



Chairwoman Dana Landry
Vice Chairman Freddie Chism
Secretary Lucille Hollis
Commission Member Felix Madrigal
Commission Member Guy Crawford
Commission Member Gary Jones

Hutchins City Hall
400 N. JJ Lemmon Rd.
Hutchins, TX 75141
Cityofhutchinstx.gov

MINUTES
HUTCHINS ZONING BOARD OF ADJUSTMENTS
February 25, 2026
Regular Meeting – 6:00 P.M.

A meeting of the Zoning Board of Adjustments of the City of Hutchins was conducted on February 25, 2026, at 6:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

Vice Chairman Freddie Chism called the meeting to order at 6:03 p.m.
Commissioner Crawford gave the invocation.
The pledge of allegiance was performed.

Members Present:

Vice Chairman, Freddie Chism
Commissioner, Lucille Hollis
Commissioner, Felix Madrigal
Commissioner, Guy Crawford
Commissioner, Garry Jones

Members Absent:

Chair, Dana Landry

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were given.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance, Section 34.6 Minimum Landscaping Requirements for Nonresidential and Multifamily to allow the existing landscaping due to the widening of Wintergreen Road, for the property located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 West Wintergreen Road.**

Public Hearing opened at 6:08PM. Blake presented the item to the board. Graeme Weaver with Bricktop Capital is the representative speaking for the GSI property regarding the Landscaping request. The hardship of Landscaping was presented due to the widening of Wintergreen Road. Public Hearing closed 6:42PM. Commissioner Crawford made a motion to approve the Variance request for Landscaping. Commissioner Jones seconded the motion to approve. Motion carried 4-1.

For: Freddie Chism, Lucille Hollis, Guy Crawford, Garry Jones
Against: Felix Madrigal

- 2. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance Section 33.3 C. Nonresidential and MF Districts – Special Off-Street Parking Provisions to allow proposed driving lanes for trucks with the exception of unpaved areas intended for outdoor storage, for the property located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 W Wintergreen Road.**

Public Hearing opened at 6:45. Graeme Weaver spoke in regard to the Off-Street Parking Variance request. Public Hearing closed at 6:58PM. Commissioner Crawford made a motion to approve the variance request. Commissioner Jones seconded the motion to approve. Motion carried 5-0.

- 3. Conduct a public hearing, discuss and consider a Variance request by Dylan Adame with Kimley Horn representing property owner Mack Prioleau to the City of Hutchins Code of Ordinances Chapter 14A Zoning Ordinance Section 33.9 A. Fire Lanes to allow existing driveways that do not meet the required minimum turning radius of 20', with the exception that one radius of each driveway does meet the minimum requirement, located West of South Main Street, East of Lancaster Hutchins Road, commonly addressed as 720 W Wintergreen Road**

Public Hearing opened at 7:00PM. Dylan Adame with Kimley-Horn presented to the board. Public Hearing closed at 7:03PM. Commissioner Crawford made a motion to approve the Variance Request. Commissioner Jones seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, James Spence, Don Pressler
Against:

F. REGULAR AGENDA

G. ITEMS OF COMMUNITY INTEREST

1. The items of community interest were read into the record.

H. ADJOURN

Commissioner Jones made a motion to adjourn. Commissioner Hollis seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 7:03 PM.

Recording Secretary

APPROVED:

Dana Landry
Chairwoman

Freddie Chism
Vice Chairman