



Staff Report
Rezoning
2026-06-37-Z

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

Work Session: Thursday, August 6, 2026
Public Hearing: Thursday, August 13, 2026
City Council Introduction: Tuesday, August 25, 2026
City Council Public Hearing: Tuesday, September 8, 2026

Request:
2026-06-37-Z A request by Neal Warren to Rezone 305 Hewitt Road from MX-N to MX-C, for the purpose of future division, in **District 3**.

Site Information
Location (Address): 305 Hewitt Road

City Council: District 3

Existing Zoning: MX-N Mixed Use Neighborhood

Future Land Use: MX-C Mixed Use Commercial

Existing Land Use: Business

Site Description: 0.12 Acres

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	RM-2 Multi-Family Residential
South	MX-C Mixed Use Commercial
West	RS-11. A Single-Family Residential Agriculture
East	MX-C Mixed Use Commercial

Motion:
Recommend approval for a Rezoning at 305 Hewitt Road from MX-N to MX-C in District 3.



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Public Hearing:

For: 5

Against: 0

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

Against: None

Abstain: None

Absent: None

Staff Recommendation:

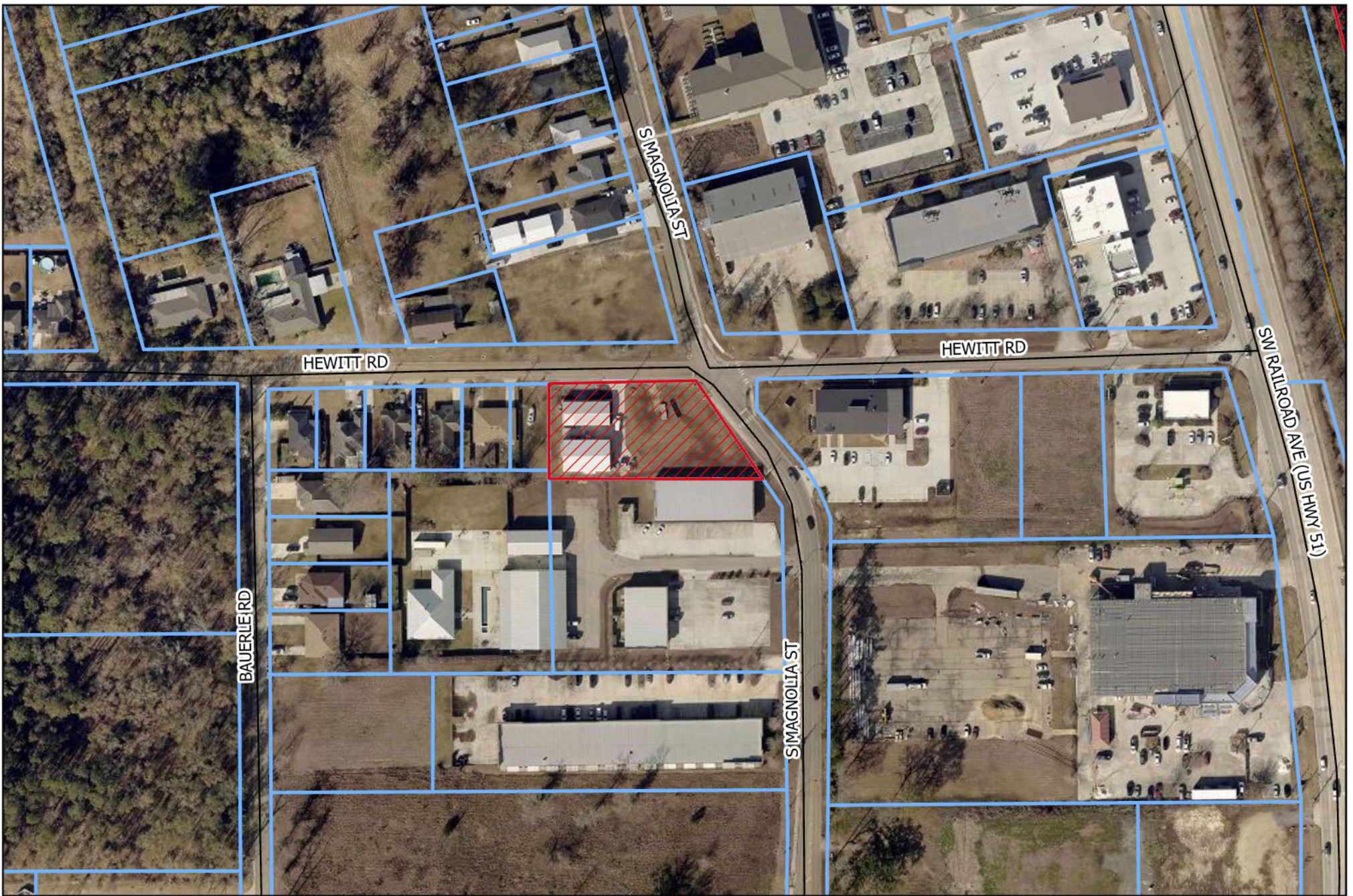
Property was currently split zoned and this will be correcting the zoning. Applicant meets all criteria, per the City of Hammond's Unified Development Code, (UDC) for a Rezoning.

Staff recommends approval.

Ordinance to Read:

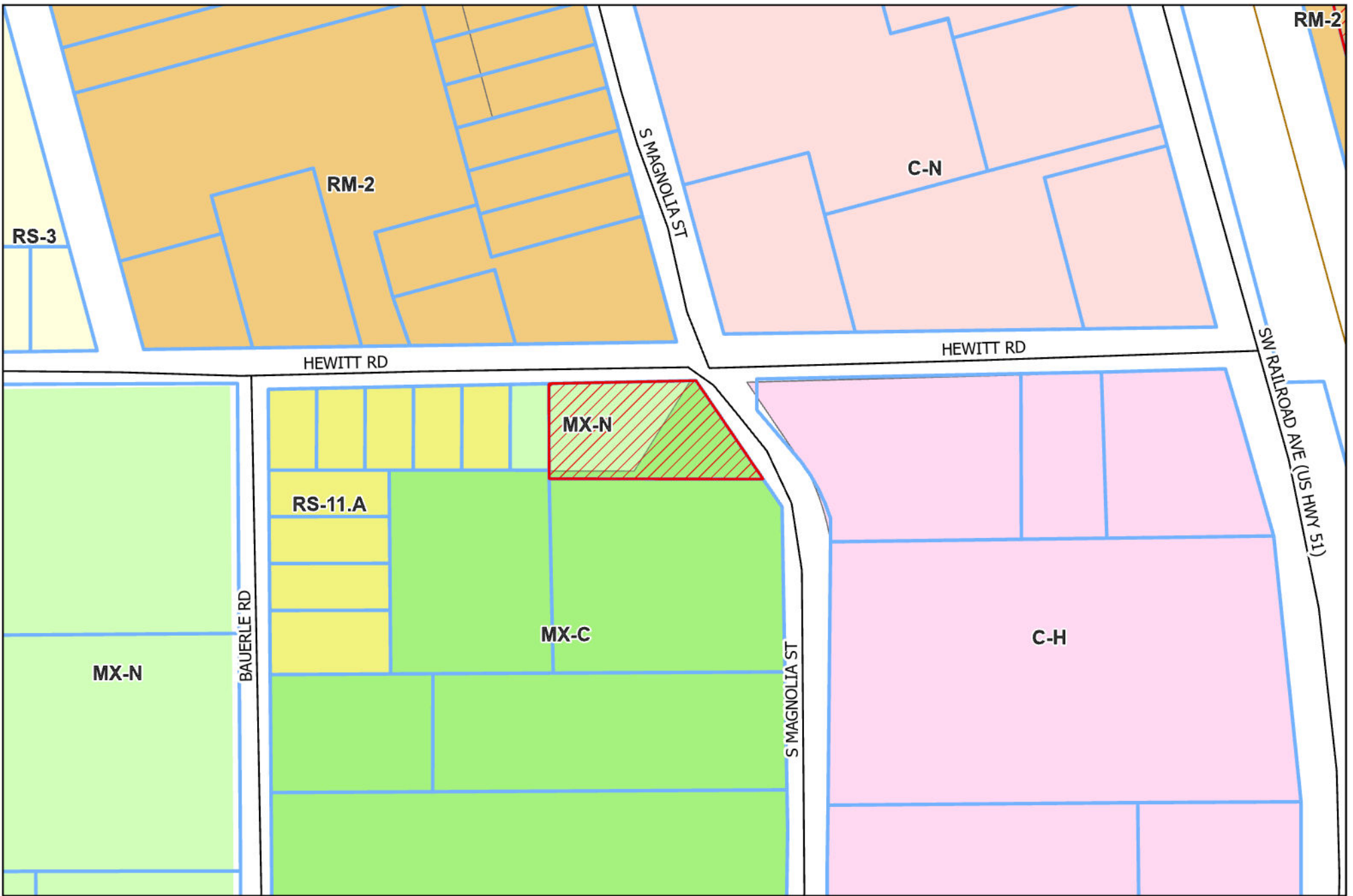
WHEREAS, on August 13, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Rezoning at 305 Hewitt Road from MX-N to MX-C, in District 3.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on August 25, 2026 and approved a Rezoning at 305 Hewitt Road from MX-N to MX-C, in District 3.



2026-06-37-Z
305 Hewitt Rd

- Streets
- City Lots
- City Limits
- Case Parcel



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305 Hewitt Rd

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MX -N Neighborhood Mixed Use Existing Zoning The MX-N District is 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.	MX-C Commercial Mixed Use Proposed Zoning MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.
Allowed Uses	
1. Detached Living (Single-Family Dwelling)	1. Detached Single-Family Dwelling
2. Modular without chassis	3. Modular without chassis
3. Attached House	2. Attached House
4. Row Houses	4. Row House
5. Apartments (multi-family dwelling)	5. Apartments (multi-family dwelling)
6. Group Living	6. Group Living
7. Social Services	7. Social Services
8. Civic Uses	8. Civic Uses
9. Parks and Open Space	3. Parks and Open Space
10 Minor Utilities	10. Minor Utilities
11 Day Care	11. Day care
30 Cemeteries and/or Memorial Gardens	30. Cemeteries and/or Memorial Gardens
12. Country Club	12 Country Club
13. All indoor recreation except sexually oriented business	13. All indoor recreation except sexually oriented business
14. All medical	14. All medical
15. All Office	15. All Office
16. Overnight lodging a. Bed and Breakfast	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	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	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.	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 restaurant	19. All restaurants
20. All retail sales	20. All retail Sales
21. Art Studio/gallery, not including tattoo parlors	21. Art Studio/gallery, not including tattoo parlors
22. Convenience store without gas	22. Convenience store without gas
23. Convenience store with gas	23. Convenience store with gas
24. All vehicle sales and services	24. All vehicle sales and services
25. All water-oriented 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
26. All research and development	27. All research and development
27. All vehicle services	28. All self-storage
28. Off street parking	29. All vehicle services
29. Reception/Banquet Hall	30. Off street parking
31. Group Care Facility	31. Reception/ Banquet Hall
	33.Group Care Facility
Conditional Uses	
1. Tattoo parlor	1. Tattoo Parlor
2. Major utilities	2. Major Utilities
3. Commercial parking lots and garages	3. Commercial Parking lots and garages
4. All outdoor recreation	4. All outdoor recreation
5. Sweet Shop	5. Sweet Shop
6. Group Living Facility	
Accessory Uses	
1. Gardens for non-commercial purposes	1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely for use by occupants and guests	2. Storage garages and parking lots for use by occupants and guests
3. Tennis courts, swimming pools	3. Tennis court, swimming pools
4. Radio and television towers incidental to a permitted use	4. Radio and television towers incidental to permitted use.
5. Incidental storage not to exceed 40 percent of the floor area	5. Incidental storage not to exceed 40 percent of the floor area
6. Home Occupations	6. Home Occupations
	7. Sale of alcohol in conjunction with a full-service restaurant

SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1426.16' S 88°18'17" E AND 359.56' S 89°46'17" E FROM THE N.W. CORNER OF SECTION 36, T6S-R7E, TO THE POINT OF BEGINNING;
THENCE S 89°46'17" E A DISTANCE OF 170.02 FEET;
THENCE S 40°27'25" E A DISTANCE OF 149.74 FEET;
THENCE N 89°53'30" W A DISTANCE OF 269.55 FEET;
THENCE N 00°11'08" E A DISTANCE OF 114.61 FEET;
BACK TO THE POINT OF BEGINNING, CONTAINING 36.941 SF OF 0.577 ACRES, ALL LOCATED ON SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR DATED 4-20-2016.

A 0.350 ACRE PARCEL OF LAND, LOCATED IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1426.16' S 88°17'17" E AND 429.56' S 89°46'17" E FROM THE N.W. CORNER OF SECTION 36, T6S-R7E, TO THE POINT OF BEGINNING; THENCE S 89°17'17" E A DISTANCE OF 85.02 FEET; THENCE S 40°27'25" E A DISTANCE OF 149.74 FEET; THENCE N 09°53'30" W A DISTANCE OF 182.55 FEET; THENCE N 00°11'08" W A DISTANCE OF 113.93 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.350 ACRES, S1/4, 0.350 ACRES, ALL LOCATED ON SECTION 36, T6S-R7E, GREENSBORO LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR, PROFESSIONAL LAND SURVEYOR DATED 4-20-2016.

A 0.228 ACRE PARCEL OF LAND, LOCATED IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1426.16' S 88°18'17" E AND 359.56' S 89°46'17" E FROM THE N.W. CORNER OF SECTION 36, T6S-R7E, TO THE POINT OF BEGINNING;
THENCE S 89°46'17" E A DISTANCE OF 87.00 FEET;
THENCE S 00°11'06" W A DISTANCE OF 113.93 FEET;
THENCE N 89°53'30" W A DISTANCE OF 87.00 FEET;
THENCE N 00°11'06" E A DISTANCE OF 114.11 FEET;
BACK TO THE POINT OF BEGINNING, CONTAINING 0.228 ± ACRES, ALL LOCATED ON SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR DATED 4-20-2016.

[illegible]

THE PARTYS/OWNER OF TRACT 1-B-1 AND 1-B-2,
DO HEREBY DEDICATE THE 17.5' SEWER SERVITUDE
ALONG SOUTH MAGNOLIA STREET TO THE CITY OF
HAMMOND FOR
MAINTANCE AND CONTINUED OPERATION OF THE SEWER
LINES
WITHIN THE SAID SERVITUDE.

PROJECT NO. _____

SHEET NO. _____

1 OF 1

Diagram showing a cross-section of a driveway flowline and a concrete swale. The driveway flowline is 9' wide. The concrete swale is 4' wide and 5' high. The swale is labeled 'DETAIL' and includes specifications: 8" CONC. SWALE, 5-#4 REBARS, 3,000 PSI CONC.

NOTE: DRIVEWAY FLOW LINE TO MATCH FLOW LINE OF CONC. SWALE.

REFERENCE BEARING
S 89°46'17" E AS PER
REFERENCE PLAT

J.B.	DATE:
D.B.	4-20-18
J.B.	SCALE:
J.B.	1"=20'

STEPHEN E. WARREN
S. MAGNOLIA STREET
HAMMOND, LOUISIANA

22-01