



**P.O. Box 500  
Hutchins, Texas 75141  
Website - [cityofhutchins.org](http://cityofhutchins.org)**

THE CITY OF HUTCHINS PLANNING & ZONING COMMISSION HELD A CALLED MEETING ON JUNE 1, 2017 AT 6:00 P.M. IN THE CITY HALL COUNCIL CHAMBER, LOCATED AT 321 N. MAIN STREET IN HUTCHINS, TEXAS. THIS WAS AN OPEN MEETING, OPEN TO THE PUBLIC, SUBJECT TO THE OPEN MEETING LAWS OF THE STATE OF TEXAS, AND AS IS LAW WAS DULY POSTED BY 5:00 P.M. ON MAY 26, 2017.

**MEMBERS PRESENT**

**STAFF PRESENT**

**Harry Gross  
Tod Davis  
Marie Harris  
James Hoyt  
Joseph Matthews  
James Spence**

**Janis Daniels, City Secretary  
Camiron Smith, Public Works Director**

- I. Call Meeting to Order:  
*Chairman Gross called the meeting to order at 6:00 p.m.*
- II. Invocation:  
*James Spence gave the invocation.*
- III. Roll Call:  
*All members of the Commission were present.*
- IV. PUBLIC HEARING:  
To consider amendments to Chapter 14 Titled “Zoning” by Amending Division V Titled “Development Standards” by Amending Section 36 Titled “Fencing, Walls and Screening Requirements” By Amending Subsection 36.3 Titled “Fences in Residential Areas” By Amending Paragraph (M) to Set Forth New Regulations for Fences Located in Residential Areas.
  - *Chairman Gross opened the hearing at 6:05 p.m.*
  - *Code Enforcement Officer Juan Salas gave a presentation and answered questions from the Commissioners.*

**P&Z Minutes  
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IV. PUBLIC HEARING: Continued

- *Chairman Gross closed the hearing at 6:30 p.m.*

V. Discuss and consider amendments to Chapter 14 of the City of Hutchins Zoning Ordinance Titled “Zoning” by Amending Division V Titled “Development Standards” by Amending Section 36 Titled “Fencing, Walls and Screening Requirements” By Amending Subsection 36.3 Titled “Fences in Residential Areas” By Amending Paragraph (M) to Set Forth New Regulations for Fences Located in Residential Areas.

*Joseph Matthews made a motion for approval. James Spence seconded the motion. For: Unanimous. Motion Carried: 5-0.*

VI. PUBLIC HEARING: **(City Administrator asked that item be omitted From Agenda)**

To consider amendments to the City’s Zoning Ordinance, Chapter 14 “Zoning” by Amending Section 41.1 titled Developmental Standards to Address Exterior Construction Requirements for Residential and Nonresidential; Adding Service Area Design Requirements Including Dumpster Screening Requirements; Adding Special Districts Design Requirements; and Providing for a Variance Process.

VII. Discuss and consider amendments to the City’s Zoning Ordinance, Chapter 14 “Zoning” by Amending Section 41.1 titled Developmental Standards to Address Exterior Construction Requirements for Residential and Nonresidential; Adding Service Area Design Requirements Including Dumpster Screening Requirements; Adding Special Districts Design Requirements; and Providing for a Variance Process. **(City Administrator asked that item be removed from agenda)**

VIII. Discussion and necessary action regarding the previous minutes of March 30, 2017.

*James Hoyt approved the previous minutes of March 30, 2017. Tod Davis seconded the motion. For: Unanimous. Motion Carried: 5-0.*

IX. Comments:

*Comments were made regarding the new apartments being built.*

X. Adjournment:

*Marie Harris made a motion to adjourn at 6:39 p.m. Joseph Matthews seconded the motion. For: Unanimous. Motion Carried: 5-0.*

**P&Z Minutes  
06-01-17**

**PASSED and APPROVED this 8<sup>th</sup> day of June 2017.**

**APPROVED:**

*Harry B. Gross Sr.*

**Harry B. Gross Sr. -Chairman**

**ATTEST:**

*Janis G. Daniels*

**Janis G. Daniels -City Secretary**