



STAFF REPORT

MEETING DATE: October 14, 2026

MEETING TYPE: Zoning Board Of Adjustment

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a Variance request by First Choyc, to the Hutchins Zoning Ordinance Chapter 14A Section 27.4 C “Highway Commercial District, Maximum Lot Coverage.” The applicant is requesting a variance to exceed the 50% lot coverage per the Zoning Ordinance to add proposed concrete for outside storage/truck unloading, for the property located at 1550 S IH 45, Lot 5 being in the Allen Subdivision No. 2.

Presented by: Chief Building Official Blake Moore

Background Information

First Choyc seeks relief from the HC District's 50% maximum lot-coverage standard at 1550 S IH 45. The applicant states that a new concrete pad is needed to support 18-wheelers and provide additional open maneuvering/safety area for container-truck unloading. The applicant acknowledges that the proposed pad would place the property above the 50% limit.

Using the submitted documents and the City's historical method, the proposed concrete appears to increase lot coverage by approximately 6.67 percentage points, from approximately 45.0% to approximately 51.65%. The variance therefore appears to be approximately 1.65 percentage points above the 50% maximum. Because the existing 45.0% figure is based on staff scaling of the ALTA, staff recommends that any approval establish a maximum of 52% lot coverage (or the exact certified percentage supplied before action), rather than granting open-ended relief above 50%.

§ 27HC HIGHWAY COMMERCIAL DISTRICT.

27.4

AREA REGULATIONS:

C. Maximum Lot Coverage:

Fifty percent (50%), including accessory buildings.

Coverage Item	Area / Percentage	Staff Calculation
Total lot area	65,816 sq. ft. (1.511 acres)	Submitted ALTA survey
Existing building footprints	15,604 sq. ft. (approx. 23.7%)	Survey building labels
Existing buildings + concrete/flatwork	Approx. 29,600 sq. ft. (approx. 45.0%)	Staff scaling/measurement of ALTA
Remaining coverage before 50%	Approx. 3,308 sq. ft. (approx. 5.0%)	50% maximum less estimated existing coverage
Proposed new concrete pad	Approx. 4,393 sq. ft. (6.67%)	50'-0" x 87'-10 15/16" from proposed site plan
Estimated total after addition	Approx. 33,993 sq. ft. (51.65%)	Estimated existing coverage + proposed pad
Estimated relief requested	Approx. 1,085 sq. ft. over 50%	Equivalent to approx. 1.65 percentage points above 50%

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommends Approval with a specific percentage established for maximum lot coverage.

Supporting Documentation and Attachments

Site Plan for new addition of concrete pad.

