



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

**Chairman Joseph Matthews**  
**Vice Chairman Tod Davis**  
**Secretary Don Pressler**  
**Commission Member Teronika Gaines**  
**Commission Member Ed Williams**  
**Commission Member James Spence (A)**  
**Commission Member Cornelius Caldwell (A)**

**MINUTES**  
**HUTCHINS PLANNING AND ZONING COMMISSION**  
**November 24, 2025**  
**REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on November 24, 2025, at 6:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

**A. CALL TO ORDER.**

Chairman Matthews called the meeting to order at 6:00 p.m.  
Commissioner Spence gave the invocation.  
The pledge of allegiance was performed.

**Members Present:**

Chairman Joseph Matthews  
Commissioner Tod Davis  
Commissioner Don Pressler  
Commissioner Teronika Gaines  
Commissioner James Spence (A)  
Commissioner Cornelius Caldwell

**Members Absent:**

Commissioner Ed Williams

**B. CITIZEN COMMENTS**

No citizens' comments were made.

**C. PRESENTATIONS**

**1. New Zoning Ordinance. Presented by: Steve Cook, Dunaway**

Steve Cook with Dunaway presented the details of the New Zoning Ordinance, and answered questions by the Commission. Presentation ended at 6:22PM.

**D. CONSENT AGENDA**

No items on the consent agenda.

**E. PUBLIC HEARINGS**

- 1. Conduct a public hearing, discuss and consider a request by Nick Vinson with Foundry Commercial (representing the property owner Chris Storm with 725 E. Wintergreen LLC) for an SUP request to allow "Parking Lot, Trucks & Trailers; Heavy Load Vehicle Storage; Truck Sales and Storage" in the Light Industrial (LI) District, Lot 2 Block A, 11.44 tract of land located East of IH 45 and North of Finn Road commonly addressed as 725 E Wintergreen Road.**

The public hearing opened at 6:27PM. Blake Moore, Building Official, presented the item to the commission members. Nick Vincent the developer, answered questions that were asked by the board. The public hearing closed at 6:31PM. Commissioner Davis made a motion to approve the SUP requests. Commissioner Pressler seconded the motion to approve. Motion Carried 4-1.

For: Josph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell.

Against: James Spence

## **F. REGULAR AGENDA**

- 1. Approval of the October 27, 2025, minutes.**

Commissioner Davis made a motion to approve the meeting minutes with corrections. Commissioner Spence seconded the motion to approve. Motion carried 5-0.

For: Josph Matthews, Tod Davis, Don Pressler, Teronika Gaines, James Spence, Cornelius Caldwell.

Against:

## **2. ITEMS OF COMMUNITY INTEREST**

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

## **3. ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Spence seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:36 PM.

APPROVED:

\_\_\_\_\_  
Recording Secretary

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Joseph Matthews  
Chairman

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Tod Davis  
Vice Chairman

