



Staff Report
Major Subdivision
2026-06-34-SUB

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

Work Session: Thursday, July 2, 2026
Public Hearing: Thursday, July 9, 2026
City Council Introduction: Tuesday, July 28, 2026
City Council Public Hearing: Tuesday, August 11, 2026

Request:
A request by Carmack Properties No. 2, LLC for approval of a Major Subdivision for the proposed Coburn Supply Company development at 2301 W. Church Street, subdividing an 8.08-acre tract into two (2) lots, in **District 4**.

Site Information
Location (Address): 2301 West Church Street
City Council: District 4
Existing Zoning: C-H
Existing Land Use: Commercial (Vacant)
Proposed Land Use: Commercial
Site Description: 8.08 Acres Being TR 2 of Pittman Minor Sub in Section 27
of Proposed Lots: 2

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	C-H (Commercial Highway), I-L (Light Industrial), C-N (Commercial Neighborhood)
South	C-H (Commercial Highway), MX-C (Mixed Commercial)
West	C-H (Commercial Highway)
East	C-H (Commercial Highway)

Staff Recommendation:
Applicant meets all criteria, per the City of Hammond’s Unified Development Code, (UDC) for a Major Subdivision.

Staff recommends approval.



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Commission Recommendation:

Motion:

Recommend approval for a Major Subdivision at 2301 West Church Street, in **District 4**.

Public Hearing:

For: 5

Against: 0

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

Against: None

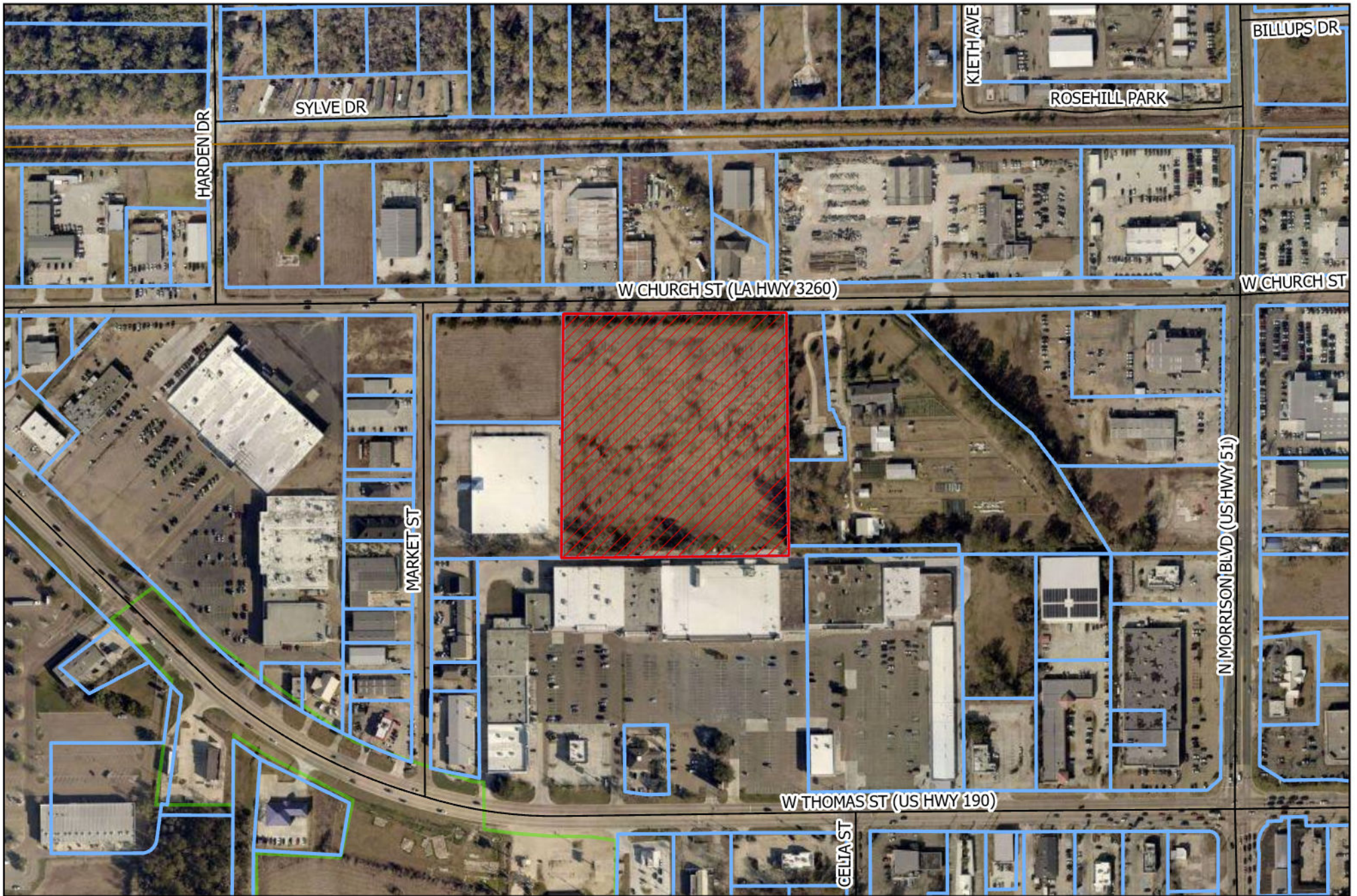
Abstain: None

Absent: None

Ordinance to Read:

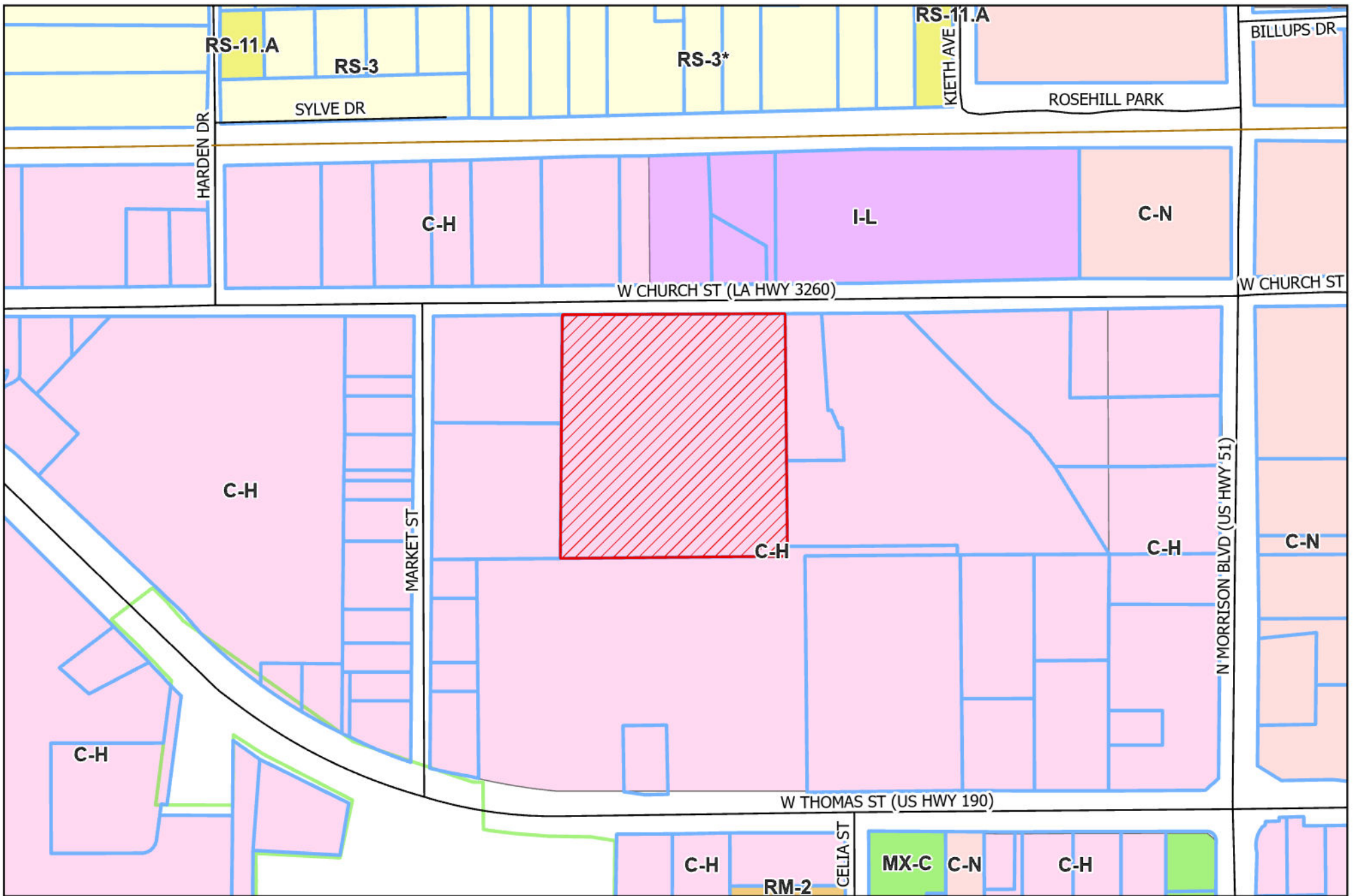
WHEREAS, on July 9, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of a Major Subdivision at 2301 West Church Street, in **District 4**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on August 11, 2026 and approved a Major Subdivision 2301 West Church Street, in **District 4**.



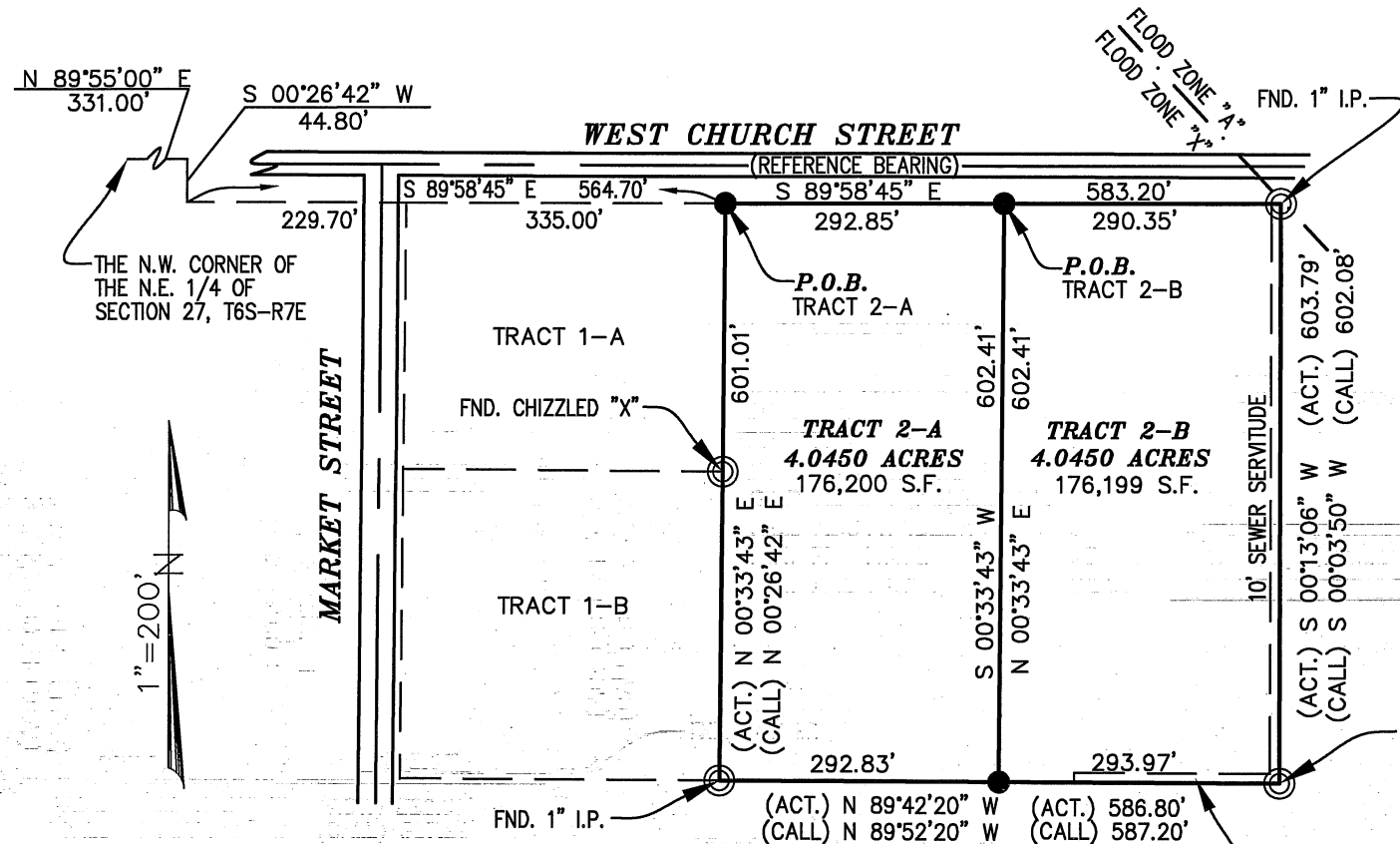
2026-06-34-SUB
2301 W Church St

- Streets
- City Lots
- City Limits
- Case Parcel



2026-06-34-SUB
2301 W Church St

- Streets
- City Lots
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LEGEND:
● = 1/2" IRON ROD SET
⊙ = MONUMENT FOUND

0 200' 400'
SCALE 1"=200'

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 8.0900 ACRES, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN, SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

JUNE 17, 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 JAMES ADAMS.

SURVEY FOR:

COBURN SUPPLY COMPANY, INC.
W. CHURCH STREET
HAMMOND, LOUISIANA

REFERENCE PLAT #1
SURVEY OF PITTMAN MINOR SUBDIVISION
BY WILLIAM J. BODIN JR.
OF BODIN AND WEBB, INC.
DATED 7-7-2008

REFERENCE PLAT #2
PLAT OF A RESUBDIVISION OF LOTS B-1-A & LOT B-1-B
BY ANDREW N. FALLER
DATED 9-20-2024

REFERENCE BEARING
S 89°58'45" E AS PER
REFERENCE PLAT #1

FLOOD NOTES:
FLOOD ZONE "A"
(FLOOD PRONE)
FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

NOTES
OWNER NAME
COBURN SUPPLY CO.
LOCATION
HAMMOND, LA
TOTAL ACREAGE
8.0900 ACRES
TOTAL LOTS
1 EXISTING
2 NEW

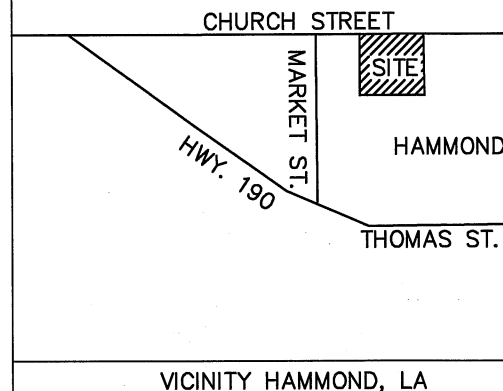
CITY OF HAMMOND NOTES
ZONE C-H
BUILDING SETBACKS
PRIMARY STREET 0'
SIDE STREET 0'
SIDE ABUTT. RS DIST. 15'
SIDE ABUTT. OTHER DIST. 0'
SIDE ABUTT. ALLEY 5'
MIN. FRONTAGE 65'
MIN. AREA (S.F.) 6,500

APPROVED

CITY PLANNER/BUILDING OFFICIAL DATE

PLANNING COMMISSION DATE

CARMACK PROPERTIES NO. 2 LLC DATE
OFFICER: ROBERT D. HESS JR.



DESCRIPTION OF TRACT 2-A

A 4.0450 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 331.00' N 89°55'00" E, 44.80' S 00°26'42" W AND 564.70' S 89°58'45" E TO THE POINT OF BEGINNING;
THENCE S 89°58'45" E A DISTANCE OF 292.85 FEET;
THENCE S 00°33'43" W A DISTANCE OF 602.41 FEET;
THENCE N 89°42'20" W A DISTANCE OF 292.83 FEET;
THENCE N 00°33'43" E A DISTANCE OF 601.01 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 4.0450 ACRES, ALL LOCATED IN SECTION 27, 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 6-17-2026.

DESCRIPTION OF TRACT 2-B

A 4.0450 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 331.00' N 89°55'00" E, 44.80' S 00°26'42" W AND 857.55' S 89°58'45" E TO THE POINT OF BEGINNING;
THENCE S 89°58'45" E A DISTANCE OF 290.35 FEET;
THENCE S 00°13'06" W A DISTANCE OF 603.79 FEET;
THENCE N 89°42'20" W A DISTANCE OF 293.97 FEET;
THENCE N 00°33'43" E A DISTANCE OF 602.41 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 4.0450 ACRES, ALL LOCATED IN SECTION 27, 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 6-17-2026.

PRELIMINARY
FOR REVIEW ONLY

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

DATE



Max Bodin, Inc.

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

CARMACK PROPERTIES NO. 2 LLC.
MINOR SUBDIVISION

DIVISION OF TRACT-2 OF OF THE CARMACK
MINOR SUBDIVISION INTO TRACTS 2-A & 2-B
LOCATED IN SECTION 27, T6S-R7E,
GREENSBURG LAND DISTRICT,
CITY OF HAMMOND, PARISH OF TANGIPAHOA,
STATE OF LOUISIANA.