



Staff Report
Revocation of Right-of-Way
2025-10-53-ROW

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

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:

2025-10-53-ROW A request by Sergio Mesa for a Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**. Applicant would like to subdivide the property in the future.

Site Information

Location (Address): East of 711 East Morris Avenue
City Council: District
Existing Zoning: RM-2
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 75 x 89 ft. lot

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	RM-2, Multi-Family Residential
South	RM-2, Multi-Family Residential
West	RM-2, Multi-Family Residential
East	RM-2, Multi-Family Residential

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,

(2) At the time of filing application with the Planning Commission, the applicant shall submit to the Office of the



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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 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.



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Commission Recommendation:

Motion:

Recommend approval for Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**.

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

Against: None

Abstain: None

Absent: None

Public Hearing:

For: 5

Against: 0

Motion approved

City Planner Recommendation:

Applicant met all criteria for the Revocation.

Staff recommends approval.

Ordinance to Read:

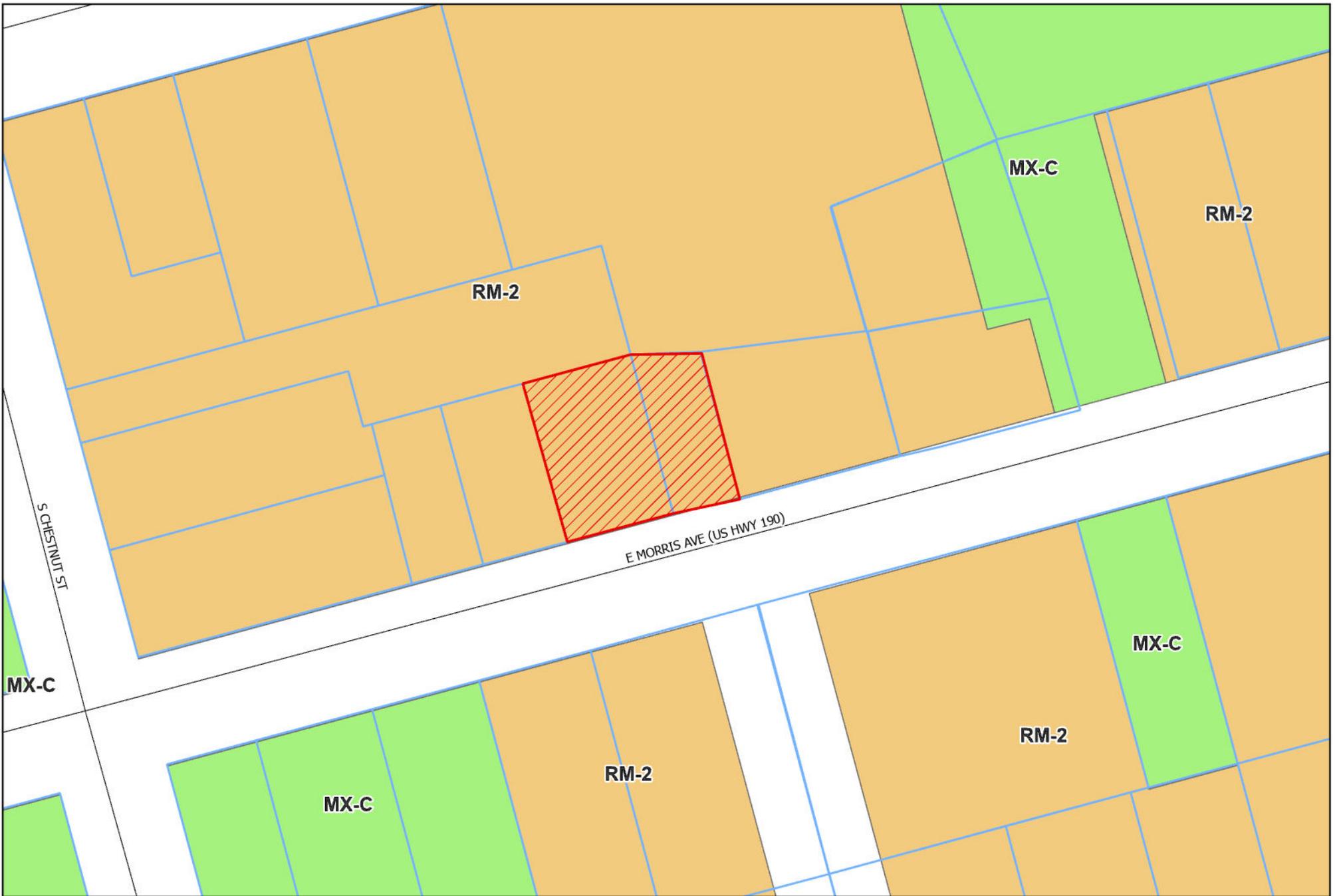
WHEREAS, on December 11, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for a Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 27, 2026 and approved the Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**.



711 E Morris Ave
2025-10-53-ROW

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



711 E Morris Ave
2025-10-53-ROW

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

**SURVEY OF THE ABANDONED PORTION
OF WALNUT STREET, 0.1397 ACRES
LOCATED IN SECTION 24, T6S-R7E,
GREENSBURG LAND DISTRICT,
CITY OF HAMMOND,
PARISH OF TANGIPAHOA,
STATE OF LOUISIANA.**

DESCRIPTION OF TRACT-A

A 0.0732 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST R/W OF S WALNUT STREET (UNDEVELOPED) AND THE NORTH R/W OF E. MORRIS STREET WHICH IS THE POINT OF BEGINNING; THENCE N 14°30'00" W A DISTANCE OF 110.09 FEET; THENCE S 86°47'18" E A DISTANCE OF 31.67 FEET; THENCE S 14°38'22" E A DISTANCE OF 100.45 FEET; THENCE S 75°30'00" W A DISTANCE OF 30.41 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.0732 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-28-2025.

DESCRIPTION OF TRACT-B

A 0.0665 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST R/W OF (UNDEVELOPED) S. WALNUT STREET (UNDEVELOPED) AND THE NORTH R/W OF E. MORRIS STREET, THENCE PROCEED N 75°30'00" E 30.41' TO THE POINT OF BEGINNING; THENCE S 14°38'22" E A DISTANCE OF 100.45 FEET; THENCE S 86°47'18" E A DISTANCE OF 31.72 FEET; THENCE S 14°46'45" E A DISTANCE OF 90.80 FEET; THENCE S 75°30'00" W A DISTANCE OF 30.41 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.0665 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 10-28-2025.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.1397 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

OCTOBER 28, 2025

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 SERGIO MESA.

SURVEY FOR:
CITY OF HAMMOND
S. WALNUT STREET
HAMMOND, LOUISIANA

LEGEND:
● = 1/2" I.R. SET
⊙ = MONUMENT FOUND



ASSESSMENT NO. 1214802
LEVEL 31 LLC & SHAFFER
INDUSTRIAL SERVICES LLC

ASSESSMENT NO. 1460803
KSLP HOLDINGS LLC
800 E THOMAS ST.

ASSESSMENT NO. 1336800
O'KREPKI PROPERTIES LLC

0.1362 ACRES
5,933 S.F.

P.O.B. TRACT-A
THE INTERSECTION
OF THE WEST R/W LINE
OF S. WALNUT ST. &
THE NORTH R/W LINE
OF E. MORRIS ST.

P.O.B. TRACT-B

FND. 1" I.P.

FND. 1" I.P.
0.10' SOUTH &
0.36' WEST
OF CORNER

E. MORRIS STREET

ZONING:
R.M.2

REFERENCE PLAT #1
PLAT OF 0.136 ACRES
BY GEORGE D. SULLIVAN
DATED 8-29-2013

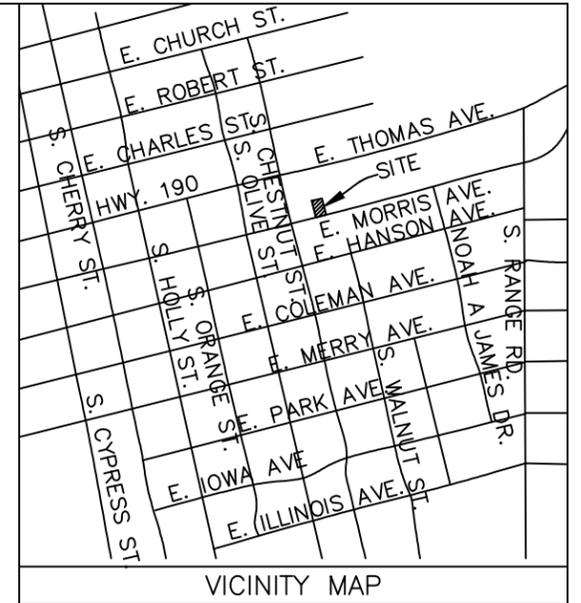
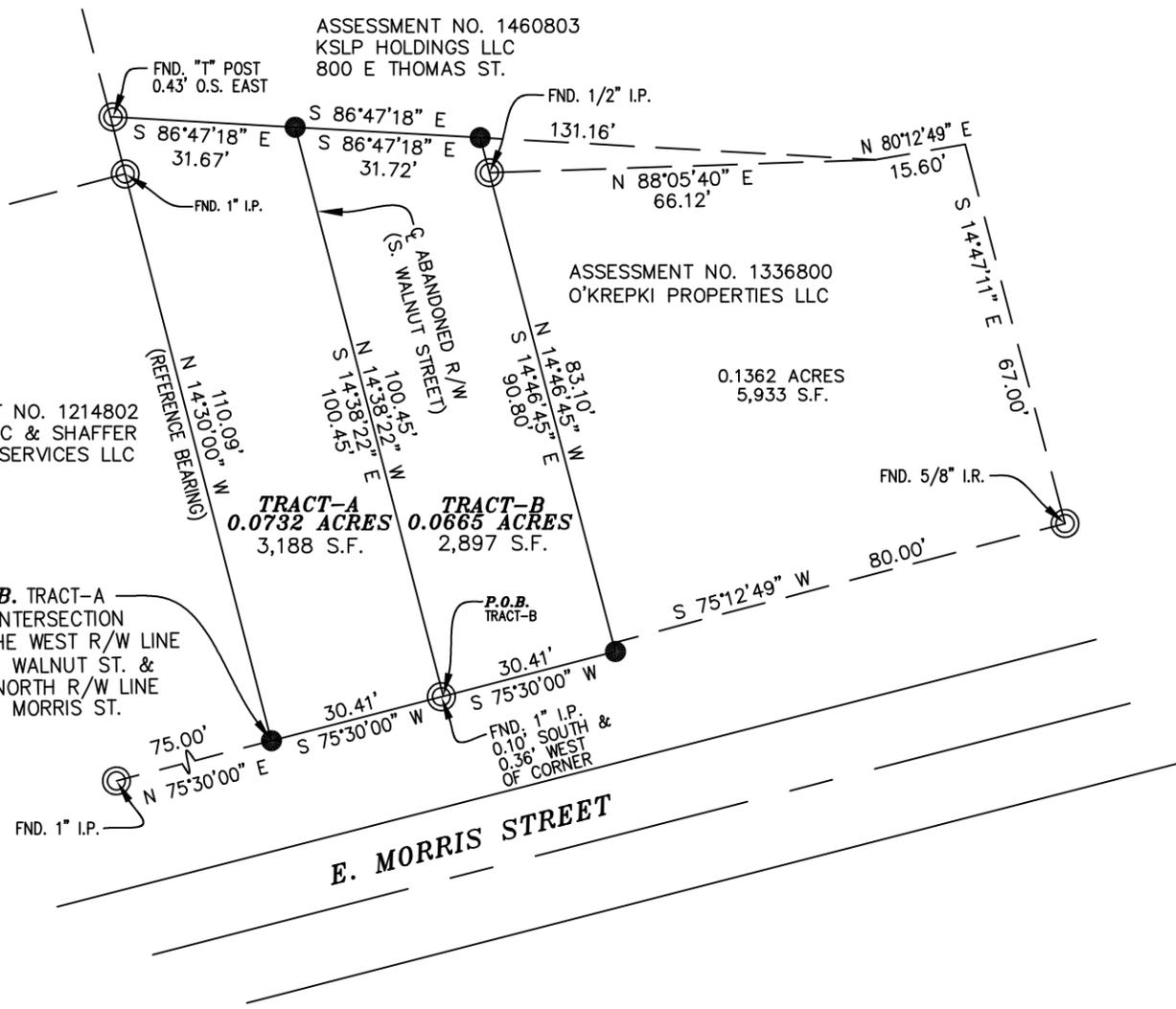
REFERENCE PLAT #2
PLAT OF 1.075 ACRES
BY GEORGE D. SULLIVAN
DATED 4-20-2022

REFERENCE PLAT #3
PLAT OF 0.594 ACRES
BY WILLIAM J. BODIN, JR.
DATED 7-26-2010

REFERENCE PLAT #4
PLAT OF 0.115 ACRES
BY WILLIAM J. BODIN, JR.
DATED 7-28-2020

REFERENCE BEARING
N 14°30'00" W AS PER
REFERENCE PLAT #1

FLOOD NOTES
FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010



APPROVED CITY OF HAMMOND	
CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
COUNCIL PRESIDENT	DATE
OWNER CITY OF HAMMOND	DATE
ADDITIONAL	DATE

**PRELIMINARY
FOR REVIEW ONLY**

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



Max Bodin, Inc.

Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd. Hammond, LA 70403
Phone: 225-368-7698