occupants and guests of the premises, Radio and television towers incidental to a permitted use, Tattoo parlor, Major utilities, Commercial parking lots and garages, All outdoor recreation, Sweet Shop.

**Seconded by:** Ron Mathews

**For:** Kylan Douglas, Monica Perez, Ron Mathews

**Against:** None

**Abstain:** None

**Absent:** Trey St. Romain

**Ordinance to Read:**

**WHEREAS**, on April 13, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of the rezoning request by SECO Group LLC to rezone Lot S-1 and Lot S-2 in Block 43 from MX-CBD to MX-C, located at 201 E Robert St. and 306 N Cypress St. per survey by Randall W. Brown & Associates, Inc. dated 12/27/2022, with the following uses prohibited: Social Services, Civic Uses, Parks and open space, Minor utilities, Country Club, Animal Care, Convenience store without gas, Convenience store with gas, All vehicle sales and rentals, All water-oriented sales and services, All light industrial, Bottling plant, Publishing establishment, printing plant, Canning and preserving foods, Lumber yard as part of retail establishment, Contractor's storage yard, Carpentry shop, Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons, All research and development, All self-storage, All vehicle services, Off street parking, Storage garages and parking lots for use solely by occupants and guests of the premises, Radio and television towers incidental to a permitted use, Tattoo parlor, Major utilities, Commercial parking lots and garages, All outdoor recreation, Sweet Shop.

**NOW, THEREFORE BE IT ORDAINED**, the Hammond City Council approves a rezoning request by SECO Group LLC to rezone Lot S-1 and Lot S-2 in Block 43 from MX-CBD to MX-C, located at 201 E Robert St. and 306 N Cypress St. per survey by Randall W. Brown & Associates, Inc. dated 12/27/2022, with the following uses prohibited: Social Services, Civic Uses, Parks and open space, Minor utilities, Country Club, Animal Care, Convenience store without gas, Convenience store with gas, All vehicle sales and rentals, All water-oriented sales and services, All light industrial, Bottling plant, Publishing establishment, printing plant, Canning and preserving foods, Lumber yard as part of retail establishment, Contractor's storage yard, Carpentry shop, Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons, All research and development, All self-storage, All vehicle services, Off street parking, Storage garages and parking lots for use solely by occupants and guests of the premises, Radio and television towers incidental to a permitted use, Tattoo parlor, Major utilities, Commercial parking lots and garages, All outdoor recreation, Sweet Shop.

APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING  
CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 2/23/23

PERMIT# Z-2023-02-00118

The next Zoning Commission Meeting will be held on April 13th, 23, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for:  REZONING  CONDITIONAL USE:  EXPANDED --OR--  RESTRICTED  
 INITIAL ZONING/ANNEXATION

REZONING FEE:  Single Lot \$120.00  Block or Area \$250.00 (Fees are not refundable based on decisions)  
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL#

SITE ADDRESS: 201 East Robert St. and 306 North Cypress St.  
STREET # & STREET NAME Hammond, LA 70401

Legal Description or Survey see attached

PROPERTY OWNER NAME: SECO Group LLC  
First Name MI Last Name

Owner Address: 17940 Painters Row Covington LA 70435  
Street Name/Street Number City State Zip

Telephone: (985) 893-0077 or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: SECO Group LLC  
First Name MI Last Name

COMPANY NAME: SECO Group LLC  Owner  Other

Applicant Mailing Address: 17940 Painters Row Covington LA 70435  
Street Name/Street Number City State Zip

Applicant Telephone: (985) 893-0077 or Cell #: ( )

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L  
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L  
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: to subdivide

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a MXCBD District to a MXC District. I/We fully understand and agree to abide by the zoning restrictions for a MXC District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X APPLICANT SIGNATURE Jared J. Caruso - Decker Manager

2/15/23  
DATE

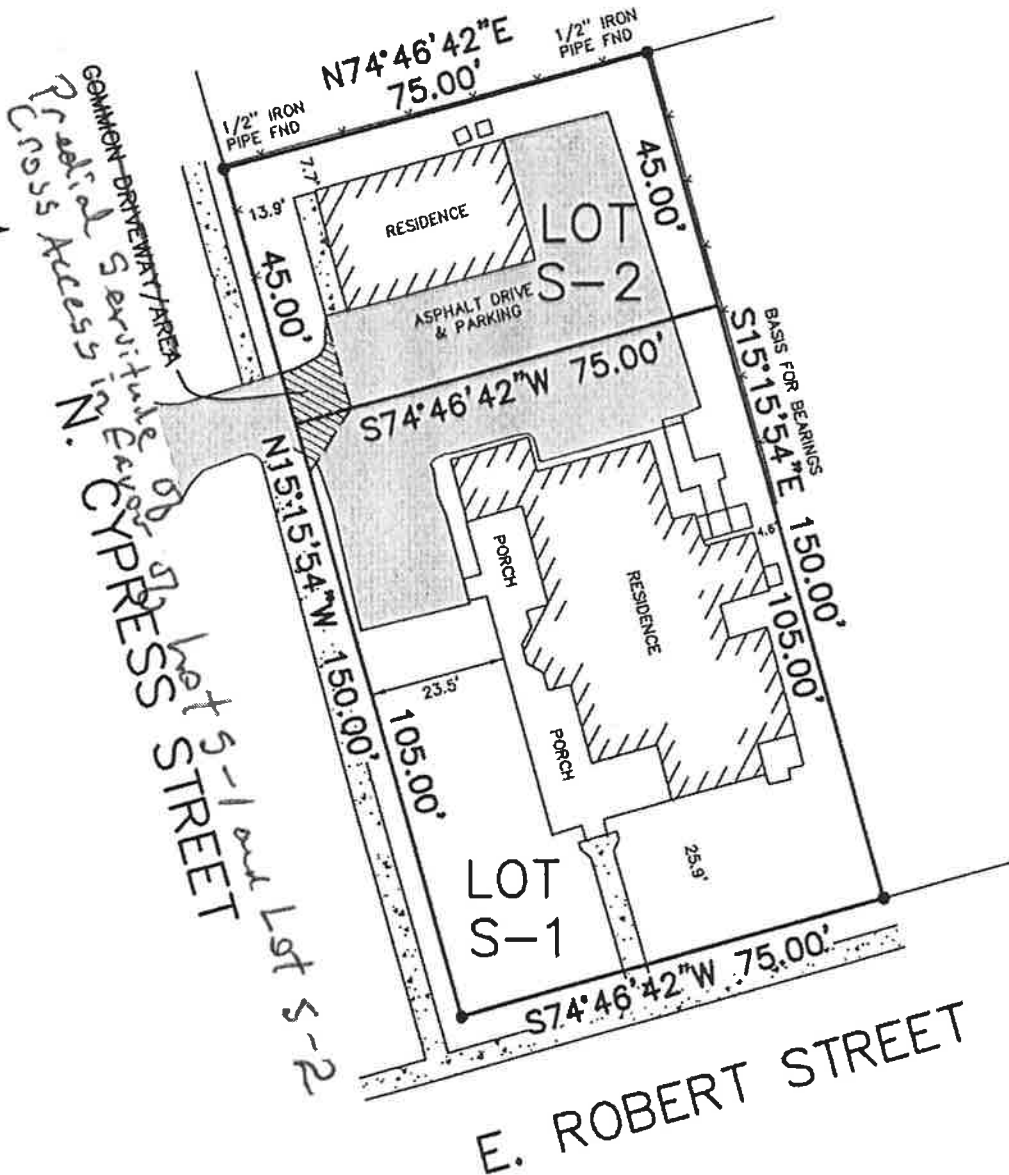
X OWNER(S) SIGNATURE Jared J. Caruso - Decker Manager

2/15/23  
DATE

X CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 58518 CASH  DATE PAID 2/23/23  
\*\*\*\*\*





REFERENCE:  
 SURVEY BY WILLIAM J. BODIN, JR.  
 Dated: 04-24-2017

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone X.

FIRM Panel# 22105C0340F Rev. 7-22-2010

NOTE:  
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Resubdivision of  
 A PORTION OF GROUND SITUATED IN BLOCK 43  
 CITY OF HAMMOND  
 TANGIPAOHA PARISH, LOUISIANA  
 INTO  
 LOT S1 AND S2

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

**ADVANCED**

**Randall W. Brown  
 & Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

Date: DECEMBER 27, 2022  
 Survey No. 22752  
 Project No. (CR5) A22752

Scale: 1" = 30' ±  
 Drawn By: RJB  
 Revised: 1-13-23

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586





201 E Robert St



City of Hammond Notice of  
**Re-Zoning/Annexation**  
APPLICANT: [Name] and [Name]  
Reference: [Address]  
on [Address] and [Address]  
LOCATION:  
A Public Hearing at City Hall is set for  
MONDAY, [Date] at 5 PM.  
Date: \_\_\_\_\_ Time: \_\_\_\_\_



306 N Cypress St



**Facing North – Single Family Residence**



**Facing South – Business (Asset Builders)**





Facing Southwest – Vacant Lot



Facing West – Vacant Lot





Facing East – Duplex



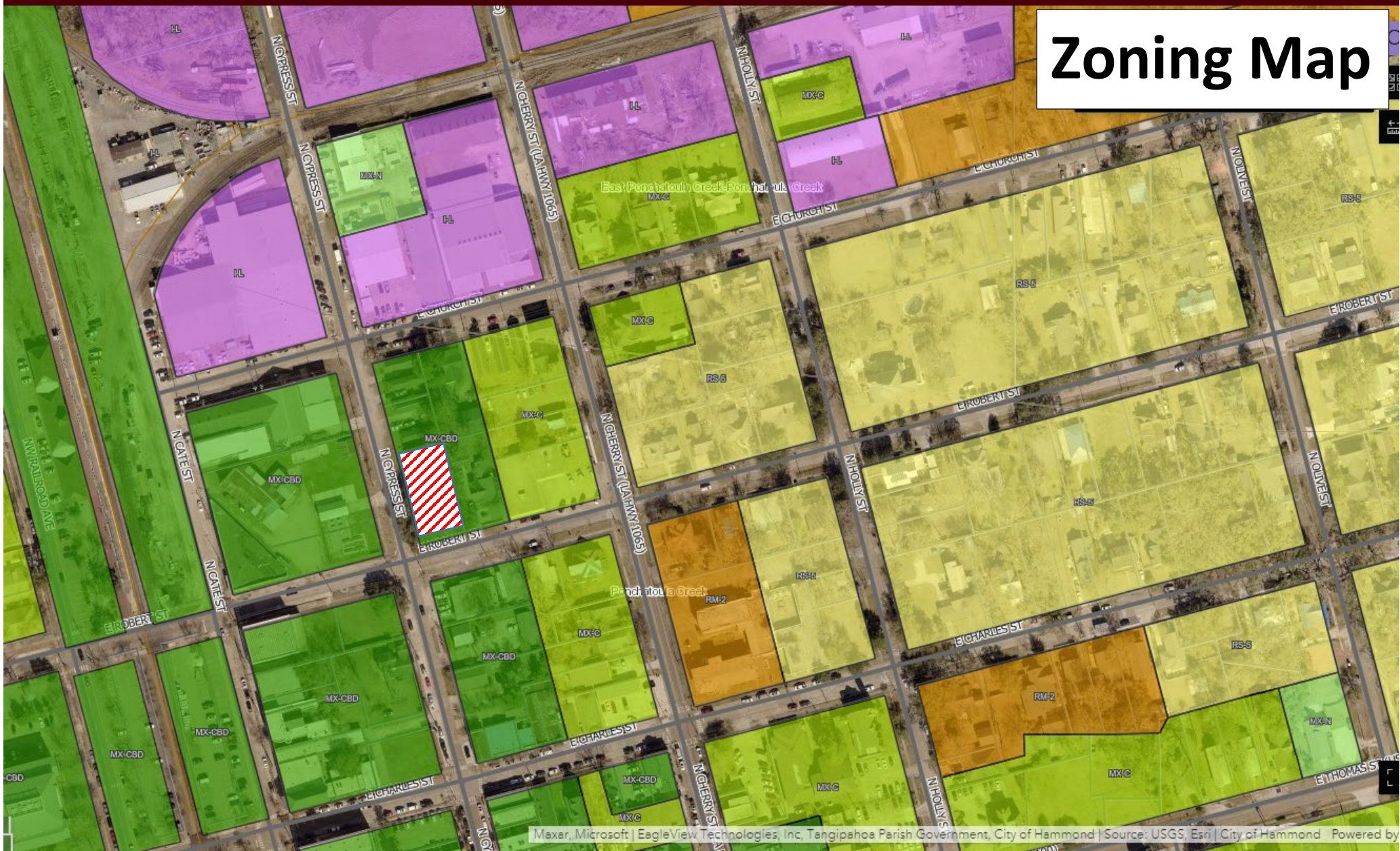


# Aerial Map





# Zoning Map





## **MX-CBD Central Business District**

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

### **A. Allowed Uses**

1. Upper-story living
2. Multi-family living
3. Modular without chassis
4. Office
5. Medical office
6. Civic Use
7. Parks and Open Space
8. Indoor recreational uses except sexually oriented business
9. Overnight lodging
10. All personal service
11. Animal Care (indoor only)
12. All Restaurant
13. All retail sales
14. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
15. Bank, finance and loan companies
16. Food Store but excluding the dressing or killing of any flesh or fowl
17. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
18. Publishing establishment, printing plant
19. Art studio/gallery
20. Convenience store without gas
21. Dry Cleaning
22. Taxi stand limited to five taxis
23. Wholesale business included within a building – not including warehouse
24. Reception/Banquet Hall
25. Cemeteries and/or Memorial Gardens

### **B. Accessory Uses**

1. Home Occupations
2. Private Garages
3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
6. Gardens for noncommercial uses
7. Incidental storage not to exceed 40% of the floor area
8. Sale of alcohol in conjunction with a full-service restaurant

### C. Conditional Uses

1. Day Care Facility
2. Home occupations
3. Commercial Parking
4. Off street parking facility
5. Social services
6. Convenience store with gas
7. All vehicle sales and rentals
8. All water-oriented sales and services
9. Minor utilities



### **MX-C Commercial Mixed Use**

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

#### **Allowed Uses**

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Modular without chassis
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. Day Care
12. Country Club
13. All indoor recreation except sexually oriented business
14. All medical
15. All office
16. All overnight lodging
  - a. Bed and Breakfast
17. Services
  - a. All personal services
  - b. Tanning bed facilities
  - c. Barber and beauty shops
  - d. Florists
  - e. Mortuary
  - f. Real Estate office
  - g. Banks, financial institutions
  - h. Dry Cleaning
18. Animal Care
  - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
19. All restaurant
20. All retail sales
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle sales and rentals
25. All water oriented sales and services
26. All light industrial
  - a. Bottling plant
  - b. Publishing establishment, printing plant
  - c. Canning and preserving foods
  - d. Lumber yard as part of retail establishment
  - e. Contractor's storage yard
  - f. Carpentry shop

g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.

27. All research and development
28. All self-storage
29. All vehicle services
30. Off street parking
31. Reception/Banquet Hall
32. Cemeteries and/or Memorial Gardens

#### Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

#### Conditional Uses

1. Tattoo parlor
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop



WILLIAM J. JONES, JR.  
JEFFREY D SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMAN MORSE  

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ANDREW J. WALKER  
KATHERINE L. RIECKE

## JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
OFFICE FAX (985) 892-3147

HOWARD R. FUSSELL  
(1937-2015)

KATHERINE L. RIECKE  
kriecke@jonesfussell.com

April 14, 2023

**VIA EMAIL: [vito\\_am@hammond.org](mailto:vito_am@hammond.org)**

Amanda Vito  
Planning Coordinator, City of Hammond  
219 E Robert St.  
Hammond, LA 70401

**RE: Restricted Uses of 201 E Robert St.  
and 306 N Cypress St.**

Dear Ms. Vito:

As approved at last night's City of Hammond Zoning Commission Meeting (April 13, 2023), the following are a list of agreed upon restricted uses for the properties located at 201 E Robert St. and 306 N Cypress St. in Hammond, LA:

- Social Services
- Civic Uses
- Parks and open space
- Minor utilities
- Country Club
- Animal Care
- Convenience store without gas
- Convenience store with gas
- All vehicle sales and rentals
- All water-oriented sales and services
- All light industrial
- Bottling plant
- Publishing establishment, printing plant
- Canning and preserving foods
- Lumber yard as part of retail establishment
- Contractor's storage yard
- Carpentry shop
- Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
- All research and development
- All self-storage
- All vehicle services
- Off street parking
- Storage garages and parking lots for use solely by occupants and guests of the premises.

- Radio and television towers incidental to a permitted use
- Tattoo parlor
- Major utilities
- Commercial parking lots and garages
- All outdoor recreation
- Sweet Shop

Should you have any questions or wish to discuss further, please do not hesitate to contact me.

Sincerely,



Katherine L. Riecke

KLR/PJM