



Staff Report
Rezoning
2026-05-32-Z

Attachments: Staff Report, Arial Map,
Zoning Map, Preliminary Survey,
Comparison List

Work Session: Thursday, June 4, 2026
Public Hearing: Thursday, June 11, 2026
City Council Introduction: Tuesday, June 23, 2026
City Council Public Hearing: Tuesday, July 14, 2026

Request:

A request by Andrew Faller for a Rezoning of Tract B-1 to be changed from RS- 11 to MX-C (previously was 2700 Westpark Avenue), in **District 4**.

Site Information

Location (Address): 2700 Westpark Avenue (Tract B-1)
City Council: District 4
Existing Zoning: RS-11 Single Family Residential
Future Land Use: Mixed Use Commercial
Existing Land Use: Low Density Residential
Site Description: 25.78 Acres

Context

Direction

North
South
West
East

Land Use/Zoning

RS-11 Single Family Residential
C-H Commercial Highway
RS-11 Single Family Residential
MX-C Mixed Use Commercial

City Planner Recommendation:

Applicant meets all criteria, per the City of Hammond's Unified Development Code, (UDC) for a Rezoning. Spangler Engineering had NO comments.

Staff recommends approval.



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Public Hearing:

For: 4

Against: 0

Commission Recommendation:

Motion:

Recommend approval for a Rezoning at 2700 Westpark Avenue, (Tract B-1), in **District 4**.

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

Against: None

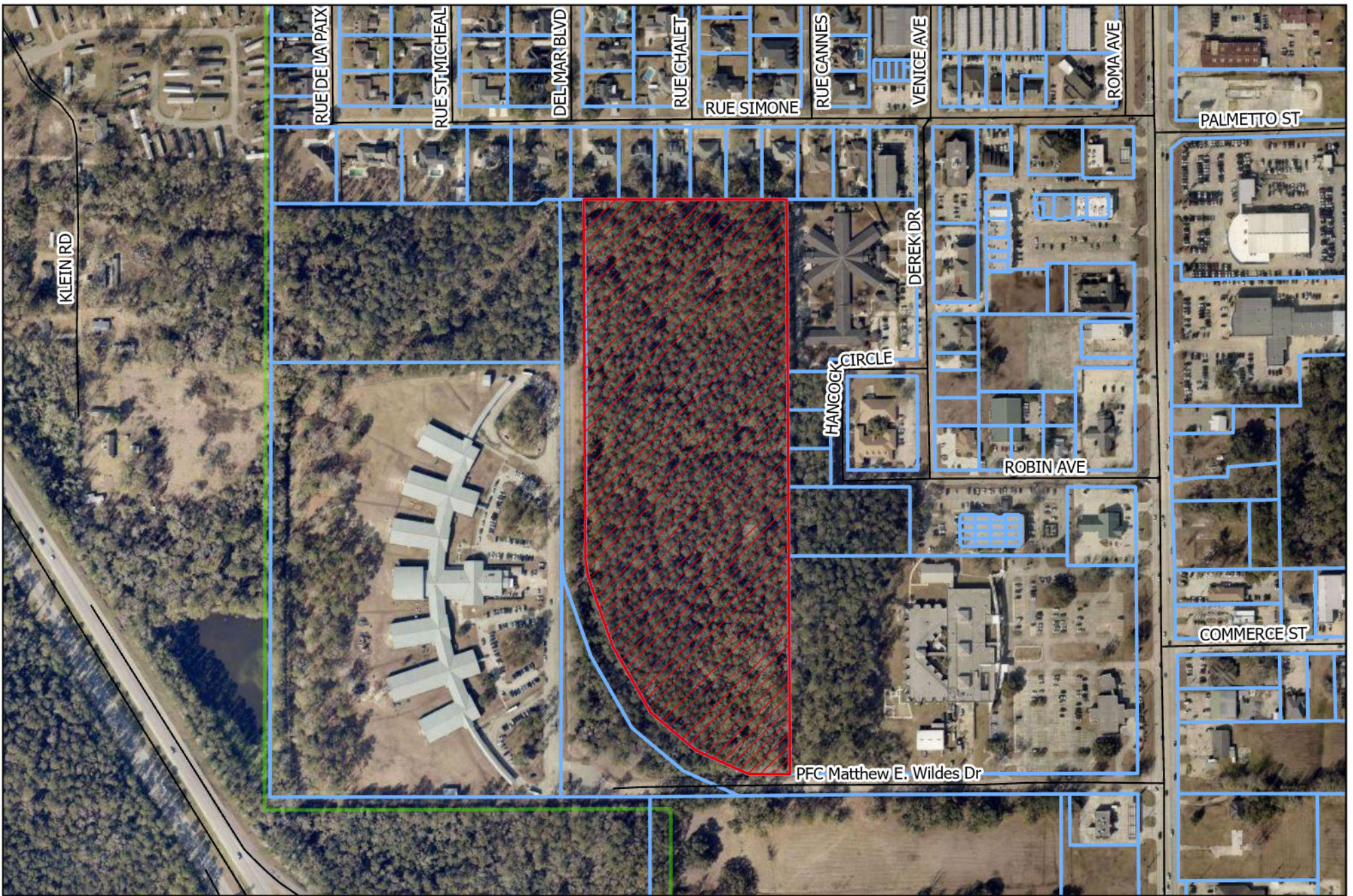
Abstain: None

Absent: Ron Matthews

Ordinance to Read:

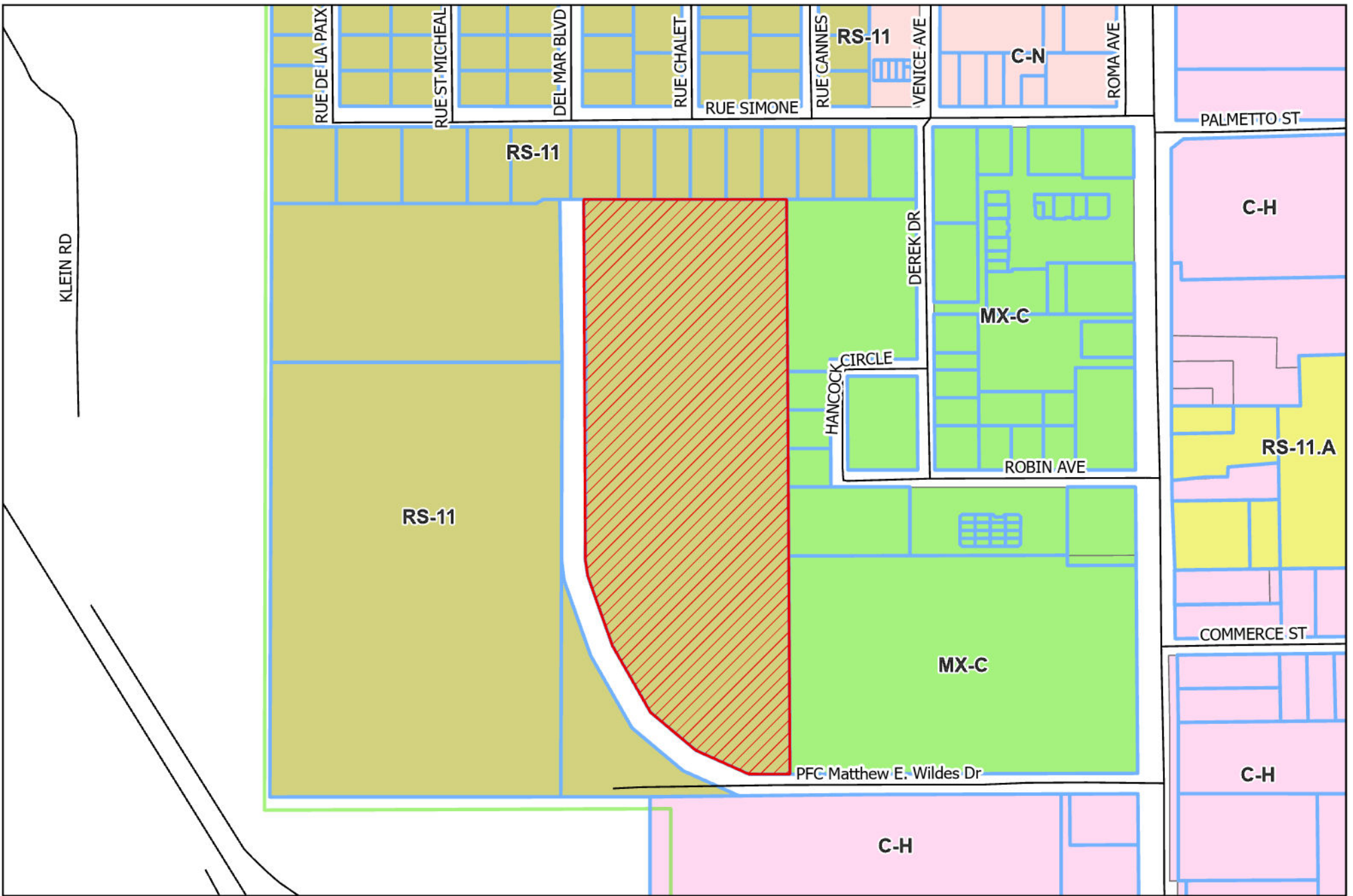
WHEREAS, on June 11, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of a Rezoning at 2700 Westpark Avenue, (Tract B-1), in **District 4**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on July 14, 2026 and approved the Rezoning of 2700 Westpark Avenue, (Tract B-1), in **District 4**.



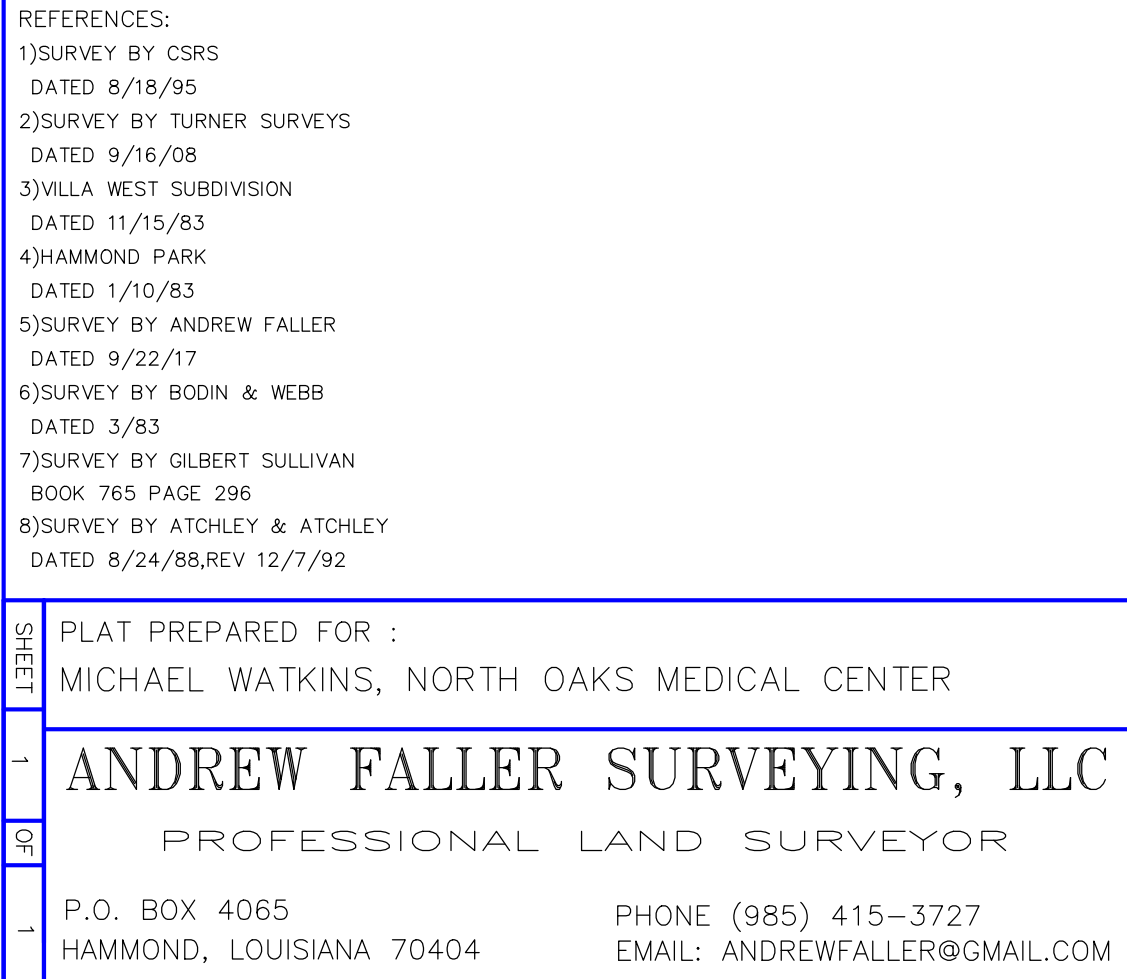
2700 Westpark Ave
2026-03-18-SUB

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



2700 Westpark Ave
2026-03-18-SUB

- Streets
- City Lots
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DATE: 2/21/26		RE-SUBDIVISION & RE-ZONING OF TRACT B, LOTS 39-42 AND THE WEST 30' OF LOT 38 OF HAMMOND PARK INTO TRACTS B-1 AND B-2 OF THE HOSPITAL SERVICE DISTRICT # 1 SUBDIVISION CITY OF HAMMOND SECTION 34, TOWNSHIP 6 SOUTH-RANGE 7 EAST GREENSBURG LAND DISTRICT TANGIPAHOA PARISH, LOUISIANA
SCALE 1" = 100'		
JOB # 3526		
REVISIONS	DATE	

EXISTING ZONING RS-11 Residential Single Family The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.	PROPOSED ZONING MX-C Mixed Use Commercial 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.
ALLOWED USES	
1. Detached Single-Family Dwelling (including modular without chassis)	1. Detached Single-Family Dwelling 3. Modular without chassis
2. Gardens, growing of crops (noncommercial)	
	2. Attached House
	4. Row House
	5. Apartments (multi-family dwelling)
	6. Group Living
	7. Social Services
5. Civic Uses	8. Civic Uses
3. Parks and Open Space	3. Parks and Open Space
4. Minor Utilities	10. Minor Utilities
6. Guest House	
	11. Day care
7. 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 c. Barber and Beauty shops d. Florists e. Mortuary f. Real Estate g. Banks, financial institutions h. Dry Cleaning
	18. Animal Care Hospital 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
	19. All restaurants
	20. All retail sales
	21. Art Studio/gallery, not tattoo parlors)
	22. Convenience store without gas
	23. Convenience store with gas
	24. All vehicle sales and services
	25. All water orientated sales and services
	26. 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
	27. All research and development
	28. All self-storage
	29. All vehicle services
	30. Off street parking
	31. Reception/ Banquet Hall
	33.Group Care Facility
CONDITIONAL USES	
Day Care Facility	
	1. Tattoo Parlor
	2. Major Utilities
	3. Commercial Parking lots and garages
	4. All outdoor recreation
	5. Sweet Shop
ACCESSORY USES	
1. Home Occupations	6. Home occupations
2. Vegetable and Flower Gardens	1. Gardens for non-commercial purposes
3. Private Garages	2. Storage garages and parking lots for use by occupants and guests
	2. Storage garages and parking lots for use by occupants and guests
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses	3. Tennis court, swimming pools
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.	
	4. Radio and television towers incidental to permitted use.
	5. Incidental storage not to exceed 40 percent of the floor area
	7. Sale of alcohol in conjunction with a full-service restaurant