



CITY OF HUTCHINS
ZONING BOARD OF ADJUSTMENT MEETING
AGENDA
Wednesday, February 25, 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, February 25, 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. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

E. PRESENTATIONS

F. PUBLIC HEARINGS

1. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance, Section 34.6 Minimum Landscaping Requirements for Nonresidential and Multifamily to allow the existing landscaping due to the widening of Wintergreen Road, for the property located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 West Wintergreen Road.
2. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau 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 property located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 W Wintergreen Road.
3. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance Section 33.9 A. Fire Lanes to allow existing driveways that do not meet the required minimum turning radius of 20', with the exception that one radius of each driveway does meet the minimum requirement, located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 W Wintergreen Road

G. 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.*

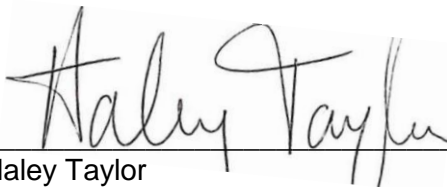
H. ITEMS OF COMMUNITY INTEREST

4. Parks and Recreation Board Meeting, Tuesday, February 3, 2026, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
5. City Council Meeting, Monday, February 16, 2026, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

I. ADJOURN

CERTIFICATION

I certify that a copy of the February 25, 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, in accordance with Chapter 551 of the Texas Government Code. Posted on February 12, 2026 before 6:00 p.m.



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 colguin@cityofhutchins.org