



STAFF REPORT

MEETING DATE:	1-18-2024
MEETING TYPE:	Regular
SUBMITTED BY:	TIM RAWLINGS BUILDING OFFICIAL
AGENDA CAPTION:	Insert short item description here

Background Information

Tom Straight of Durango Development representing Volunteers of America Texas (V.O.A.) have made a request to amend the City of Hutchins zoning ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit (SUP).

Volunteers of America Texas (V.O.A.) currently operates a Rehabilitation Care Facility (Halfway House) at 800 W. Wintergreen Road under a Specific Use Permit (Ordinance No. 530) in the Light Manufacturing District that was granted on February 13, 1989. Since that time the zoning ordinance has changed and there is no longer a Light Manufacturing District, we now have a Light Industrial District (LI) and the Use Table (Table 32.6) does not allow this use in the Light Industrial District.

V.O.A. has a need to enlarge their facility to allow for more office space, but because the use is no longer allowed in the zoning ordinance, they are now considered a non-conforming use and cannot be enlarged. If the text amendment is approved, they will still be required to apply for and have approved an amended Specific Use Permit (SUP) to be able to enlarge their building.

V.O.A. made this same request in April of 2023. At that meeting the Commissioners conducted a public hearing, discussed, and voted 5-0 to send a recommendation of approval to the City Council. At the May 15 regular meeting the City Council conducted a public hearing and there was no one from V.O.A. to represent the item and Council voted to deny the text amendment.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends the Commissioners discuss and consider the request.

Supporting Documentation and Attachments