



Staff Report
Rezoning
2026-07-40-Z

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

Work Session: Thursday, September 3, 2026
Public Hearing: Thursday, September 10, 2026
City Council Introduction: Tuesday, September 22, 2026
City Council Public Hearing: Tuesday, October 13, 2026

Request:
2026-07-40-Z A request by Cindy Lozier, on behalf of Thomas DePaula to Rezone 1445 South Morrison Boulevard from RS-11. A to C-H, to match the surrounding property zonings, in **District 3**.

Site Information
Location (Address): 1445 South Morrison Boulevard

City Council: District 3

Existing Zoning: RS-11. A Single Family Residential-Agriculture

Future Land Use: C-H Commercial Highway

Existing Land Use: Low Density Residential

Site Description: 80 X 138 Lot

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	C-H Commercial Highway
South	RS-11. A Single Family Residential-Agriculture
West	MX-C Mixed Use Commercial
East	RS-11. A Single Family Residential-Agriculture

Additional Information

See attached comparison list



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Motion:

Recommend approval for a Rezoning at 1445 South Morrison Boulevard from RS-11. A to C-H.

Public Hearing:

For: 4

Against: 0

For: Trey Tycker, Ron Matthews, Kylan Douglas, Judah Richardson

Against: None

Abstain: None

Absent: Monica Perez

Staff Recommendation:

Applicant meets all requirements per the Hammond Unified Development Code, UDC for a Rezoning. Applicant recently received DOTD approval. No opposition from public. **Staff recommends approval.**

Ordinance to Read:

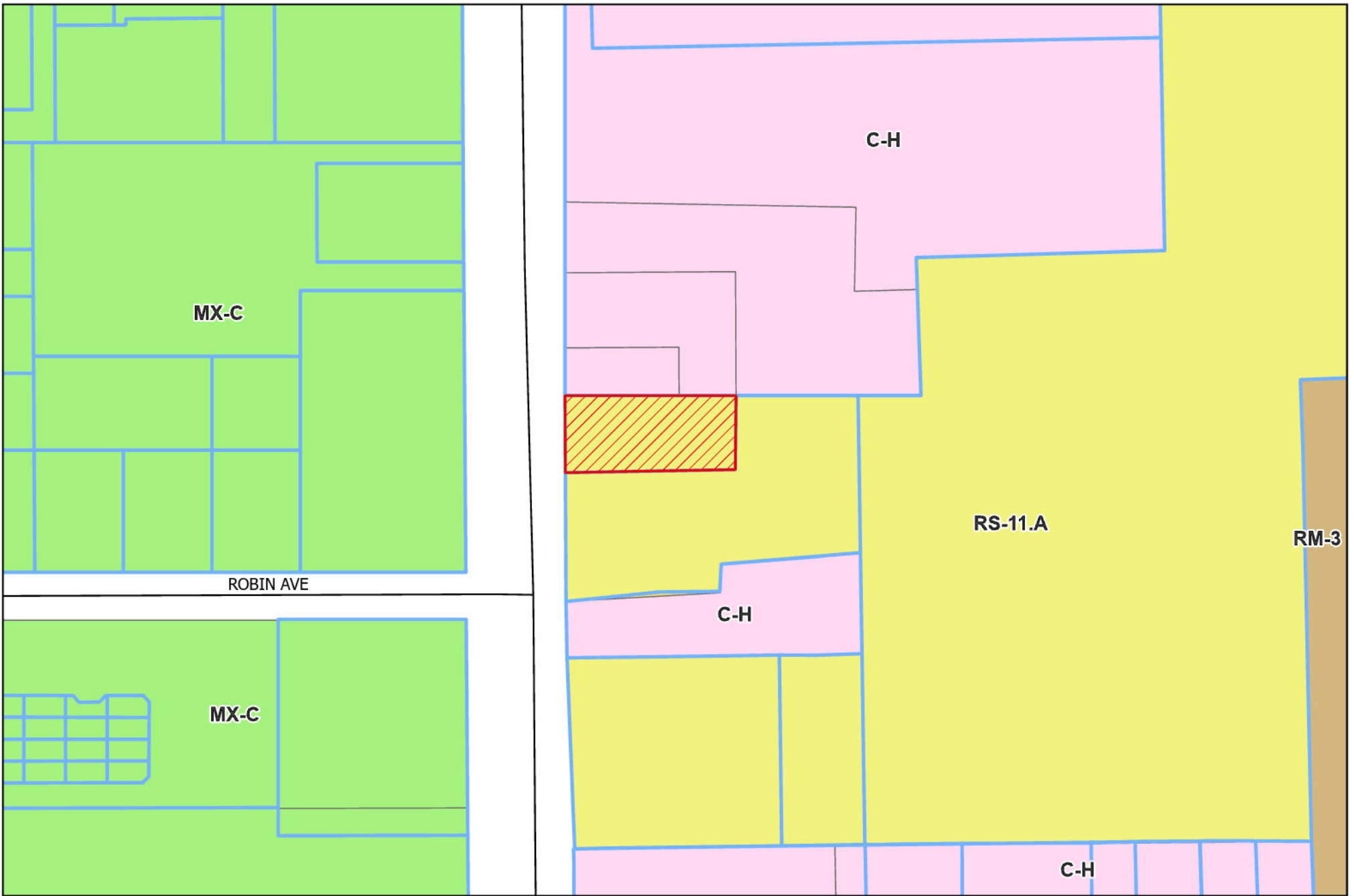
WHEREAS, on September 10, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Rezoning at 1445 South Morrison Boulevard from RS-11. A to C-H.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 13, 2026 and approved a Rezoning at 1445 South Morrison Boulevard from RS-11. A to C-H.



2026-07-40-Z
1445 S Morrison Blvd

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



2026-07-40-Z
1445 S Morrison Blvd

- Streets
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EXISTING ZONING RS-11.A Residential Single Family The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses.	PROPOSED ZONING C-H Commercial Highway Corridor The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.
ALLOWED USES	
1. Detached Single-Family Dwelling (including Manufactured Home)	
2. Modular with or without chassis	
3. Vegetable and Flower Gardens	
4. Growing of crops	
5. Parks and Open Space	7. Parks and Open Space
6. Minor Utilities	8. Minor Utilities
7. Civic Uses	6. Civic Uses
8. Cemeteries and/or Memorial Gardens	33. Cemeteries and/or Memorial Gardens
	1. Attached House
	2. Row House
	3. Apartments (multi-family dwelling)
	4. Modular without chassis
	5. Social Services
	9. Day Care
	10. Country Club
	11. all indoor recreation except sexually oriented business
	12. All medical
	13. All Office
	14. Overnight lodging
	a. Bed and Breakfast
	12 Country Club
	13. All indoor recreation except sexually oriented business
	14. All passenger terminal
	15. All Office
	16. All personal services
	a. tanning bed facilities
	b. Barber and Beauty shops
	c. Florists
	d. Mortuary
	e. Real Estate Office
	f. Banks, financial institutions
	g. Dry Cleaning
	17. 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
	18. All restaurants
	19. All retail sales
	20. Shopping Mall
	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 vehicle sales, rentals, and services
	26. All water orientated sales and services
	27. 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 h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet
	28. All research and development
	29. All self-storage
	29. All vehicle services
	30. Off street parking
	31. Tattoo Parlor
	32. Reception/ Banquet Hall
CONDITIONAL USES	
1. Day Care Facility	
	1. Major Utilities
	2. Commercial Parking lots and garages
	3. All outdoor recreation
	4. Sweet Shop
	5. Group Care Facility
	6. Homeless shelter
ACCESSORY USES	
1. Home Occupations	6. Home occupations
	1. Gardens for non-commercial purposes
2. Private Garages	2. Storage garages and parking lots for use by occupants and guests

3. 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.	
4. 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