



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

**Wednesday, September 17, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

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, September 17, 2025 at 6:30 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, Lucille Hollis
Vice Chair, Felix Madrigal
Board Member, Darrell Baker
Board Member, Guy Crawford
Board Member, Garry Jones
Board Member, Simone Leffall

A. WORK SESSION

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Roll Call

Invocation

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 Eyad Elayan to the City of Hutchins Code of Ordinances Chapter 13 Utilities, Section 13.07.032 Grease Traps, to allow the

installation and use of a 100-pound grease trap in lieu of the minimum required 200-pound. For the property located at 101 S IH 45 Suite 12, Thomas Freeman Abst 453 PG 498, TR 39.

2. Conduct a Public Hearing, discuss and consider a variance request by Manuel Valencia to the City of Hutchins Zoning Ordinance, Chapter 28 LI – Light Industrial District, Section 28.4, B. Size of Yards, 2. Minimum Side Yard – Twenty-five feet (25’), to allow a Two-foot side yard for an existing structure on the south side of the property, to allow the property to be platted. For the property located at 412 N. IH 45, Benjamin Matthews Survey, Abst 898, TR 7.

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 2026.
4. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2026.
5. Discuss and consider the election of a new Secretary, for a one-year term ending July 2026.

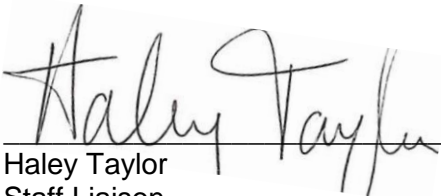
H. ITEMS OF COMMUNITY INTEREST

6. Hispanic Heritage Month Celebration, Thursday, September 18, 2025 4:30 p.m. - 7:00 p.m., Hutchins Community Center, 500 W. Hickman St., Hutchins.
7. City Council Meeting, Monday, October 6, 2025, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
8. National Night Out, Tuesday, October 7, 2025, 6:00 p.m. - 8:00 p.m. at Campbell Park, 205 S. Denton St., Hutchins.

I. ADJOURN

CERTIFICATION

I certify that a copy of the September 17, 2025 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 September 10, 2025 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