



**CITY OF HUTCHINS
ZONING BOARD OF ADJUSTMENT MEETING
AGENDA**

**Wednesday, October 14, 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, October 14, 2026 at 6:00 PM located at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items will be discussed and considered.

Board Members

Chair, Dana Landry
Vice Chair, Freddie Chism
Board Member, 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 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.

2. Conduct a Public Hearing, discuss and consider a Variance request by Jerry W. Allen with Eagle National Steel to the Hutchins Zoning Ordinance Chapter 14A Section 36.2 A. “Screening of Nonresidential, Multifamily areas and Manufactured/Mobile Home Parks.” The applicant is requesting a variance to extend the height of their fence to 10’ in lieu of the required 8’ per the Zoning Ordinance, for the property located at 901 Skyline Dr. Block 1 Lot 1, being in Melton Truck Lines.

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.*

3. Discuss and consider the election of a new President, for a one-year term ending July 2027.
4. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2027.
5. Discuss and consider the election of a new Secretary, for a one-year term ending July 2027.

H. ITEMS OF COMMUNITY INTEREST

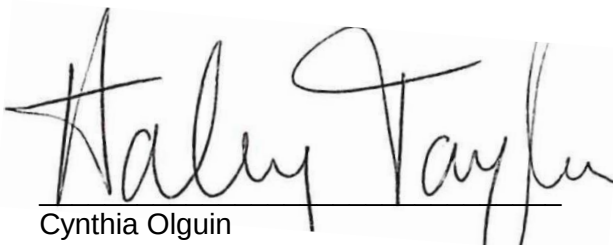
6. City Council Meeting, Monday, October 21, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd.

Planning and Zoning Commission Meeting, Monday, October 26, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Road.

I. ADJOURN

CERTIFICATION

I certify that a copy of the October 14, 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 October 5, 2026 before 6:00 p.m.



Cynthia Olguin
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