



Staff Report
Rezoning
2025-09-43-Z

Attachments: Staff Report, Aerial Map,
Zoning Map

Work Session: Thursday, December 4, 2025
Public Hearing: Thursday, December 11, 2025
City Council Introduction: Tuesday, January 13, 2026
City Council Public Hearing: Tuesday, January 27, 2025

Request:

2025-09-43-Z A request by Vince Roubique to Rezone 206 Tower Drive from I-L, to C-H, located in **District 1**. Applicant wanting to rezone to expand on allowed uses for the property.

Site Information

Location (Address): 206 Tower Drive
City Council: District 1
Existing Zoning: I-L Light Industrial
Future Land Use: Commercial Highway
Existing Land Use: Industrial
Site Description: 2.97 Acres

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	I-L, Light Industrial
South	C-H, Commercial Highway
West	I-L, Light Industrial, C-H, Commercial Highway
East	I-L, Light Industrial, C-H, Commercial Highway

Additional Information

Current Zoning: I-L

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



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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
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.

Requested Zoning: C-H

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.



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A. Allowed Uses:

1. Attached House
2. Row Houses
3. Apartments (multi-family dwelling)
4. Modular without chassis
5. Social Services
6. Civic Uses
7. Parks and open space
8. Minor utilities
9. Day Care
10. Country Club
11. All indoor recreation except sexually oriented business
12. All medical
13. All office
14. All overnight lodging a. Bed and Breakfast
15. All passenger terminal
16. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office
 - f. Banks, financial institutions
 - g. Dry Cleaning
17. 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.
18. All restaurant
19. All retail sales
20. Shopping Mall
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle services
25. All vehicle sales rentals, and services a. Sale of mobile or manufactured homes, trailers, and motor homes b. Motor Truck terminal
26. All water-oriented sales and services
27. 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. h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of



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less than 10,000 square feet.

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

C. 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

D. Conditional Uses

1. Major utilities
2. Commercial parking lots and garages
3. All outdoor recreation
4. Sweet Shop
5. Group Care Facility
6. Homeless Shelter

Commission Recommendation:

Motion:

Recommend approval for Rezoning of 206 Tower Drive from I-L, to C-H, located in **District 1**.

For: Trey Tycer, Kylan Douglas, Ron Matthews, Monica Perez, Judah Richardson

Against: None

Abstain: None

Absent: None

Public Hearing:

For: 5

Against: 0

Motion approved



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City Planner Recommendation:

Applicant met all criteria for a Rezoning.
Staff recommends approval.

Ordinance to Read:

WHEREAS, on December 11, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning of 206 Tower Drive from I-L, to C-H, located in **District 1**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 27, 2026 and approved the Rezoning of 206 Tower Drive from I-L, to C-H, located in **District 1**.



206 Tower Drive
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- Streets
-  Case Parcel
-  City Lots
-  City Limits

