



Hutchins City Hall
 321 N. Main Street
 Hutchins, TX 75141
 www.cityofhutchins.org

Chairman Joseph Matthews
 Vice-Chairwoman Marie Harris
 Commissioner Tod Davis
 Commissioner James Spence
 Commissioner Harry Gross
 Commissioner Brenda Roberts – Alt.

CITY OF HUTCHINS
NOTICE OF PLANNING & ZONING COMMISSION MEETING
Thursday, March 17, 2022 - 6:00 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the City of Hutchins Planning and Zoning Commission to be held on Thursday, March 17, 2022 at 6:00 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

The following social distancing protocols will be in effect at the Hutchins Community Center.

- **The maximum number of occupants allowed at this location is fifteen (15).**
- **Maintain at least six (6) feet apart from other members of the public and city staff.**
- **Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.**
- **Sanitize hands upon entering and exiting the building. A sanitizing station will be available.**
- **Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.**

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission 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.

REGULAR SESSION

A. CALL TO ORDER:

- B. Roll Call**
- C. Invocation**
- D. Pledge of Allegiance**

E. 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.

F. PRESENTATIONS

G. 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.*

H. PUBLIC HEARINGS

1. Conduct a Public Hearing for a recommendation from the City Council for text amendments to the City of Hutchins' Zoning Ordinance regarding CHAPTER 14, SECTION 9 TITLED "ZONING BOARD OF ADJUSTMENTS, SUBSECTION 9.2 TITLED "MEMBERS; TERMS OF OFFICE" increasing the number of members from five to seven.
2. Conduct a Public Hearing for a request by applicant Ben Sanchez (representing the property owner Cindy D. Lugo) for a Zoning Change from Single-Family Residential 10 (SF-10) to Light Industrial (LI) for the 37.371 acre tract of land, located South of E Langdon Rd., and more commonly described as 1349 E Cleveland Rd.
3. Conduct a Public Hearing for a request by Bill Sanchez (representing the property owner Cindy D. Lugo) for a specific use permit (SUP) to allow the use of "Parking Lot, Trucks and Trailers" in the Light Industrial (LI) district for the property located at 1349 E Cleveland Rd.

I. REGULAR AGENDA

1. Discuss and consider a recommendation from the City Council for text amendments to the City of Hutchins' Zoning Ordinance regarding CHAPTER 14, SECTION 9 TITLED "ZONING BOARD OF ADJUSTMENTS, SUBSECTION 9.2 TITLED "MEMBERS; TERMS OF OFFICE" increasing the number of members from five to seven.
2. Discuss and consider a request by Bill Sanchez (representing the property owner Cindy D. Lugo) for a Zoning Change from Single-Family Residential 10 (SF-10) to Light Industrial (LI) for 1349 E Cleveland Rd.
3. Discuss and consider a request by Bill Sanchez (representing the property owner Cindy D. Lugo) for a Specific Use Permit (SUP) to allow the use of "Parking Lot, Trucks and Trailers" in the Light Industrial (LI) district for the property at 1349 E Cleveland Rd.
4. Approval of the February 17th, 2022 Meeting minutes.

J. ITEMS OF COMMUNITY INTEREST

1. City Council Meeting - March 21st, 2022 at 6:30PM
2. Planning and Zoning Meeting - April 21st, 2022 at 6:00PM

K. ADJOURNMENT

CERTIFICATION

I certify that a copy of the March 17, 2022 agenda of items to be considered by the City of Hutchins Planning and Zoning Commission 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 March 11, 2022 before 6:00 p.m.

Haley Taylor

Staff Liaison