



## STAFF REPORT

<b>MEETING DATE:</b>	1-16-2024
<b>MEETING TYPE:</b>	CITY COUNCIL
<b>SUBMITTED BY:</b>	TIM RAWLINGS BUILDING, OFFICIAL
<b>AGENDA CAPTION:</b>	ORDINANCE 2024-01-1187 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIFIC USE PERMIT (“SUP”) WITH SPECIAL CONDITIONS TO ALLOW A TRUCK SALES AND STORAGE FACILITY ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±7.925 ACRES OF LAND, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1301 EAST WINTERGREEN ROAD, HUTCHINS,

### **Background Information**

Chris Cate representing Provident Realty Advisors has made an application for a Specific Use Permit (SUP) to allow truck sales and storage at their new facility located at 1301 E. Wintergreen Rd. This site has a newly constructed 20,000 SF building on 7.93 acres in the Light Industrial (LI) district located just south of the newly constructed Lennar Homes sub-division and just west of the Hutchins Fire Station #2. The property has been developed and built according to the City of Hutchins Zoning Ordinance and building codes. The building has now been completed and Provident has a tenant interested that wishes to sell heavy load trucks, they also plan to install a wash bay for trucks in one end of the building (not open to the public) maintenance and minor repairs will be made on site only to truck offered for sale.

At their 12-21-2023 meeting, the Planning and Zoning Commission voted 5-0 in favor of forwarding a recommendation of approval to the City Council.

### **Budget Implications**

N/A

### **Operational Impact**

N/A

### **Legal Review**

Yes

### **Staff Recommendation**

Staff recommends Council discuss and consider this item.

### **Supporting Documentation and Attachments**