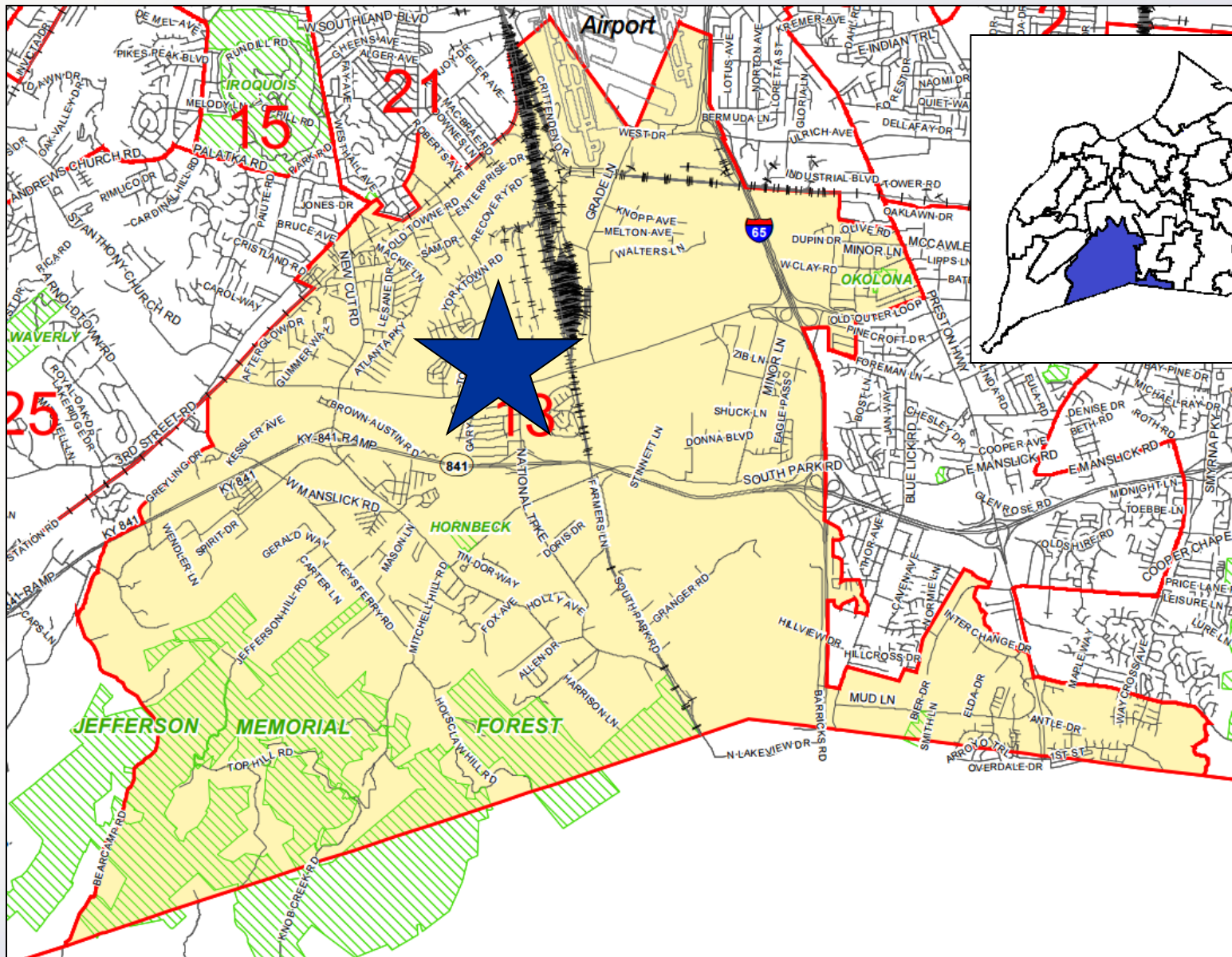


17ZONE1041 HAY COURT

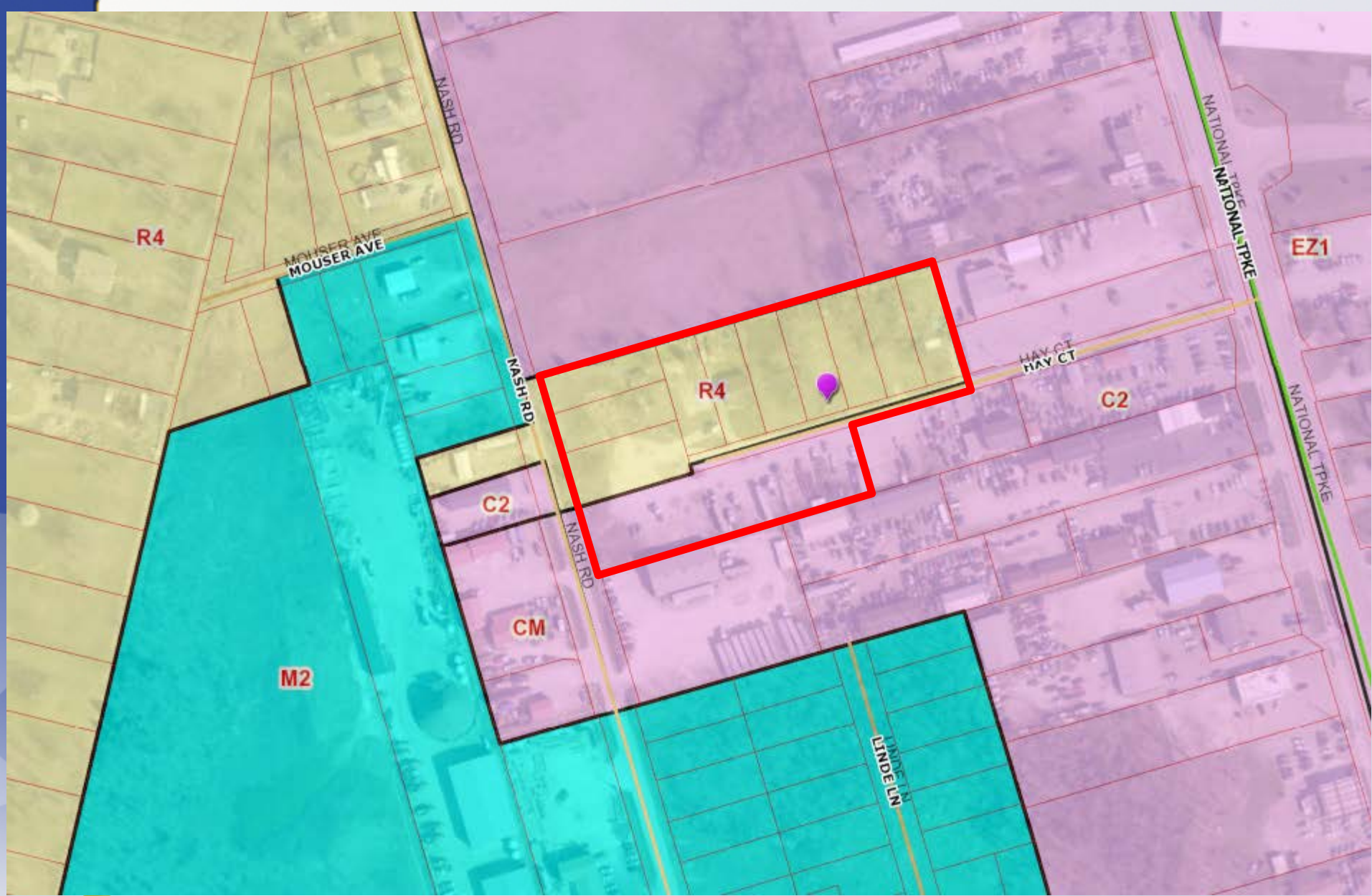


Planning, Zoning & Annexation Committee
November 13, 2018



711-806 Hay Court and
8325, 8329 & 8401 Nash Road
District 13 - Vicki Aubrey Welch

17ZONE1041





Requests

- **Change-in-Zoning** from R-4 Single-Family Residential & C-2 Commercial to M-2 Industrial
- **Waiver** of Land Development Code Section 10.2.4 to allow truck maneuvering within 15' LBA
- **Detailed District Development Plan**

Case Summary

- Heavy truck parking, contractor's shop and watchman's quarters
- Gravel surfaces and secured from the public
- Two residential structures on site will be repurposed

Subject Site



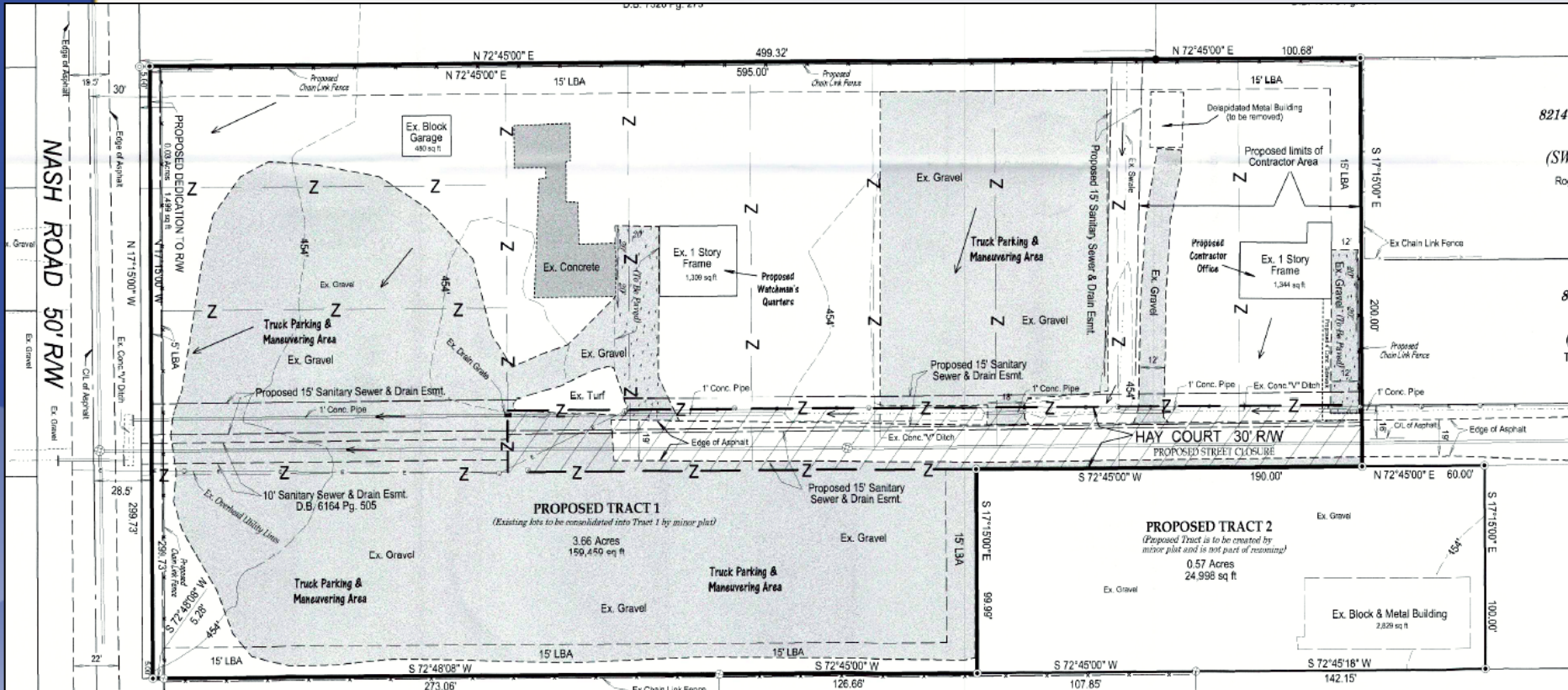
Subject Site



Subject Site



Development Plan



Public Meetings

- Neighborhood Meeting on 9/1/2016 and 12/14/2017
 - Conducted by the applicant, 2 people attended the meeting
- LD&T meetings on 9/13/2018
- Planning Commission public hearing on 10/18/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and C-2 to M-2 with a vote of 9-0 (one member was not present).