



Staff Report
Rezoning
2026-04-22-Z

Attachments: Staff Report, Aerial Map, Zoning Map, Comparison Chart

Work Session: Thursday, May 7, 2026
Public Hearing: Thursday, May 14, 2026
City Council Introduction: Tuesday, May 26, 2026
City Council Public Hearing: Tuesday, June 9, 2026

Request:

2026-04-22-Z A request by Tamika Dillon for a Rezoning of 1605 West Church Street from RM-2 to MX-N for her massage business, Body Maintenance, in **District 4**.

Site Information

Location (Address): 1605 West Church Street
City Council: District 4
Existing Zoning: RM-2 Multi-Family Residential
Future Land Use: Medium Density Residential
Existing Land Use: Commercial
Site Description: 50 X 132 Lot

Context

Direction

North MX-N Mixed Use Neighborhood, I-L Light Industrial
South RM-2 Multi-Family Residential
West MX-C Mixed Use Commercial
East RM-2 Multi-Family Residential

Land Use/Zoning

City Planner Recommendation:

Applicant has met all criteria for a rezoning, per the City's Unified Development Code, (UDC).

Staff recommends approval.

Public Hearing:

For: 3
Against: 0

Commission Recommendation:

Motion:

Recommend approval for Rezoning 1605 West Church Street from RM-2 to MX-N for her massage business,



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Body Maintenance, in **District 4**.

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

Ordinance to Read:

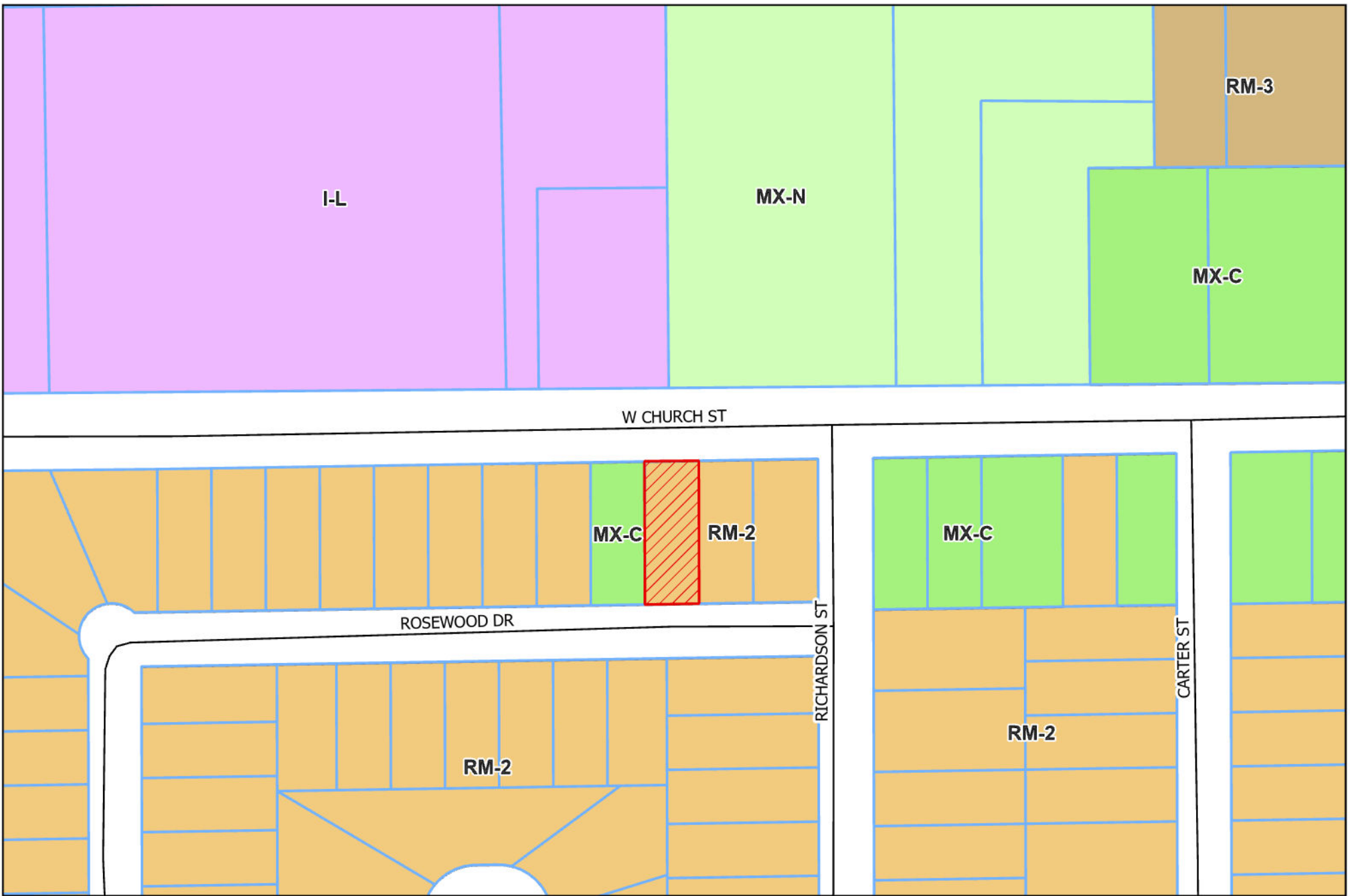
WHEREAS, on May 14, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning 1605 West Church Street from RM-2 to MX-N for her massage business, Body Maintenance, in **District 4**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on June 9, 2026 and approved the Rezoning 1605 West Church Street from RM-2 to MX-N for her massage business, Body Maintenance, in **District 4**.



2026-04-22-Z
1605 W Church St

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



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| <p>RM-2 District intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single family and two-family housing together. The RM-2 district allows buildings up to two stories in height.</p> | <p>MX -N intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.</p> |
| 1. Detached Single-Family Dwelling (including modular without chassis) | 1. Detached Living (Single-Family Dwelling) 2. Modular without chassis |
| 2. Attached House | 3. Attached House |
| | 4. Row Houses |
| | 5. Apartments (multi-family dwelling) |
| | 6. Group Living |
| | 7. Social Services |
| 6. Civic Uses | 8. Civic Uses |
| 4. Parks and Open Space | 9. Parks and Open Space |
| 5. Minor Utilities | 10 Minor Utilities |
| | 11 Day Care |
| 8. Cemeteries and/or Memorial Gardens | 30 Cemeteries and/or Memorial Gardens |
| | 12. Country Club |
| | 13. All indoor recreation except sexually oriented business |
| | 14. All medical |
| | 15. All Office |
| | 16. Overnight lodging A Bed and Breakfast |
| | 17. Services a. all personal services b. tanning bed facilities |

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|---------------------------------|---|
| | <ul style="list-style-type: none"> c. Barber and Beauty shops d. Florists e. Mortuary f. Real Estate g. Banks, financial institutions h. Dry Cleaning |
| | <p>18. 18. Animal Care</p> <p>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.</p> |
| | 19. All restaurant |
| | 20. All retail sales |
| | 21. Art Studio/gallery, not including tattoo parlors |
| | 22. Convenience store without gas |
| | 23. Convenience store with gas |
| | 24. All vehicle sales and services |
| | 25. All water-oriented sales and services |
| | 26. All research and development |
| | 27. All vehicle services |
| | 28. Off street parking |
| | 29. Reception/Banquet Hall |
| | 31. Group Care Facility |
| 1. Day Care Facility | |
| 2. Bed and Breakfast | |
| 3. Major Utilities | |
| | 1. Tattoo parlor |
| | 2. Major utilities |
| | 3. Commercial parking lots and garages |
| | 4. All outdoor recreation |
| | 5. Sweet Shop |
| | 6. Group Living Facility |
| 1. Home Occupations | 6. Home occupations |
| 2. Vegetable and Flower Gardens | |

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| 3. Private Garages | |
| 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses | |
| | 1. Gardens for non-commercial purposes |
| | 2. Storage garages and parking lots for use solely for use by occupants and guests |
| | 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 |
| 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. | |
| 7. Single attached accessory apartment. No more than one such unit per lot. | |