



**CITY OF HUTCHINS  
ZONING BOARD OF ADJUSTMENT MEETING  
AGENDA  
Wednesday, April 15, 2026 at 6:00 PM  
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Zoning Board of Adjustment Board to be held on Wednesday, April 15, 2026 at 6:00 PM located at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Road, Hutchins, Texas, at which time the following items will be discussed and considered.

**Board Members**

Chair, Dana Landry  
Vice Chair, Freddie Chism  
Secretary, Lucille Hollis  
Board Member, Felix Madrigal  
Board Member, Guy Crawford  
Board Member, Garry Jones

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

*Roll Call*

*Invocation*

*Pledge of Allegiance*

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CITIZEN COMMENTS** - *This agenda item provides an opportunity for citizens to address the Board on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Form and submit it to the recording secretary prior to the start of the Board meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time.*

**D. PRESENTATIONS**

**E. PUBLIC HEARINGS**

1. A. Conduct a public hearing, discuss and consider a Variance request by Dora Williams to the Hutchins Zoning Ordinance Section 17.4 E. Single Family Residential 7,000 Parking Regulations "A minimum of two (2) enclosed parking spaces behind the front building line and on the same lot as the main structure" and 17.5 E. Special Requirements "The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.", in lieu to purchasing the house in existing condition with a garage conversion for the property located

North of Dowdy Ferry Road and East of Glenview Drive more commonly described as 116 Willowgrove Drive.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a Variance request by Dora Williams to the Hutchins Zoning Ordinance Section 17.4 E. Single Family Residential 7,000 Parking Regulations "A minimum of two (2) enclosed parking spaces behind the front building line and on the same lot as the main structure" and 17.5 E. Special Requirements "The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.", in lieu to purchasing the house in existing condition with a garage conversion for the property located North of Dowdy Ferry Road and East of Glenview Drive more commonly described as 116 Willowgrove Drive.

2. A. Conduct a public hearing, discuss and consider a Variance request by John Gonzalez with RTG Capital to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance Section 33.3 C. Nonresidential and MF Districts – Special Off-Street Parking Provisions to allow proposed driving lanes for trucks with the exception of unpaved areas intended for outdoor storage, for the properties located South of Dowdy Ferry Road and North of East Wintergreen Road, Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a Variance request by John Gonzalez with RTG Capital to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance Section 33.3 C. Nonresidential and MF Districts – Special Off-Street Parking Provisions to allow proposed driving lanes for trucks with the exception of unpaved areas intended for outdoor storage, for the properties located South of Dowdy Ferry Road and North of East Wintergreen Road, Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45

**F. REGULAR AGENDA** - *As authorized by Section 551.071 of the Texas Government Code, the Board reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

3. Approval of the February 25, 2026 Minutes.

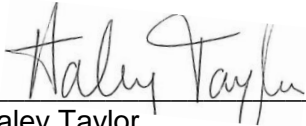
#### **G. ITEMS OF COMMUNITY INTEREST**

4. City Council Meeting, Monday, April 20, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
5. Atwell Public Library Board Meeting, Tuesday, April 21, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
6. R&B Recycle Event hosted by Keep Hutchins Beautiful Board, Saturday, April 25, 2026, Hutchins Event Center, 400 N. JJ Lemmon Rd., 12 p.m. - 2:30 p.m.
7. Spring Cleanup, Saturday, May 16, 2026, 300 N Main Street., 8 a.m. - 12:00 p.m.

#### **H. ADJOURN**

#### **CERTIFICATION**

I certify that a copy of the April 15, 2026 agenda of items to be considered by the Zoning Board of Adjustment Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on April 9, 2026 before 6:00 p.m.

A handwritten signature in cursive script that reads "Haley Taylor". The signature is written in black ink and is positioned above a horizontal line.

Haley Taylor  
Staff Liaison

### **ACCESSIBILITY STATEMENT**

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at [colquin@cityofhutchins.org](mailto:colquin@cityofhutchins.org)