



STAFF REPORT

MEETING DATE: September 16, 2024

MEETING TYPE: City Council

SUBMITTED BY: Tim Rawlings

AGENDA CAPTION: Conduct a public hearing regarding an amended site plan to allow the construction of an awning in front of the existing building located at property described as, Being part of the THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, and being a part of a 5.9 acre tract conveyed by C. W. Graupner to N. W. Harris and wife, Billie I. Harris, by Deed dated May 7, 1946, filed for record May 14, 1946, in the Deed Records of Dallas County, Texas, and being more particularly described as 210 S. I-45: by: Tim Rawlings

Background Information

Antonio Vidal of A&H Collision Repair has requested to amend the Site Plan for his business located at 210 S. I-45 in Hutchins, Texas. This request comes from his desire and need to construct a 32 Ft. X 38 Ft. awning in front of the existing building in the required front yard. The current zoning does not permit structures in the required front yard however Commissioners and Council may grant exceptions through the Site Plan process (granting exceptions through this process does run the risk of setting precedent and consideration would have to be given should there be other requests.)

At their August 15, 2024, meeting Planning and Zoning Commission conducted a Public Hearing, Anthony Vidal of A&H Collision Repair represented the property and stated the need for the awning to protect customers and staff from the elements while doing estimates on vehicles. One member of the public spoke but did not state support or opposition. Commissioners deliberated and voted 4-0 to forward a recommendation of approval to City Council.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Council discuss and consider the request.

Supporting Documentation and Attachments