



Staff Report
Revocation of a Right-of-Way
2025-06-26-ROW

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 Mark Nettles for a Revocation of a city right-of-way for 703 South Cypress Street which is located to the East side of South Cypress between addresses 623 and 703 in **District 2, also in the Iowa Overlay District.**

Additional Information:

All applications for right-of-way revocation, including revocation of easements and divestiture of excess right-of-way, shall be subject to the following procedure.

A. Pre-Application Conference

An applicant requesting right-of-way Revocation shall schedule a pre-application conference.

B. Application Requirements

(1) An application for right-of-way Revocation shall be submitted in accordance with Section 2.3.1, Application Requirements.

(2) At the time of filing application with the Planning Commission, the applicant shall submit to the Office of the Planning Commission a plat showing the existing street, alley, right-of-way, or servitude, and the proposed relocation, if necessary, together with a written request giving the reasons supporting such revocation or relocation.

C. City Planner Action

(1) Upon submission of a completed application, the City Planner may schedule the application for review by the interested parties. The interested parties may make comments concerning the revocation and conditions of approval.

(2) The City Planner shall prepare a report that reviews the application in light of comments provided by the interested parties, any plans to be considered and the general requirements of this development code. The report and any related application materials shall be forwarded to the Planning Commission.

D. Planning Commission Action

(1) Not less than 35 or more than 60 days after an application has been determined complete, the Planning Commission shall hold a public hearing and give notice in accordance with Section 2.3.1, Public Hearings and Notification.

(2) The Planning Commission shall make a recommendation on the application after deliberation and prior to the close of the public hearing. The Planning Commission may, prior to the close of the public hearing, take the matter under advisement or defer decision until the next regular meeting of the Commission.

E. City Council Action

(1) Within 21 days following the Planning Commission public hearing, the City Planner shall forward the completed request and any related materials, including the Planning Commission recommendation, to the



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City Council for final action.

(2) The City Council shall hold a public hearing and give notice in accordance with Section 2.3.1, Public Hearings and Notification. The City Council shall by Ordinance approve, approve with conditions, or reject the application. The City Council may defer action until the next regular meeting.

F. Transfer of Title and Recording

(1) The applicant shall pay to the appropriate Real Estate Department the cost for the transfer of title and the recording of appropriate deeds prior to the recording of any deeds.

(2) This chapter does not give any person the right to have a street, alley, right-of-way, or servitude revoked and the City does not warrant clear and merchantable title to any property over which the street, alley, right- of-way or servitude to be revoked or relocated lies.

City Planner Recommendation:

Staff recommends approval. Applicant has met all UDC requirements.

Public Hearing:

For: 4

Against: 0

Commission Recommendation:

Motion:

Recommend approval of a Revocation of a city right-of-way at 703 South Cypress Street.

For: Ron Matthews, Trey St. Romain, Monica Perez, Kylan Douglas

Against: None

Abstain: None

Absent: Trey Tycker

Ordinance to Read:

WHEREAS, on August 14, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of a Revocation of a city right-of-way at 703 South Cypress Street.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 14, 2025 and approved the Revocation of a city right-of-way at 703 South Cypress Street.



703 South Cypress Street
2025-06-26-ROW

- Streets
-  Case Parcel
-  City Lots
-  City Limits



703 South Cypress Street
2025-06-26-ROW

- Streets
- Case Parcel
- City Lots
- City Limits

**SURVEY OF TRACT-1 & TRACT-2 SOUTH OF UNDEVELOPED IOWA ST.
LOCATED IN SECTION 25, T6S-R7E, CITY OF HAMMOND,
PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**

DESCRIPTION OF TRACT-1

A 0.172 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH R/W OF UNIMPROVED IOWA STREET AND THE EAST R/W OF S. CYPRESS STREET, THENCE PROCEED 42.00' N 14°30'00" E TO THE POINT OF BEGINNING; THENCE N 75°30'00" E A DISTANCE OF 150.00 FEET; THENCE S 14°00'00" E A DISTANCE OF 50.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 150.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 50.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.172 ACRES, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SUEVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR. DATED 10-31-2023.

DESCRIPTION OF TRACT-2

A 0.172 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH R/W OF UNIMPROVED IOWA STREET AND THE EAST R/W OF S. CYPRESS STREET, WHICH IS THE POINT OF BEGINNING; THENCE N 75°20'04" E A DISTANCE OF 150.00 FEET; THENCE S 14°30'00" E A DISTANCE OF 42.43 FEET; THENCE S 75°30'00" W A DISTANCE OF 150.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 42.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.172 ACRES, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SUEVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR. DATED 10-31-2023.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY, OF A 0.145 ACRE TRACT, AND A 0.172 ACRE TRACT CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SQUARE 98 OF THE HYER SURVEY TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

OCTOBER 31, 2023

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

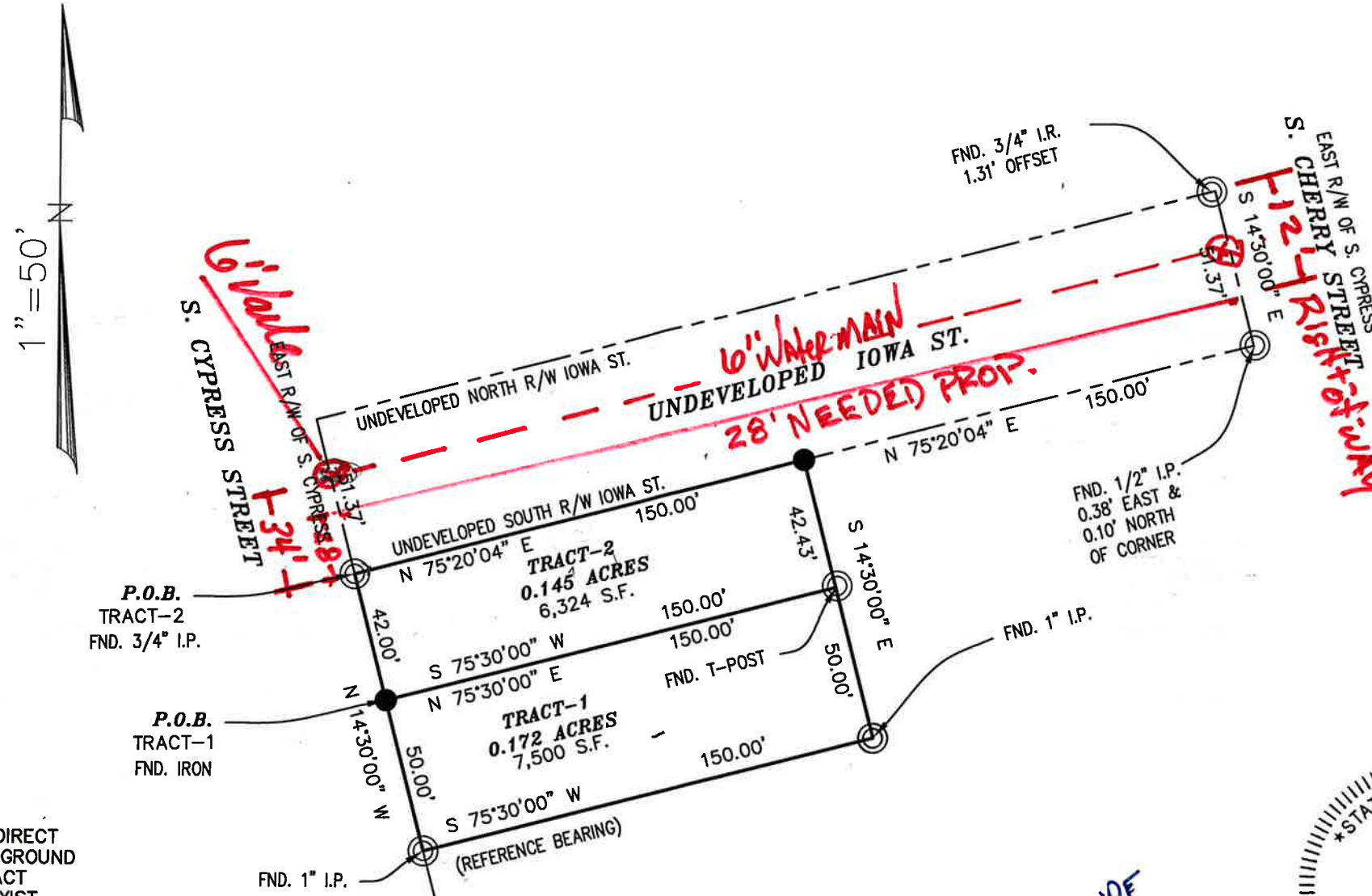
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF MARK NETTLES.

SURVEY FOR:
SOUTH CYPRESS INVESTMENTS LLC
703 S. CYPRESS STREET
HAMMOND, LOUISIANA

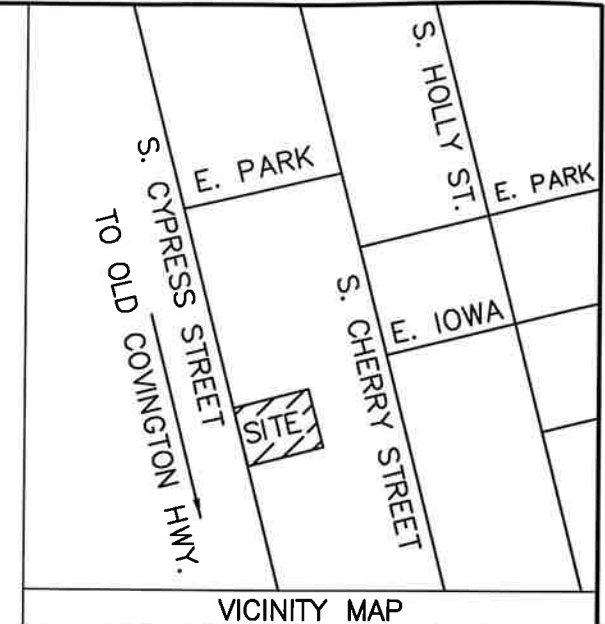
FLOOD ZONE "A"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0430F
DATED: 7-22-2010

LEGEND:

- = 1/2" I.R. SET
- ⊙ = MONUMENT FOUND
- = NOT FOUND OR SET



*- NEED Flood Certificate
- PLANS NEED to be STAMPED
- FFE will be 1' ABOVE Flood Certificate
- NEE DRAINAGE PLAN FROM PLANTER
- set BACK'S 20' FRONT 20' BACK 5' INK 10' ROAD SIDE*



ZONING:

R.M.2

REFERENCE PLAT #1

PLAT OF 0.17 ACRES
BY EARL WILSON
DATED 1-20-1996

REFERENCE PLAT #2

PLAT OF 0.173 ACRES
BY ROBERT G.
BARRILLEAUX
DATED 10-26-1996

REFERENCE BEARING
S 75°30'00" W AS PER
REFERENCE PLAT #1



MAX J. BODIN, P.L.S.
LA. REG. NO. NO. 5237

DATE
10/31/25



Max Bodin, Inc.

Land Surveying & Consulting Engineers
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Phone: 225-368-7698