

Variance Requests
January 16, 2026

RE: GSI Redevelopment
Hutchins, Texas

Variance Requests

To Whom it may concern,

As part of our GSI Redevelopment project, we're requesting the following variances:

- Fire Lane Requirements – Both existing driveways have one 15' radius, less than the required minimum radius of 20'. The other radius meets the 20' requirement and the driveways are 44' wide.
- Outdoor Storage Requirements – City code for off-street parking and loading requirements states that all maneuvering, loading and vehicle storage areas must be on paved concrete (City of Hutchins Zoning Ordinance, Development Standards, Section 33C). It's unclear if this would apply to our outside storage areas as they won't be used for vehicle storage and won't have motor vehicles (as defined in the zoning code) within them. All motor vehicle maneuvering, loading, and parking will be on concrete, per our zoning site plan.
 - Definition of Motor Vehicles in Code: Any self-propelled vehicle subject to the registration requirements of the Texas Transportation Code, Chapter 502. Per Texas Transportation Code, any of the following that are used or intended to be used on a public highway in Texas are subject to the registration requirement:
 - Motor Vehicles
 - Trailers
 - Semitrailers
- Landscape Requirements
 - 15% street yard requirement
 - At least 15% of street yard must be landscaped.
 - Existing pavement within 10' required landscape buffer along Wintergreen Rd.
 - Tree Requirements
 - 1 tree required per 40 LF of frontage.
 - 1 tree required within 60' of all parking stalls.
 - 1 tree required for every 10 parking stalls if you have more than 20 stalls.
 - Landscape Island required for existing parking.

In lieu of the landscape requirements we're requesting variances on, we're proposing an 8' opaque wood fence along Wintergreen Rd and Vanderbilt Rd, as shown on our site plan exhibit.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame". The signature is written in a cursive, flowing style.

Dylan Adame, P.E.
972-776-1769