



**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

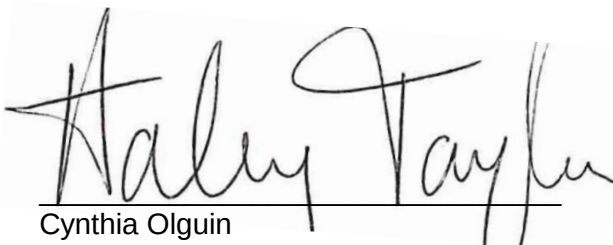
6. City Council Meeting, Monday, October 21, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd.

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



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

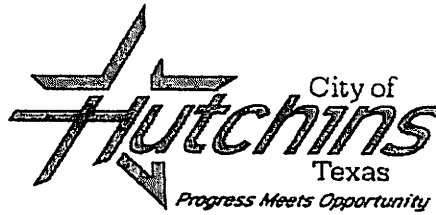
Staff Recommends Approval with a specific percentage established for maximum lot coverage.

Supporting Documentation and Attachments

Site Plan for new addition of concrete pad.



City of Hutchins
400 N JJ Lemmon Road
Hutchins, TX 75141
Phone - 972-225-6121 EXT 110



Section F, Item 1.

Application to Zoning Board of Adjustments

Application Type: ☐ Variance Request ☐ General Appeal ☒ Special Exception ☐ Other

Applicant/Owner Information:

Applicant: First Chog c Phone: 214-238-6381
Address: 1550 IH 45
City: Hutchins State: Tx Zip: 75141
Owner ☐ Representative ☐ Tenant ☒
A-G
Owner: Trep I-45 Hutchins Property Owner, LP Phone: 832-615-1419
Address: 3657 Briar Park Ste. 300
City: Houston State: Texas Zip: 77042

Property Information:

Property Address: 1550 IH-45
Subdivision: Allen No. 2 Lot No.: 5 Block No.: _____
Current Zoning: _____ Present Land Use: _____
Status of Project: ☐ Proposed ☒ Under Construction ☐ Existing
Have you applied for a Building Permit? Yes, it has been approved.
Has any appeal or petition been filed on this property before? _____ Date: _____

Request Information:

Please answer the following questions as completely as possible. Failure to fully outline the situation by answering these questions could cause unnecessary delay in evaluating your appeal.

1. Fully explain the unique conditions or circumstances that exist which are peculiar to your land, structure or building involved that makes this request necessary. Informed the new proposed concrete pad would put us over our 50% limit.

2. Do similar conditions exist in the area?

Explain: Yes, Eagle Nation steel and a few other businesses have 250% of concrete coverage.

3. Describe how the unique conditions or circumstances do not result from your

actions: Product must constantly be moved to make space for container trucks so we can unload more product that then obscures the drive for the following container.

4. Are other property owners in your area aware of your request?

5. Is there any way to do what you need without this

request? No, this pad is to support 18-wheelers as well as open space to allow for more safety room.

Acknowledgements:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustment Hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the City Secretary's office, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Board hearing shall constitute a denial by the Board. I understand the filing of fee \$500.00 is not refundable upon withdrawal of the proposal after public notice.

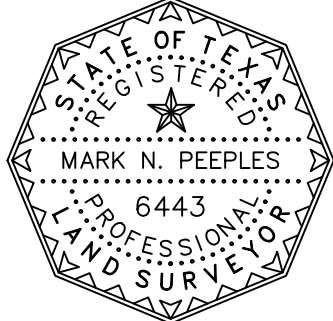
Applicant Signature: 

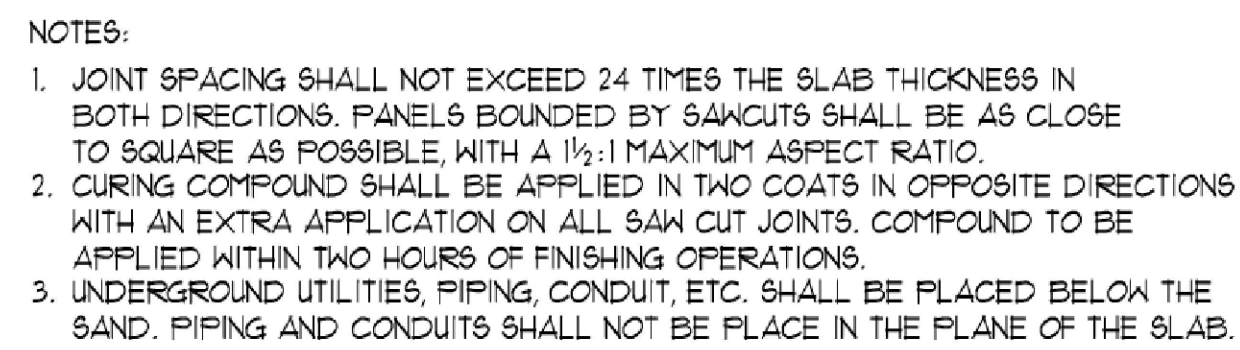
Owner Signature: Charles Hall

Property owner must sign the application or submit a notarized letter of authorization. Please review acknowledgements prior to signing this application.

Office Use Only:

Application Date: _____ Application Fee: _____ BOA Date: _____ Case #: _____





CONTACT: CARLOS SCHRAIBER

x

1	PLANING REVIEW	08/05/26

Drawing Number

9



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 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.

Presented by: Blake Moore Chief Building Official

Background Information

Jerry Allen with Eagle National Steel request a variance to fence height requirements located in the City Oh Hutchins Zoning Ordinance Chapter 14A Section 36.2 which gives a max height of 8Ft. Jerry has expressed to staff that He wants to help beautify the approach and help hide pipe in His back lot and in order to provide a visual and protective barrier between properties the fence will need to be 10Ft in height.

36.2

SCREENING OF NONRESIDENTIAL, MULTIFAMILY AREAS AND MANUFACTURED/MOBILE HOME PARKS:

A.

In the event that multifamily, nonresidential uses, or manufactured/mobile home parks side or back upon a single-family, two-family or residential PD district, or in the event that any nonresidential district sides or backs upon a multiple-family district, a solid brick/masonry screening wall of not less than six feet (6'), nor more than eight feet (8'), in height shall be erected on the property line separating these districts. The purpose of the screening wall is to provide a visual and protective barrier between the properties.

Issue	Zoning Ordinance	Requested Variance
Screening height	6 ft. minimum / 8 ft. maximum	10 ft. maximum
Difference	Maximum allowed: 8 ft.	+2 ft. (25% above the 8-ft. maximum)
Material	Solid brick/masonry or other qualifying screening as provided by the ordinance	Notice identifies height relief only; no material relief is described
Purpose	Visual and protective barrier	Applicant seeks additional screening height.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommend Approval

Supporting Documentation and Attachments

N/A





City of Hutchins
400 N JJ Lemmon Road
Hutchins, TX 75141
Phone - 972-225-6121 EXT 110



pd 9/9/24
K-012219

Section F, Item 2.

Application to Zoning Board of Adjustments

Application Type: ☐ Variance Request ☐ General Appeal ☐ Special Exception ☐ Other

Applicant/Owner Information:

Applicant: EAGLE NATIONAL STEEL Phone: 972-225-8138
Address: 540 SKYLINE DRIVES
City: HUTCHINS State: TEXAS Zip: 75141

Owner ☐ Representative ☐ Tenant ☐

Owner: JERRY W. AUEL Phone: 214-912-0918
Address: 6500 SUDBURY DR.
City: PLANO State: TEXAS Zip: 75024

Property Information:

Property Address: 905 SKYLINE DR. HUTCHINS, TEXAS 75141
Subdivision: _____ Lot No.: _____ Block No.: _____
Current Zoning: HC Present Land Use: _____
Status of Project: ☐ Proposed ☐ Under Construction ☐ Existing
Have you applied for a Building Permit? YES
Has any appeal or petition been filed on this property before? NO Date: _____

Request Information:

Please answer the following questions as completely as possible. Failure to fully outline the situation by answering these questions could cause unnecessary delay in evaluating your appeal.

1. Fully explain the unique conditions or circumstances that exist which are peculiar to your land, structure or building involved that makes this request

necessary. WE WANTED TO BUILD A FENCE TO HELP BEAUTIFY THE APPROACH. HIDE THE STEEL PIPE MATERIAL FROM THE MAIN ROAD.

Email -

2. Do similar conditions exist in the area?

Explain: NO

3. Describe how the unique conditions or circumstances do not result from your

actions: WE WANTED PERMISSION TO HELP BEAUTIFY THE AREA. WITH THE NEW HOUSING DEVELOPMENT DOWN SKYLINE, WE ARE TRYING TO KEEP IT NICE.

4. Are other property owners in your area aware of your request? NO

5. Is there any way to do what you need without this

request? NO, WE NEED THE CITY'S PERMISSION.

Acknowledgements:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustment Hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the City Secretary's office, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Board hearing shall constitute a denial by the Board. I understand the filing of fee \$500.00 is not refundable upon withdrawal of the proposal after public notice.

Applicant Signature:

Owner Signature:

Property owner must sign the application or submit a notarized letter of authorization. Please review acknowledgements prior to signing this application.

Office Use Only:

Application Date: 9/9/20 Application Fee: \$500 BOA Date: _____ Case #: N-021