



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

**Commission Member Lucille Hollis
Commission Member Felix Madrigal
Commission Member Guy Crawford
Commission Member Garry Jones
Commission Member Simone Leffall
Commission Member Dana Landry
Commission Member Freddie Chism**

**MINUTES
HUTCHINS ZONING BOARD OF ADJUSTMENTS
September 17, 2025
Regular Meeting – 6:30 P.M.**

A meeting of the Zoning Board of Adjustments of the City of Hutchins was conducted on September 17, 2025, at 6:30 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

Commissioner Landry called the meeting to order at 6:30 p.m.
Commissioner Chism gave the invocation.
The pledge of allegiance was performed.

Members Present:

Commissioner Lucille Hollis
Commissioner Felix Madrigal
Commissioner Guy Crawford
Commissioner Garry Jones
Commissioner Simone Leffall
Commissioner Dana Landry
Commissioner Freddie Chism

Members Absent:

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 Eyad Elayan to the City of Hutchins Code of Ordinances Chapter 13 Utilities, Section 13.07.032 Grease Traps, to allow the installation and use of a 100-pound**

grease trap in lieu of the minimum required 200-pound. For the property located at 101 S IH 45 Suite 12, Thomas Freeman Abst 453 PG 498, TR 39.

Commissioner Madrigal made a motion to approve the Variance request to allow the 100-pound grease trap. Commissioner Hollis seconded the motion to approve. Motion carried 7-0

For: Lucille Hollis, Felix Madrigal, Guy Crawford, Garry Jones, Simone Leffall, Dana Landry, Freddie Chism
Against:

- 2. Conduct a Public Hearing, discuss and consider a variance request by Manuel Valencia to the City of Hutchins Zoning Ordinance, Chapter 28 LI – Light Industrial District, Section 28.4, B. Size of Yards, 2. Minimum Side Yard – Twenty-five feet (25'), to allow a Two-foot side yard for an existing structure on the south side of the property, to allow the property to be platted. For the property located at 412 N. IH 45, Benjamin Matthews Survey, Abst 898, TR 7.**

Commissioner Landry made a motion to approve the Variance for the setbacks. Commissioner Crawford seconded the motion. Motion carried 7-0.

For: Lucille Hollis, Felix Madrigal, Guy Crawford, Garry Jones, Simone Leffall, Dana Landry, Freddie Chism
Against:

F. REGULAR AGENDA

- 1. Discuss and consider the election of a new Chair, for a one-year term ending July 2026.**

Commissioner Madrigal made a motion to nominate Dana Landry as the Chair. Commissioner Leffall seconded the motion to approve. Motion carried 7-0.

For: Lucille Hollis, Felix Madrigal, Guy Crawford, Garry Jones, Simone Leffall, Dana Landry, Freddie Chism
Against:

- 2. Discuss and consider the election of a new Vice Chair, for a one-year term ending July 2026.**

Commissioner Hollis made a motion to nominate Commissioner Chism for Vice Chair. Commissioner Leffall seconded the motion. Motion carried 7-0.

For: Lucille Hollis, Felix Madrigal, Guy Crawford, Garry Jones, Simone Leffall, Dana Landry, Freddie Chism
Against:

- 3. Discuss and consider the election of a new Secretary, for a one-year term ending July 2026.**

Commissioner Landry made a motion to nominate Commissioner Hollis as Secretary. Commissioner Jones seconded the motion. Motion carried 7-0.

For: Lucille Hollis, Felix Madrigal, Guy Crawford, Garry Jones, Simone Leffall, Dana Landry, Freddie Chism
Against:

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Crawford made a motion to adjourn. Commissioner Hollis seconded the motion Approved by a 7-0 roll call vote. The meeting was adjourned at 7:00 PM.

APPROVED:

Recording Secretary

Dana Landry
Chair

Freddie Chism
Vice Chair