



**Staff Report**  
**Review a Rezoning**  
**2025-06-22-Z**

**Attachments:** Staff Report, Aerial Map,  
Zoning Map, Survey

**Work Session:** Thursday August 7, 2025  
**Public Hearing:** Thursday, August 14, 2025  
**City Council Introduction:** Tuesday, September 23, 2025  
**City Council Public Hearing:** Tuesday, October 14, 2025

**Request:**

A request by Sherri Brown Jackson to Rezone 806 Mooney Avenue from RS-3 to RM-2 in **District 3**, for new construction of a duplex.

**Site Information**

Location (Address): 806 Mooney Avenue  
City Council: District 3  
Existing Zoning: RS-3  
Future Land Use: Medium Density Residential  
Existing Land Use: Medium Density Residential  
Site Description: 0.427 Acre Lot

**Context**

<b><u>Direction</u></b>	<b><u>Land Use/Zoning</u></b>
North	RS-3 Single Family Residence
South	RS-3 Single Family Residence
West	RS-3 Single Family Residence
East	RS-3 Single Family Residence

**Additional Information**

**Current Zoning:**

The **RS-3** District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

**A. Allowed Uses**

1. Detached Single-Family Dwelling (including modular without chassis)
2. Gardens, growing of crops (noncommercial)



**Staff Report**  
**Review a Rezoning**  
**2025-06-22-Z**

**Attachments:** Staff Report, Aerial Map,  
Zoning Map, Survey

3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House
7. Cemeteries and/or Memorial Gardens

**B. Conditional Uses**

1. Day Care Facility

**C. Accessory Uses**

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

## **Requested Zoning:**

The **RM-2** District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

**A. Allowed Uses**

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

**B. Conditional Uses**

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

**C. Accessory Uses**

1. Home Occupations
2. Vegetable and Flower Gardens



**Staff Report**  
**Review a Rezoning**  
**2025-06-22-Z**

**Attachments:** Staff Report, Aerial Map,  
Zoning Map, Survey

3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

**City Planner Recommendation:**

**Staff recommends approval.**

**Public Hearing:**

For: 3

Against: 0

**Commission Recommendation:**

**Motion:**

Recommend approval for rezoning 806 Mooney Avenue from RS-3 to RM-2 in **District 3**, for new construction of a duplex.

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

**Against:** None

**Abstain:** None

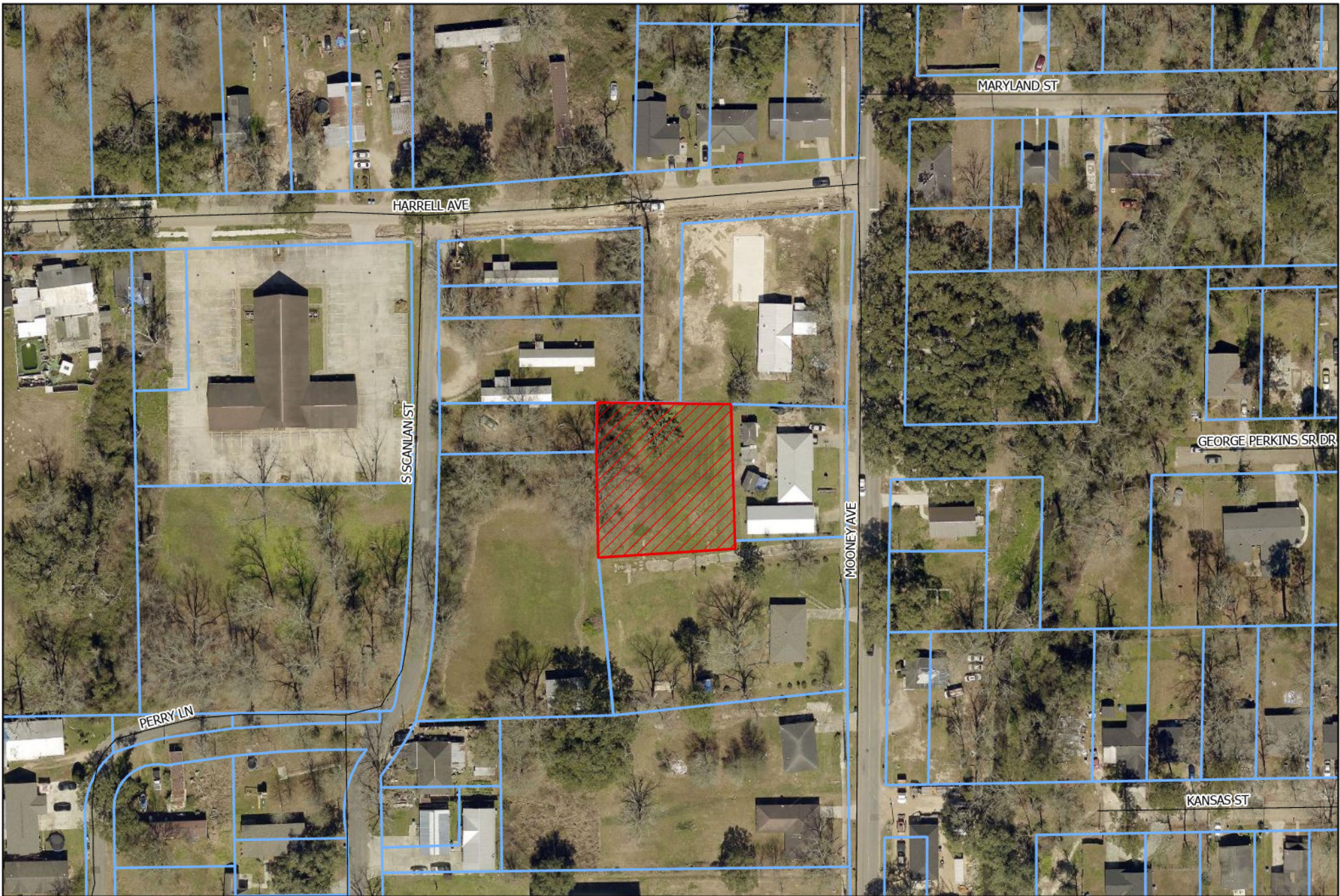
**Absent:** Trey Tycker, Trey St. Romain

**Ordinance to Read:**



**WHEREAS**, on August 14, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for rezoning 806 Mooney Avenue from RS-3 to RM-2 in **District 3**, for new construction of a duplex.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 14, 2025 and approved the rezoning of 806 Mooney Avenue from RS-3 to RM-2.

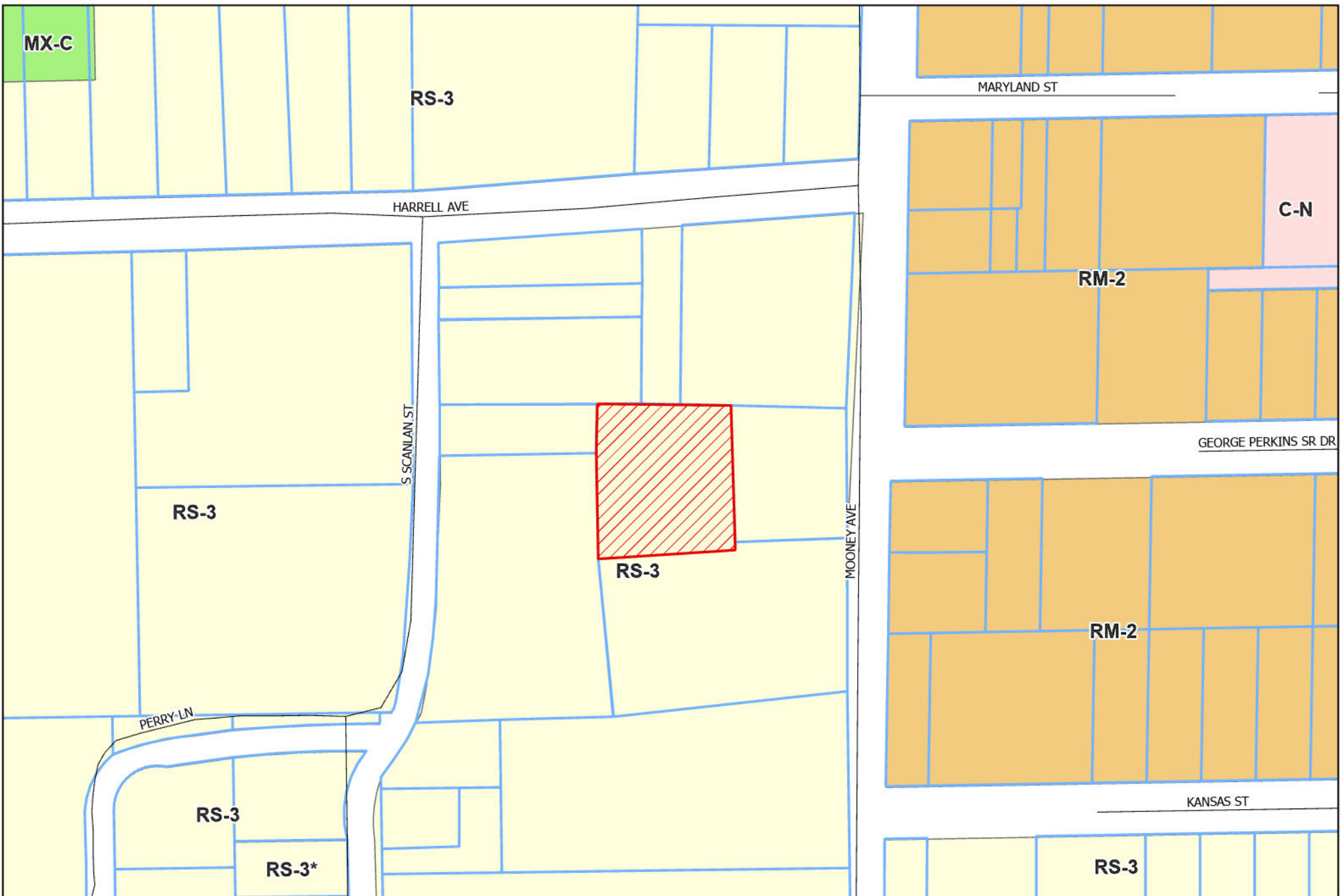




806 Mooney Ave  
2025-06-22-Z

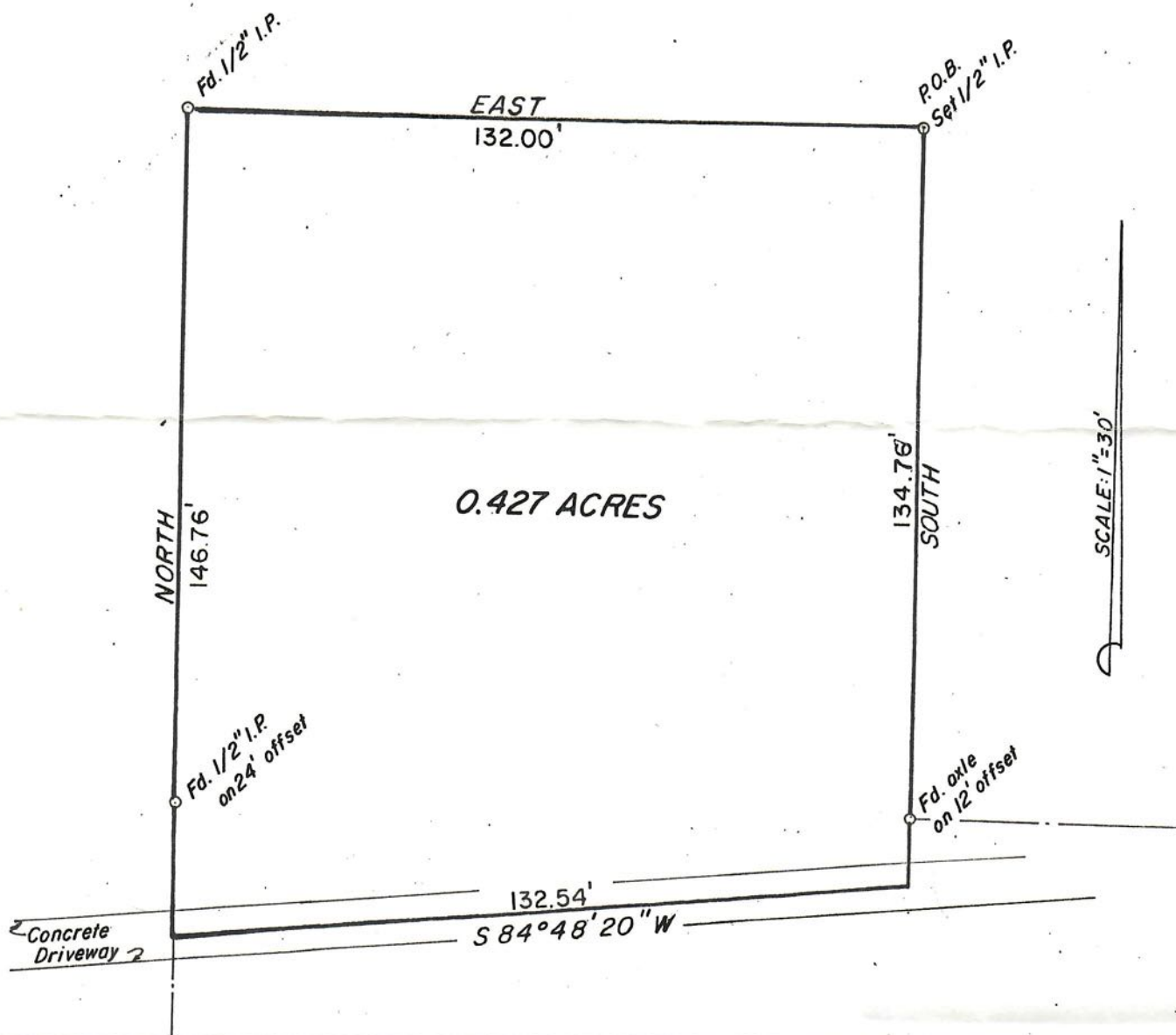
- Streets
-  Case Parcel
-  City Lots





806 Mooney Ave  
2025-06-22-Z

- Streets
- Case Parcel
- City Lots



**PROPERTY DESCRIPTION**  
 A certain tract or parcel of ground located in Section 26, T6S-R7E, Tangipahoa Parish, La. and being more fully described as follows; commencing at the center of Section 26, T6S-R7E, proceed South 612.24' to a point; thence West, 112.4' to the POINT OF BEGINNING, thence South 134.76' to a point; thence S 84° 48' 20" W, along the center of a concrete driveway, 132.54' to a point; thence North, 146.76' to a point; thence East, 132.00' to the POINT OF BEGINNING and containing 0.427 acres.

**REFERENCES:**  
 I. C.O.B. 225 Page 681

**MAP SHOWING SURVEY**  
**OF**  
**0.427 ACRES**  
**LOCATED IN**  
**SECTION 26, T6S-R7E,**  
**TANGIPAHOA PARISH, LA.**