Staff Report
Annexation
2025-09-46-Z

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

Work Session:	Thursday November 5, 2025
Public Hearing:	Thursday, November 12, 2025
City Council Introduction:	Tuesday, December 9, 2025
City Council Public Hearing:	Tuesday, January 13, 2026

Request:

2025-09-46-Z A request by Mary Lavigne for Annexation of 21.77 and 18 Acres of Magazine Street into the City limits of Hammond, which will be zoned RS-3 and located in **District 1,** for potential future development.

Site Information

Location (Address):	21.77- and 18-Acres Magazine Street
City Council:	District 1
Existing Zoning:	None
Future Land Use:	RS-3 Single Family Residential
Existing Land Use:	None
Site Description:	21.77 and 18 Acres

Context

Direction	Land Use/Zoning
North	Outside City Limits
South	Outside City Limits
West	RS-3 Single Family Residential
East	Outside City Limits

Additional Information

1.14 Annexed Land

If the City receives an annexation request, the parties requesting the annexation must provide the Planning and Zoning Commission with a property plat map, a legal description, and a proper petition from the applicants at least 30 days prior to the Planning Commission meeting at which the request will be reviewed. Zoning of annexed land shall be in accordance the provisions of LA R.S. 4725.1 in addition to any other applicable state

statutes.

B. The map provided shall be consistent with the existing zoning plat maps in form and shall include the following features:

(1) The scale of the map shall be 1 inch = 400 feet.

(2) The map shall show the property boundaries and property owners in the newly annexed territory, proper placement of these properties, a north arrow, roads and canals in the annexed area or adjacent to it, and any classifications (the map shall be to scale).

(3) The map shall be legible and dated.

C. Provision of this map shall be the responsibility of the petitioners for annexation and shall either be drawn by a professional draftsman, engineer, or land surveyor or be obtained from the Parish Clerk of Court's Office and updated.

D. All territory which may hereinafter be added to the City of Hammond shall automatically be classified as lying and being in the RS-8 Zoning District until such classification shall have been changed by a rezoning amendment as provided by this code. The property owner may request a certain zoning classification other than RS-8 in conjunction with the annexation request and in this manner be exempt from payment of rezoning fees.

E. All uses, yards, and lots area of properties in the newly annexed territory not complying with the guidelines and specifications of the RS-8 District, shall be classified as non-conforming, until such time as other more appropriate zoning classifications have been requested and approved by the Zoning Commission and City Council. Non-conforming uses, yards and lots may continue to exist in annexed territory according to the non-conforming guidelines of this Ordinance.

F. The Planning and Zoning Commission or the City Council may call for a study to be undertaken (and coordinated by the Planning and Zoning Commission) of the proposed annexation to determine proper zoning recommendations as well as other appropriate information needed by the City. If done, the Planning and Zoning Commission may recommend to the City Council appropriate zoning classifications for the new territory that may be other than RS-8. These recommendations may become part of the official zoning map, if passed by the City Council after appropriate public hearings are held by both the Planning and Zoning Commission and the City Council.

G. Any property owner in the newly annexed area or any adjacent property owner to the newly annexed territory may make one appeal of the zoning recommendations, or any part thereof, to the City Council. H. The Zoning & Planning Commission shall call a public hearing concerning the annexation and advertise such in the official journal of the City at least one time prior to making their recommendation to the City Council.

C-H Commercial Highway Corridor The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

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)
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.

Commission Recommendation:

Motion:
Recommend approval for Annexation of 21.77 and 18 Acres of Magazine Street into the City limits of Hammond, which will be zoned RS-3 and located in **District 1,** for potential future development.

For: Kylan Douglas, Ron Matthews, Monica Perez, Judah Richardson
Against: None
Abstain: None
Absent: Trey Tycer

Public Hearing:

For: 4
Against: 0
Motioned approved

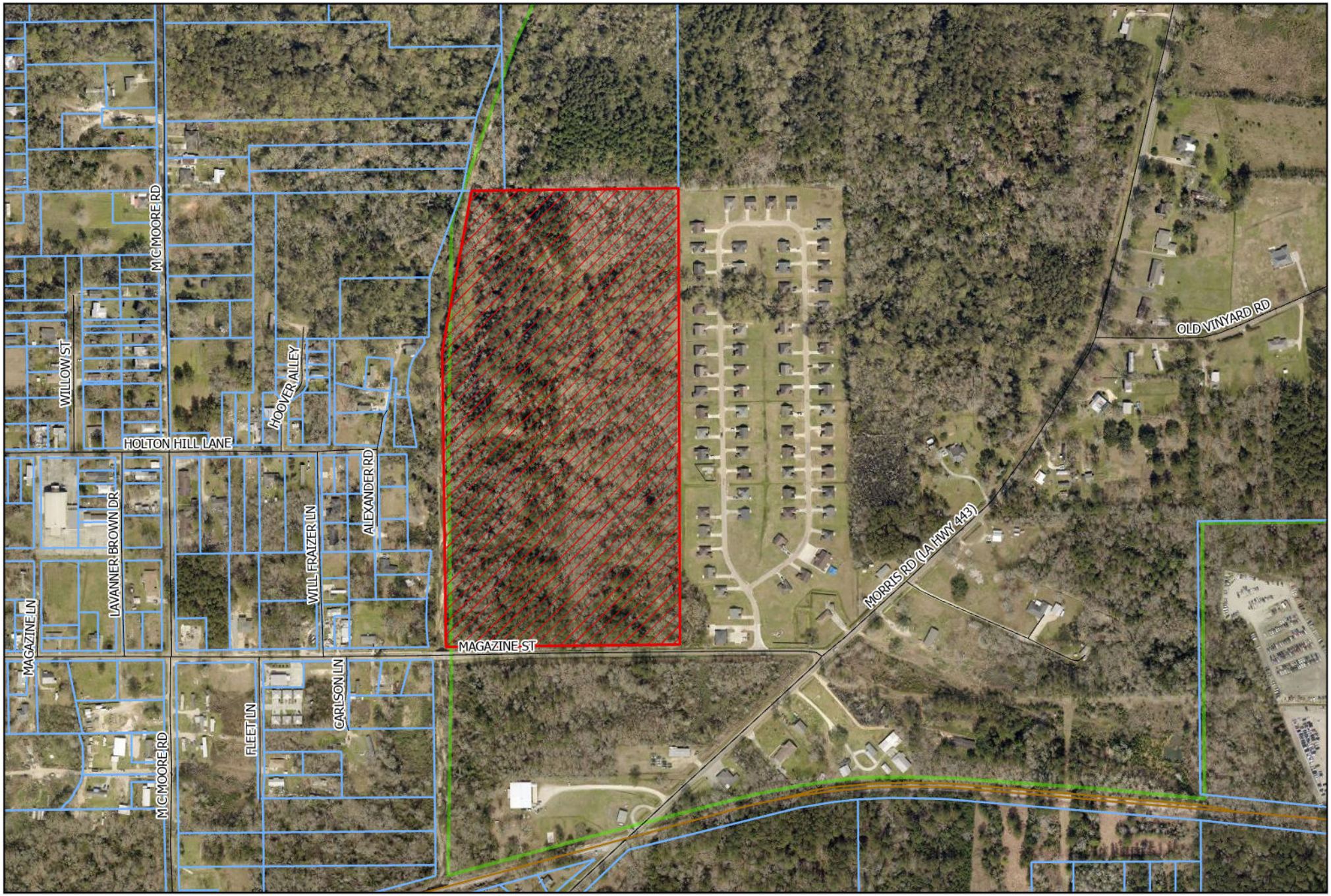
City Planner Recommendation:

Applicant met all criteria for an Annexation.
Staff recommends approval.

Ordinance to Read:

WHEREAS, on November 12, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of for Annexation of 21.77 and 18 Acres of Magazine Street into the City limits of Hammond, which will be zoned RS-3 and located in **District 1,** for potential future development.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 13, 2026 and approved the Annexation of 21.77 and 18 Acres of Magazine Street into the City limits of Hammond, which will be zoned RS-3 and located in **District 1,** for potential future development.



CITY OF HAMMOND

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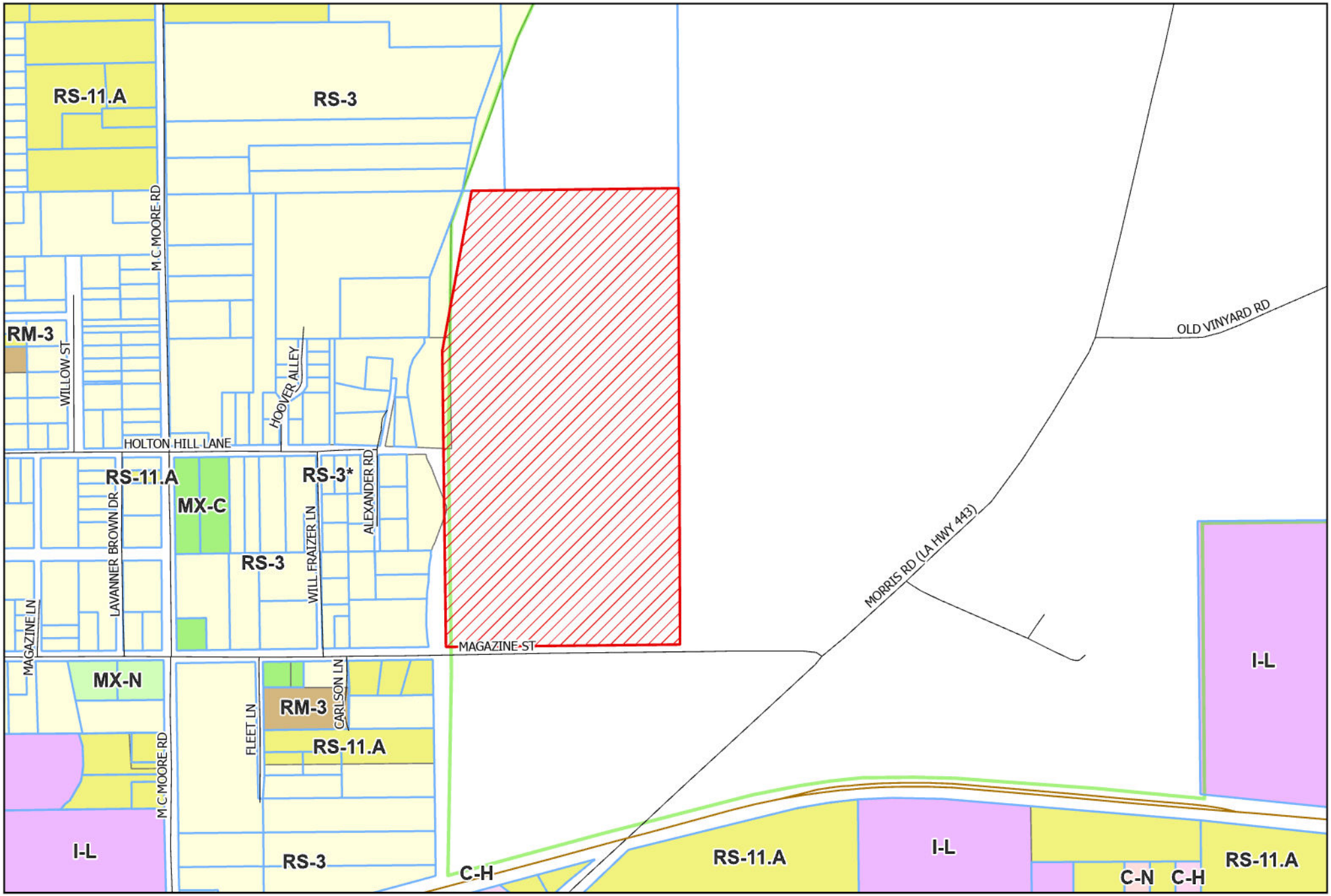
Magazine St
2025-09-46-Z

Streets
City Lots
City Limits
Case Parcel



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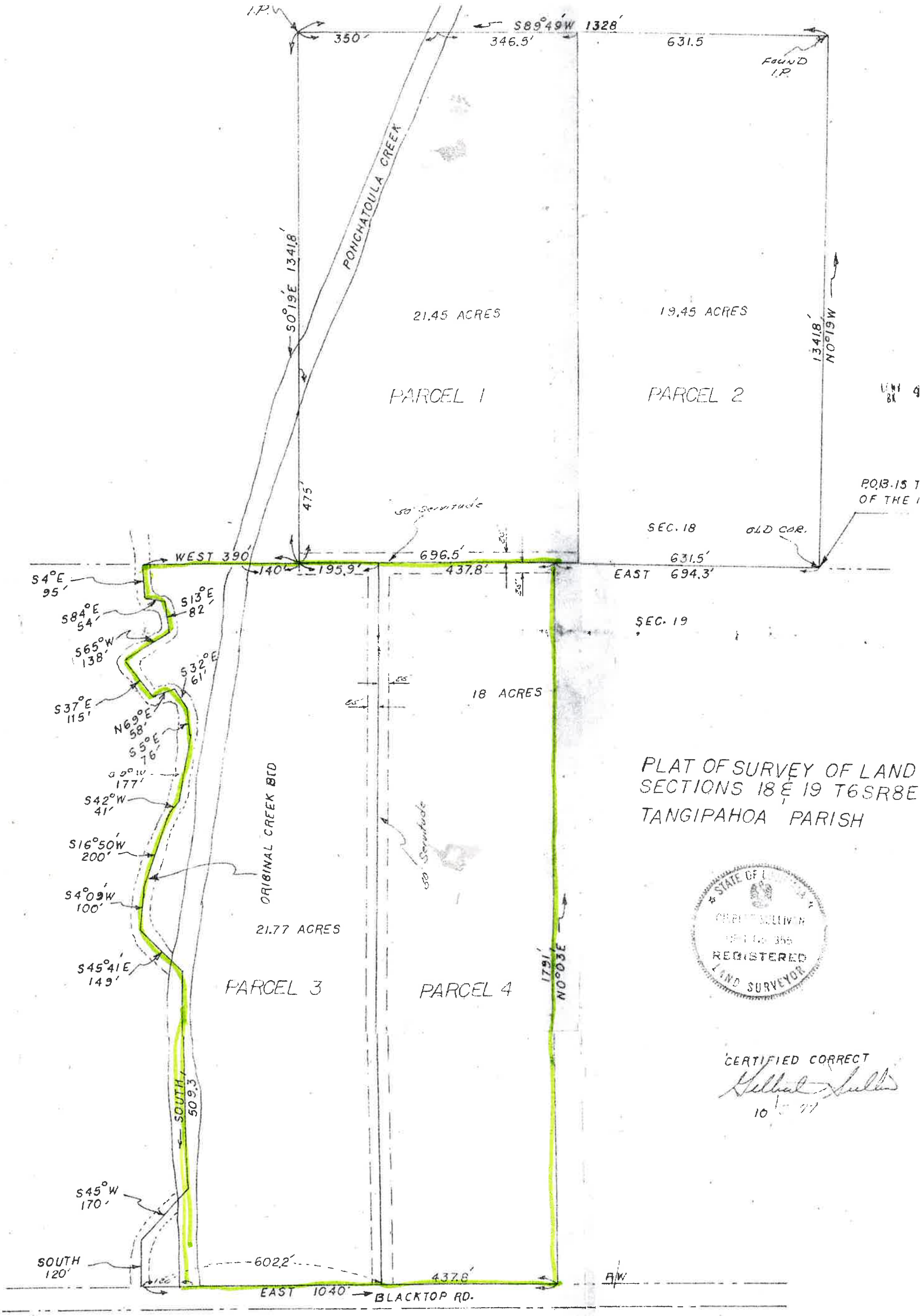

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