



**CITY OF HUTCHINS
PLANNING & ZONING COMMISSION MEETING
AGENDA**

Monday, April 28, 2025 at 6:00 PM

Hutchins Public Safety Building – Training Room, 550 W. Palestine Street

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Monday, April 28, 2025 at 6:00 PM at the Hutchins Public Safety Building – Training Room, 550 W. Palestine Street, Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews

Vice Chair, Tod Davis

Secretary, Don Pressler

Commission Member, Teronika Gaines

Commission Member, Ed Williams

Commission Member, James Spence (A)

Commission Member, Cornelius Caldwell (A)

A. CALL TO ORDER

Roll Call

Invocation

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 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.*

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 HEARING

1. Conduct a public hearing, discuss and consider a request by John Williams with GSI Highway Products (representing the property owner LKQ Auto Parts of North Texas LP) for a Specific Use Permit to allow "Light Manufacturing" in the Highway Commercial (HC) district for Alterra - Hutchins, Tract 18 7.851 acres, Tract 49 10.490 & 0.474 acres, and Tract 48 5.00 acres, located North of Skyline Dr. and South of Dowdy Ferry Rd commonly addressed as 904 S IH 45.

2. Conduct a public hearing, discuss and consider a request by Mishal Anwer with Ark Architects Inc(representing the property owner Andy Thid with MAGA Texas Holdings LLC) for a Site Plan submittal located in the Highway Commercial (HC) District for Wintergreen Hutchins, Lots 3,4,5 Block A, 5.4159 acres located West of S IH 45 and South of Louis St commonly addressed as 301,311 & 321 E Wintergreen Rd.

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the 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.*

3. Discuss and consider a request by Mirella Escobar with Ground Up Design(representing the property owner Osvaldo Rojas with Confiar Real Estate) for a preliminary plat of the Phase 1 Addition, Lot 1 Block A, Lot 2 Block A, 12.5253 acres located East of Millers Ferry and North of Langdon Rd commonly addressed as 1005 IH 20.

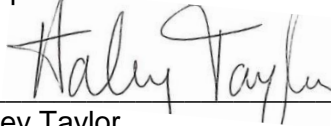
G. ITEMS OF COMMUNITY INTEREST

4. Planning & Zoning Meeting - May 26th, 2025 at 6:00PM.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the April 28, 2025 agenda of items to be considered by the Planning & Zoning Commission Board 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 April 24, 2025 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colquin@cityofhutchins.org