



# **Zoning Case #0118-01**

## **AEP Texas, Inc.**

**From:** “RS-6” Single-Family 6 District

**To:** “IH” Heavy Industrial District

Planning Commission Presentation  
January 24, 2018



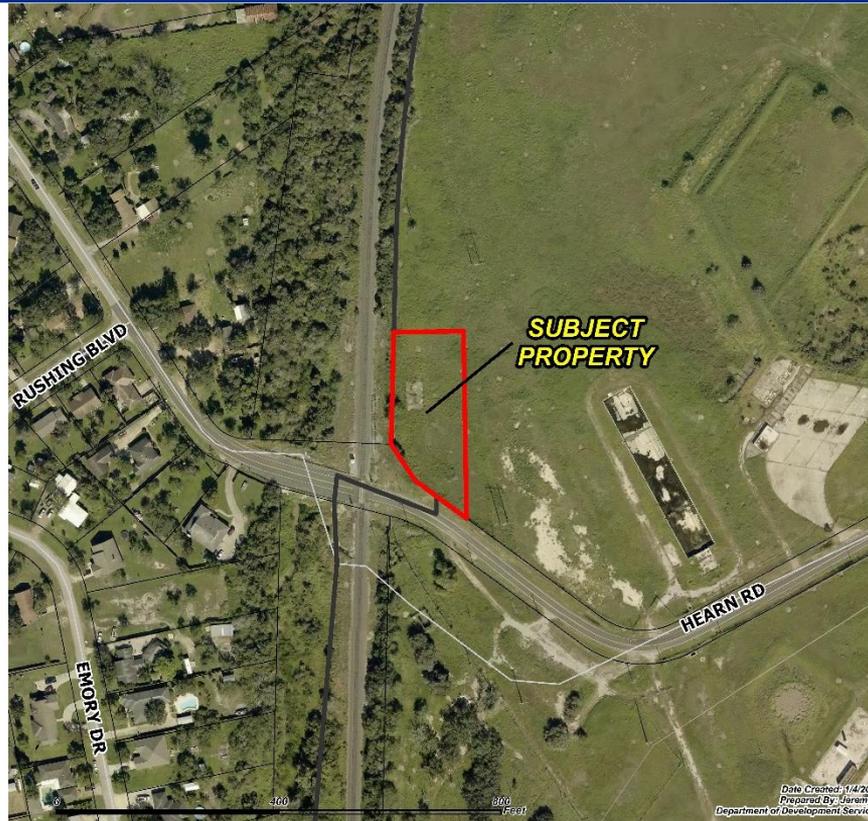
# Aerial Overview



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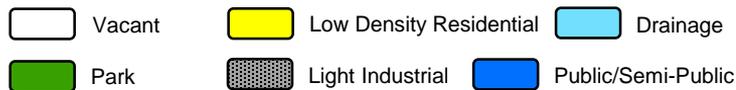
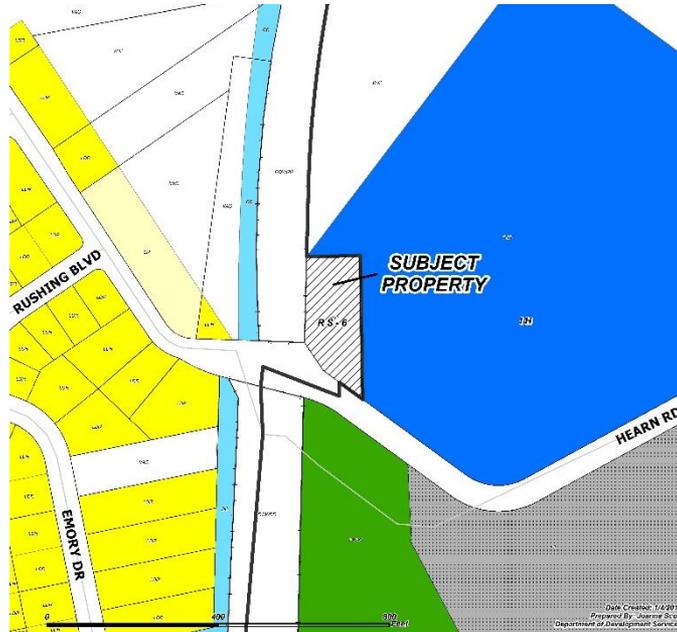


# Subject Property at 12750 Hearn Road

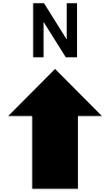
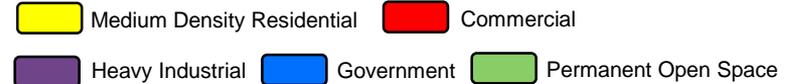
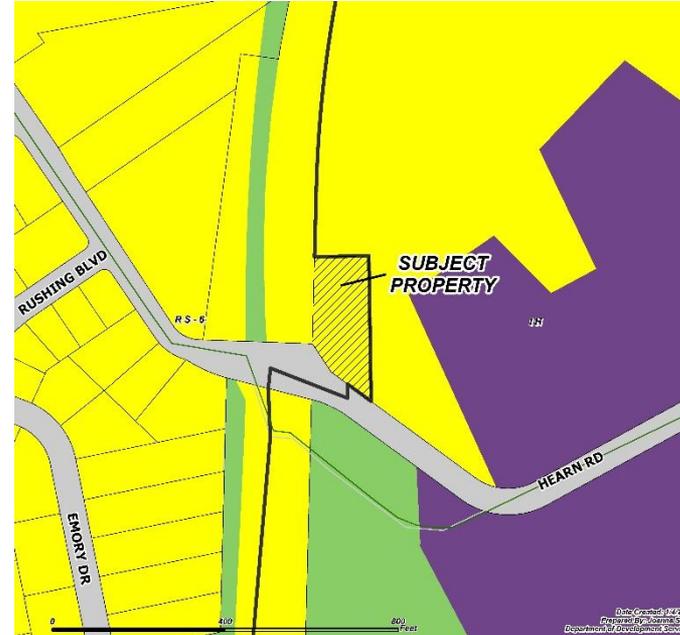




## Existing Land Use



## Future Land Use





# Subject Property, North on Hearn Road





# Hearn Road, East of Subject Property





# Hearn Road, South of Subject Property





# Hearn Road, West of Subject Property





# Public Notification

6 Notices mailed inside 200' buffer  
7 Notices mailed outside 200' buffer

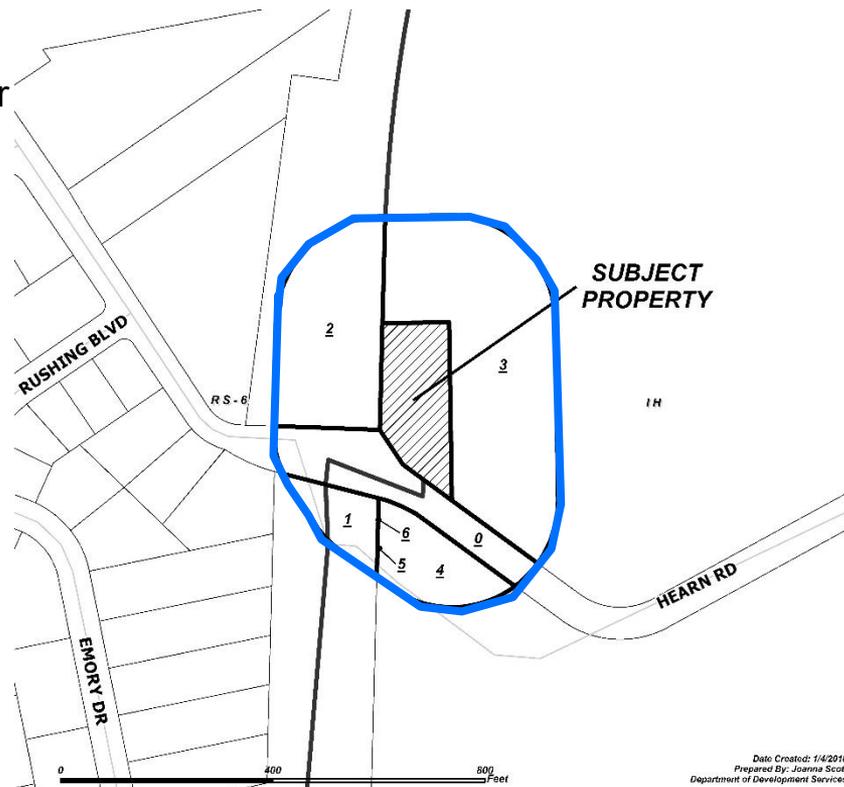
## Notification Area



Opposed: 0 (0.00%)



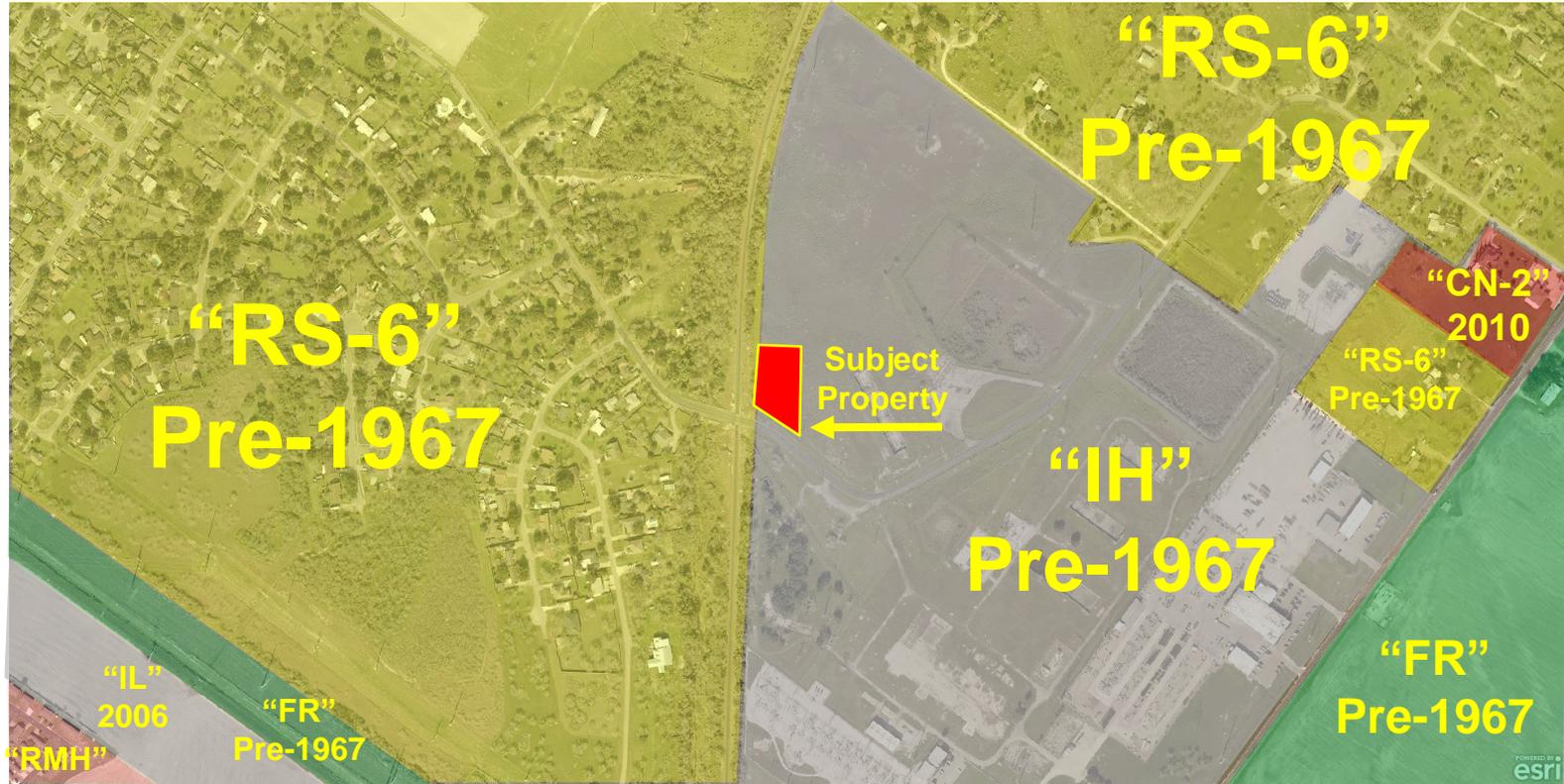
In Favor: 0



Date Created: 1/4/2011  
Prepared By: Joanna Scot  
Department of Development Services

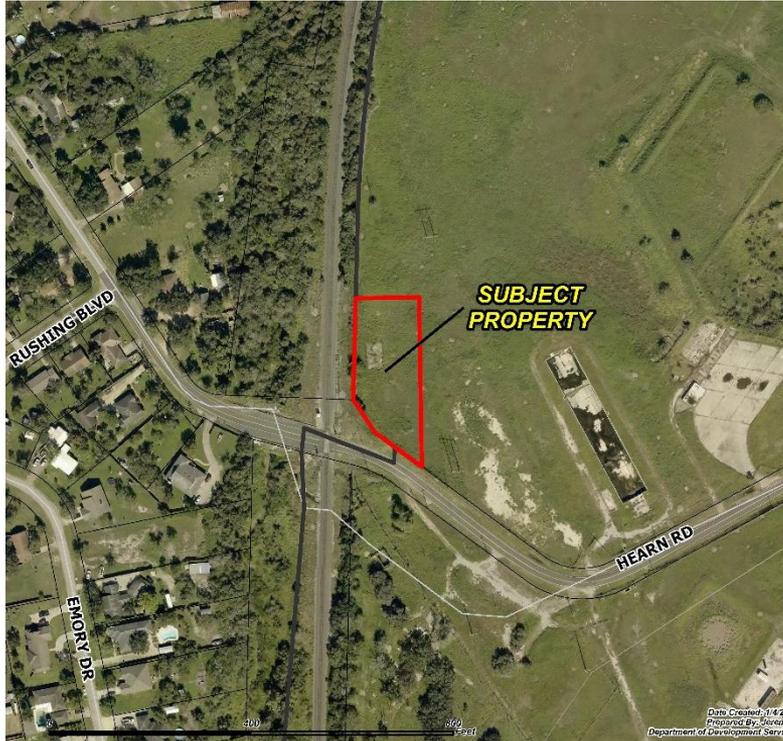


# Zoning Pattern





# UDC Requirements



Buffer Yards: N/A (Railroad ROW)

Setbacks: Street: 20 feet  
Side: 40 feet (adj. to residential)  
Rear: 0 feet

Parking: 1:700 sf. GFA (Office)  
1:1,000 sf. GFA (Outdoor)  
1:2,500 sf. GFA (Indoor Storage)

No Proposed Construction

Uses Allowed: Industrial, Retail, Medical, Offices, and Self-Storage.

\*Residential uses not allowed

\*SOB's 1000' away from residential districts



# Staff Recommendation

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**Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District.