



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

**CITY OF HUTCHINS
NOTICE OF ZONING BOARD OF ADJUSTMENT MEETING
Thursday, October 28, 2021 - 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 Zoning Board of Adjustment to be held on Thursday, October 28, 2021 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 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.

REGULAR SESSION

A. CALL TO ORDER:

1. Roll Call
2. Invocation
3. Pledge of Allegiance

B. 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 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.

C. PRESENTATIONS

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. PUBLIC HEARINGS

1. Continuation of a Public Hearing from September 23, 2021, for a request by applicant Charles Edwards (representing property owner Larry Thomas) to obtain Variances to Section 24 of the City of Hutchins' Zoning Ordinance, specifically sections 4.B.1, 4.B.2, and 4.C which establish the minimum front yard, side yards, and maximum lot coverage, respectively. The applicant requests 10-foot front yard setbacks, 5-foot side yard setbacks, and a maximum allowable lot coverage of 75%. The properties in question are approximately 0.56-acres of land located in the Hutchins Acreage Addition, Block 6, Parts of Lots 6 & 7 (625, 723 and 731 W. Hickman Street, Hutchins, TX). These tracts of land are located south of Lancaster-Hutchins Road and is bordered on the west by W. Hickman Street and on the east by Kanady Street.


F. REGULAR AGENDA

1. Discuss and consider a request by applicant Charles Edwards (representing property owner Larry Thomas) to obtain Variances to Section 24 of the City of Hutchins' Zoning Ordinance, specifically sections 4.B.1, 4.B.2, and 4.C which establish the minimum front yard, side yards, and maximum lot coverage, respectively. The applicant requests 10-foot front yard setbacks, 5-foot side yard setbacks, and a maximum allowable lot coverage of 75%. The properties in question are approximately 0.56-acres of land located in the Hutchins Acreage Addition, Block 6, Parts of Lots 6 & 7 (625, 723 and 731 W. Hickman Street, Hutchins, TX). These tracts of land are located south of Lancaster-Hutchins Road and is bordered on the west by W. Hickman Street and on the east by Kanady Street.
2. Approval of the September 23, 2021 meeting minutes

G. ADJOURNMENT

CERTIFICATION

I certify that a copy of the October 28, 2021 agenda of items to be considered by the Zoning Board of Adjustment 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 25, 2021 before 6:00 p.m.



Cynthia Olguin
City Secretary