



STAFF REPORT

MEETING DATE: April 15, 2026

MEETING TYPE: Zoning Board of Adjustments

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and Consider a Variance request by John Gonzalez of RTG Capital, LLC to the City of Hutchins Code of Ordinances Special Off Street Parking Provisions Chp. 33.3 for property located at 904 S IH45.

Presented by: Chief Building Official

Background Information

John Gonzalez of RTG Capital has recently been approved for an SUP and Zoning Change for the property and is now looking for relief on the special off street parking and loading requirements for future tenants. They are claiming hardships with the following pre-existing conditions that would be disrupted if site is fully paved.

- **disrupt existing grading,**
- **require unnecessary reconstruction of a previously functional surface,**
- **create drainage issues, and**
- **would be functionally counterproductive, as heavy materials and repeated loading activity would rapidly damage the pavement.**

The existing crushed aggregate base is extremely compacted, stable, and in good condition, and is better suited to the intended use. The outdoor storage areas are intended primarily for material laydown, not vehicle circulation or parking, and retaining aggregate in these laydown areas allows flexibility for future tenants while avoiding unnecessary infrastructure costs that may provide no public benefit.

Importantly, in addition to the proposed drive lanes, the **frontage and operational parking areas are already paved**, maintaining a clean and orderly appearance along public rights-of-way.

The petitioners respectfully request a **variance or waiver** from this requirement for the portions of the site intended for outdoor storage.

- 1) **Special Off Street Parking & Loading Requirements-** The site is not currently paved with concrete and they are proposing drive lanes for trucks and to not pave the areas intended for outdoor storage. They have submitted a site plan that shows the width and the location of these lanes.

33.3 C- All off-street parking, maneuvering, loading and vehicle storage areas shall be paved with an all-weather surface (i.e., no parking shall be permitted on grass, within landscaped areas, on gravel, or on other unimproved surfaces), which shall be concrete and shall be constructed to standards established by the City Engineer. All maneuvering areas for parking and loading shall be on site (i.e., shall not occur within public right-of-way or on adjacent property without a platted/recorded access easement granting such access on adjacent property).

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends the board of Adjustments to discuss if this truly meets hardship or if this condition is self-imposed and/or financial for approval with conditions or denial.

Supporting Documentation and Attachments