



Staff Report
Major Subdivision
2026-04-24-SUB

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

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:

2026-04-24-SUB A request by Sergio Mesa for a Major Subdivision at 700 and 702 East Thomas Street, 105 South Chestnut Street and 711 East Morris Avenue, in **District 1**.

Site Information

Location (Address): 700 and 702 East Thomas Street, 105 South Chestnut Street, and 711 East Morris Avenue
City Council: District 1
Existing Zoning: RM-2 Multifamily Residential
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 0.8152 Acres

Context

Direction

Land Use/Zoning

North	RM-2 Multifamily Residential
South	RM-2 Multifamily Residential
West	MX-C Mixed Use Commercial
East	RM-2 Multifamily Residential

Additional Information

A Major Subdivision

(Procedure B) is defined as a major subdivision where a Performance Bond is not required because public improvements will not be dedicated to the city at the completion of construction.

(a) Any subdivision of land not considered a minor subdivision or exempted by the provisions of Paragraph 2.3.4 A (3).



Staff Report
Major Subdivision
2026-04-24-SUB

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

(b) The creation of any number of lots where:

- (1) New public or private streets are created;
- (2) A private drive or private street provides access to more than three lots;
- (3) Water or wastewater lines are extended
- (4) Drainage improvements through one or more lots must be installed; or
- (5) A waiver of any Development Code standard is desired.

City Planner Recommendation:

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

Staff recommends approval.

Public Hearing:

For: 3

Against: 0

Commission Recommendation:

Motion:

Recommend approval of a Major Subdivision at 700 and 702 East Thomas Street, 105 South Chestnut Street and 711 East Morris Avenue, in **District 1**.

For: Monica Perez, Kylan Douglas, Judah Richardson

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 a Major Subdivision at 700 and 702 East Thomas Street, 105 South Chestnut Street and 711 East Morris Avenue, in **District 1**.



Staff Report
Major Subdivision
2026-04-24-SUB

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

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on June 9, 2026 and approved a Major Subdivision at 700 and 702 East Thomas Street, 105 South Chestnut Street and 711 East Morris Avenue, in **District 1**.



700 E Thomas St
2026-04-24-SUB

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



700 E Thomas St
2026-04-24-SUB

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



105 S Chestnut St
2026-04-24-SUB

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



105 S Chestnut St
2026-04-24-SUB

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



711 E Morris Ave
2026-04-24-SUB

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



711 E Morris Ave
2026-04-24-SUB

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

REFERENCE PLAT #1
 SURVEY OF 0.594 AC.
 BY WILLIAM J. BODIN JR.
 OF BODIN AND WEBB, INC.
 DATED 7-26-2010

REFERENCE PLAT #2
 PLAT OF 0.115 ACRES
 BY MAX J. BODIN
 OF BODIN AND WEBB INC.
 DATED 7-28-2020

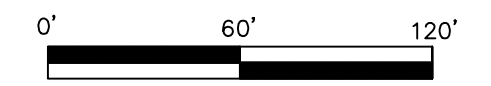
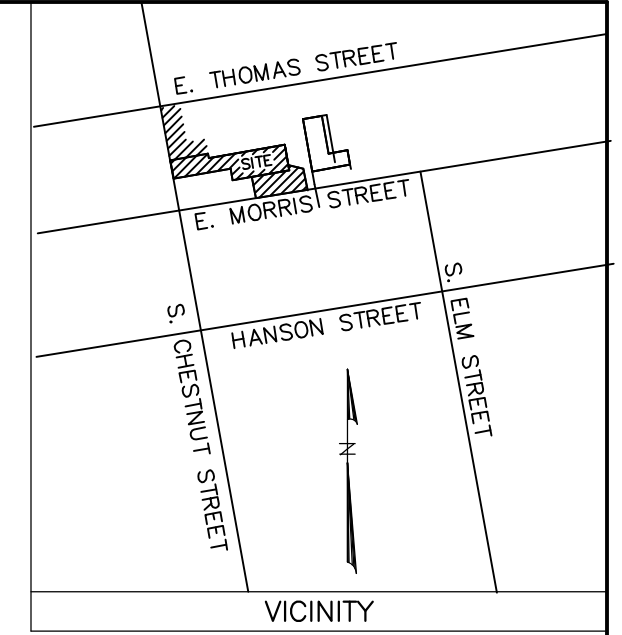
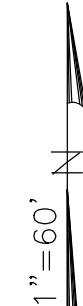
REFERENCE PLAT #3
 PLAT OF THE ABANDONED
 PORTION OF WALNUT STREET
 BY MAX J. BODIN
 OF MAX BODIN, INC.
 DATED 10-28-2025

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

P.O.B.
 TRACT-1
 THE N.W. CORNER OF
 BLOCK 10 OF
 THE ADAMS ADDITION TO
 THE CITY OF HAMMOND
 FND. 1/2" I.P.

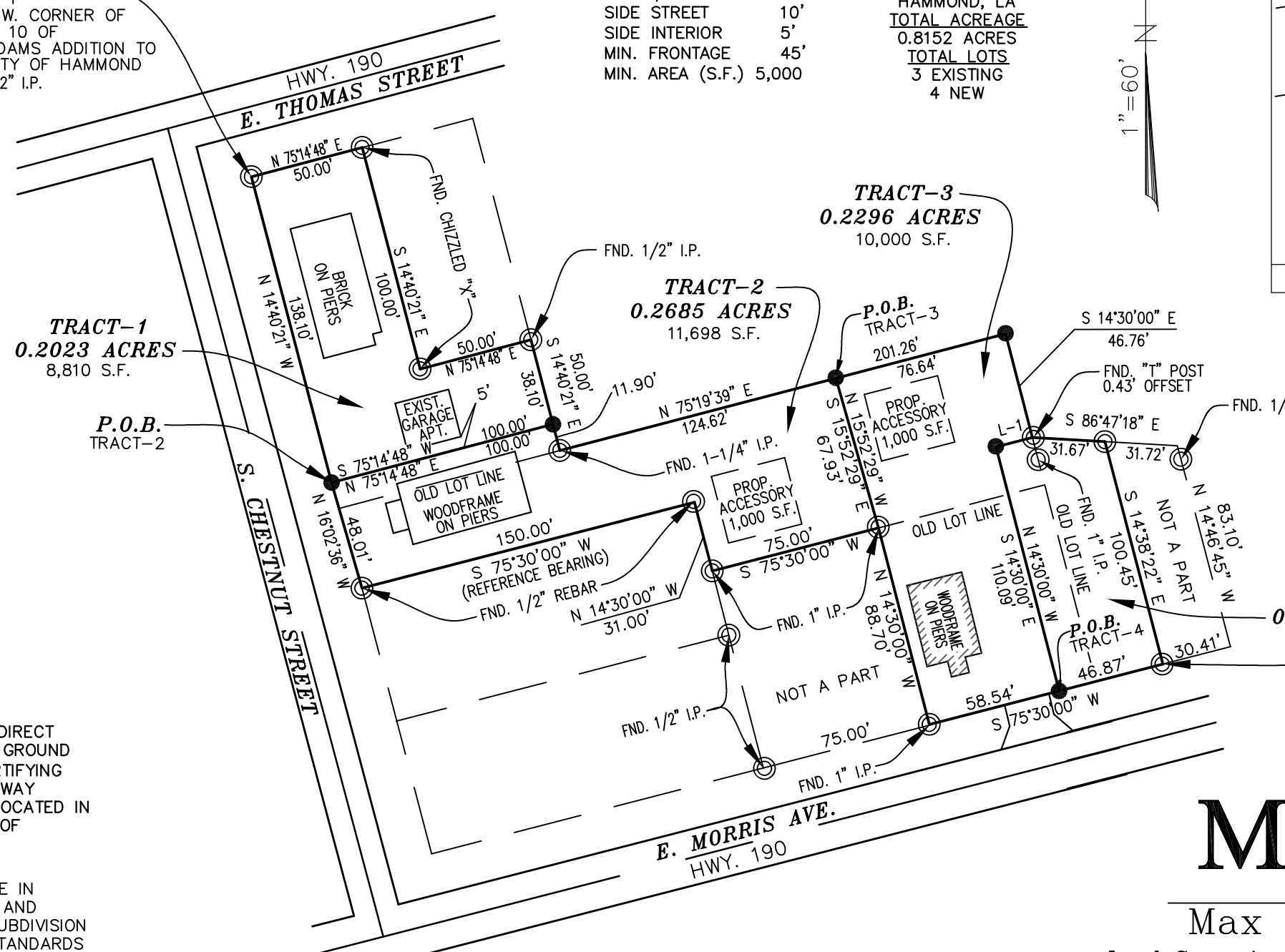
CITY OF HAMMOND NOTES
 ZONE RM-2
 BUILDING SETBACKS
 FRONT/REAR 20'
 SIDE STREET 10'
 SIDE INTERIOR 5'
 MIN. FRONTAGE 45'
 MIN. AREA (S.F.) 5,000

NOTES
 OWNER NAME
 JOHNNIE BONDS
 LOCATION
 HAMMOND, LA
 TOTAL ACREAGE
 0.8152 ACRES
 TOTAL LOTS
 3 EXISTING
 4 NEW



LEGEND:
 ● = 1/2" IRON ROD SET
 ⊙ = MONUMENT FOUND

L-1	N 75°30'00" E	16.46'
	S 75°30'00" W	16.46'



APPROVED	
CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
AGENT: DANICA SHAFFER SHAFFER IND. SERV. LLC	DATE
AGENT: SERGIO MESA LEVEL 31 LLC	DATE

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.8152 ACRE (TOTAL) 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, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

JANUARY 12, 2026
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:
 LEVEL 31 LLC &
 SHAFFER INDUSTRIAL SERVICES LLC
 105 S. CHESTNUT ST. & 700 E. THOMAS ST.
 HAMMOND, LOUISIANA

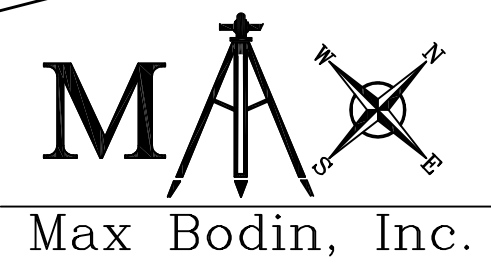
FLOOD NOTES:
 FLOOD ZONE "AE"
 (FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0340F
 DATED: 7-22-2010

**PRELIMINARY
 FOR REVIEW ONLY**

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

**LEVEL 31 LLC./SHAFFER IND. SERV. LLC
 MINOR SUBDIVISION**

LOT LINE REVISION. RELOCATING THE SOUTH LINE OF TRACT-1 TO REMOVE FROM EXISTING HOUSE. RELOCATING THE PROPERTY LINE BETWEEN LOTS TRACT-2 & TRACT-3, AS WELL AS CREATING TRACT-4 WITH THE ABANDONED PORTION OF WALNUT STREET. LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



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