



**Staff Report**  
**Rezoning**  
**2025-12-60-Z**

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

**Work Session:** No Work Session  
**Public Hearing:** Thursday, January 8, 2026  
**City Council Introduction:** Tuesday, January 27, 2026  
**City Council Public Hearing:** Tuesday, February 10, 2026

**Request:**

**2025-12-60-Z** A request by Stephen Scherer to rezone 300 Morris Road from RS-11. A to I-L, to match the zoning to the East of the property, located in **District 1**.

**Site Information**

Location (Address): 300 Morris Road  
City Council: District 1  
Existing Zoning: RS-11. A  
Future Land Use: Industrial  
Existing Land Use: Low Density Residential  
Site Description: 41.69 Acres

**Context**

**Direction**

**Land Use/Zoning**

North	Outside City Limits
South	C-H Commercial Highway, RS-11. A Single-Family Residential Agriculture
West	C-H Commercial Highway, MX-C Mixed Commercial Use, RS-11. A Single-Family Residential Agriculture
East	I-L Light Industrial

**Additional Information**

**Current Zoning:**

**RS-11. A Residential Single-Family Agriculture**

The **RS-11. A** District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of



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incompatible land uses.

**A. Permitted Uses**

1. Detached Single-Family Dwelling (Including Mobile/Manufactured Home)
2. Modular with and without chassis
3. Vegetable and Flower Gardens
4. Growing of crops
5. Parks and Open Space
6. Minor utilities
7. Civic Uses
8. Cemeteries and/or Memorial Gardens

**B. Conditional Uses**

1. Day Care Facility

**C. Accessory Uses**

1. Home Occupations
2. Private Garages
3. Tennis courts, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Raising and keeping of domestic animals but not on a scale objectionable to neighboring property owners.

## **Requested Zoning:**

### **I-L Light Industrial**

The **I-L**, Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretakers/watchman's quarters, are allowed in this District.

**A. Allowed Uses**

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Modular with and without chassis
4. Car sales
5. Gasoline filling stations
6. Dry Cleaning and laundry self-service and/or pick up stations
7. Manufacturing of articles to be sold exclusively on the premises
8. Off street parking facilities
9. Publishing, printing plants
10. Warehouse
11. Manufacturing of clothing, candy, ice cream, bedding material



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12. Product distribution centers not related to on-site heavy industrial manufacturing
13. Lumber yards
14. Carpentry Shop
15. Animal Hospital
16. Pipe yard
17. Storage yards
18. Salvage yard (auto, scrap metal)
19. Canning and preservation of foods
20. Bottling plant
21. Transportation and truck terminals
22. Sheet metal, welding, machine shop
23. Vegetable packing plant
24. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
25. Blacksmith shop
26. Storage (only) of petroleum and similar products
27. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
28. Other light manufacturing and processing approved by the Planning and Zoning Commission
29. Caretaker's Quarters
30. All vehicle, sales, services, and rentals
31. Reception/Banquet Hall

**A. Accessory Uses**

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

**Commission Recommendation:**

**Motion:**

Recommend approval for Rezoning of 300 Morris Road from RS-11. A to I-L, to match the zoning to the East of the property, located in **District 1**.

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



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**Public Hearing:**

For: 5

Against: 0

Motion approved

**City Planner Recommendation:**

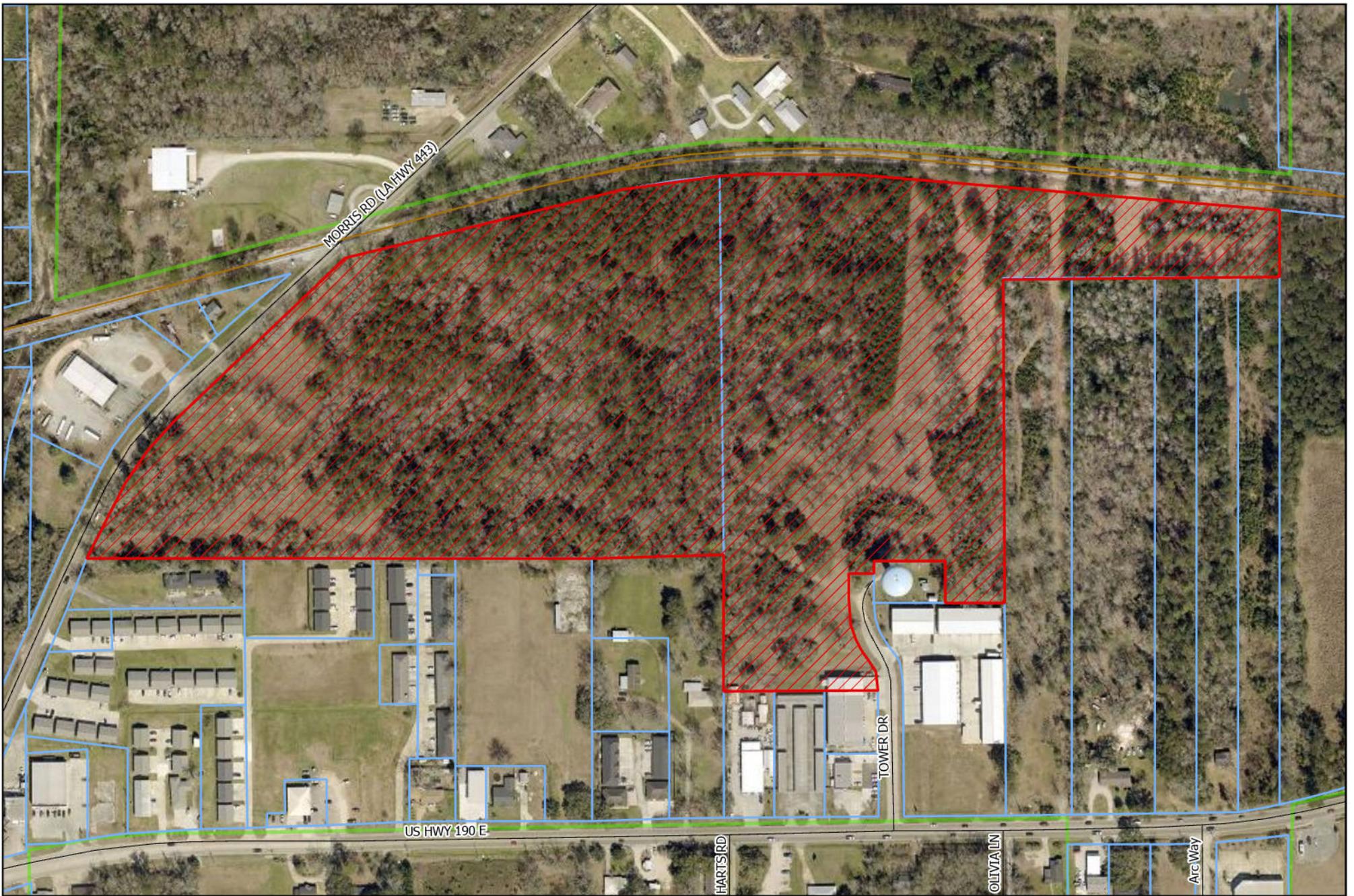
Applicant met all criteria for a Rezoning.

**Staff recommends approval.**

**Ordinance to Read:**

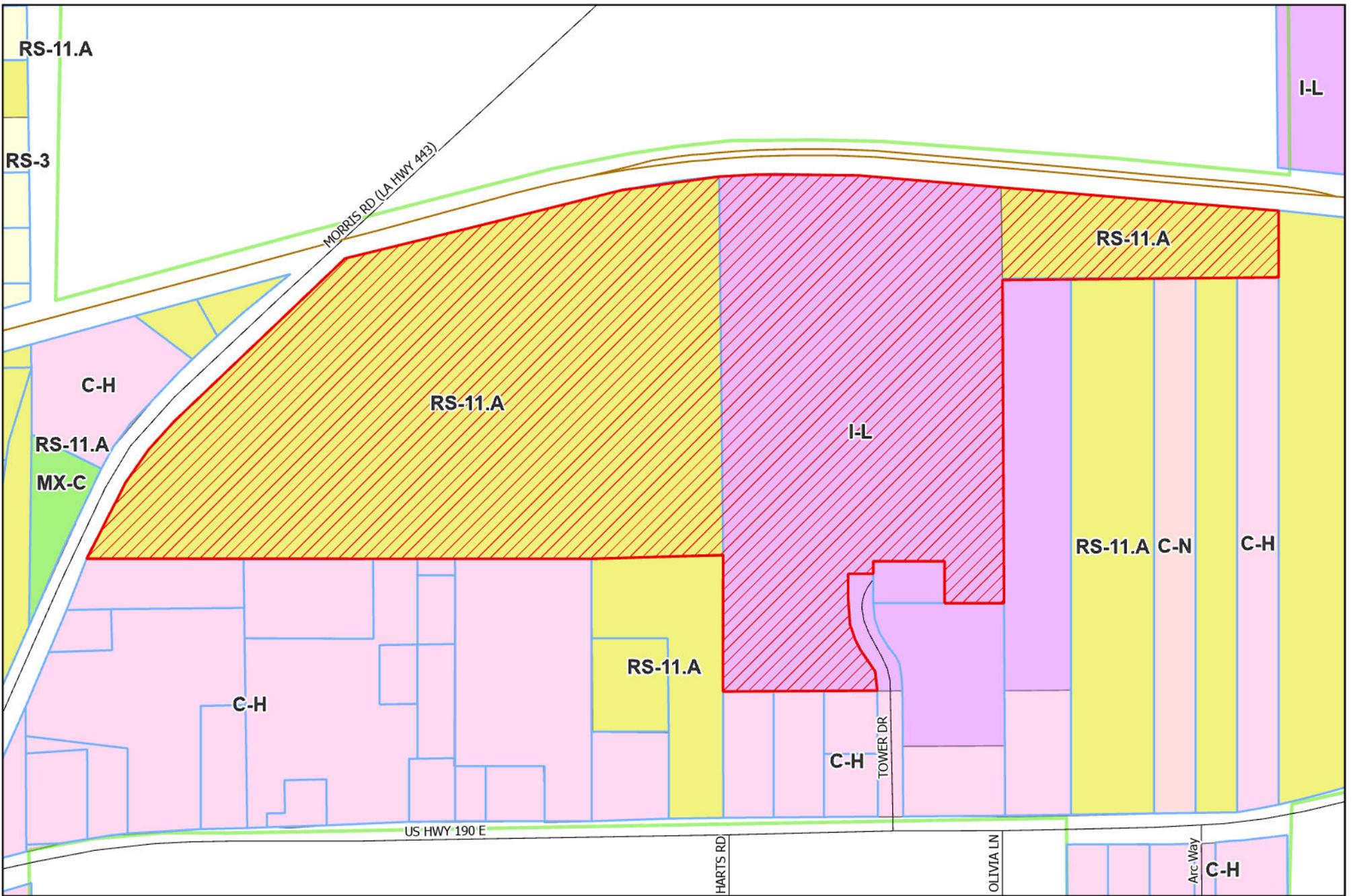
**WHEREAS**, on January 8, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning of 300 Morris Road from RS-11. A to I-L.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on February 10, 2026 and approved the Rezoning of 300 Morris Road from RS-11. A to I-L.



Morris Rd  
2025-12-60-Z

- Streets
- City Lots
- City Limits
- ▨ Case Parcel



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Exhibit A - Survey

