



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
February 23, 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on February 23, 2026, 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 Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Teronika Gaines
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Ed Williams
Commissioner James Spence

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were made.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.**

Blake presented the item to the board. The public hearing opened at 6:06PM. Ethan Jimenez representing Tuff Shed located at 402 S IH 45 expressed his concerns about Right of Way access with the zoning change and what kind of impact it will have on their property. Blake stated there should not be any changes with their access to entrances. John from RTG Capital confirmed. The public hearing closed at 6:09PM. Commissioner Davis made a motion to approve the Rezone from Highway Commercial (HC) to Light Industrial (LI). Commissioner Pressler seconded the motion to approve. Motion carried 5-0

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

Against:

- 2. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow “Motor Freight Company/Terminal; Heavy Machinery Sales/Storage; Truck Sales & Storage; Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building; Low Risk Industrial Manufacturing Wholly Enclosed Within A Building” in the Light Industrial District for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.**

Blake presented the item to the board. The public hearing opened at 6:20PM. There were no questions or concerns. The public hearing closed at 6:22PM. Commissioner Davis made a motion to approve the 5 uses under one SUP request. Commissioner Caldwell seconded the motion to approve. Motion carried 4-1

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell.

Against: Teronika Gaines

F. REGULAR AGENDA

- 1. Discuss and consider a request by Manuel Valencia for a final plat of the Valencia Acres, Lot 1 Block 1, 5.571 tract of land located North of East Cleveland Road and South of Langdon Road more commonly described as 412 N IH 45.**

Commissioner Caldwell made a motion to approve the final plat. Commissioner Gaines seconded the motion. Motion carried 5-0.

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

Against:

- 2. Approval of the December 22, 2025 Minutes.**

Commissioner Davis made a motion to approve the minutes. Commissioner Pressler seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Pressler made a motion to adjourn. Commissioner Matthews seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:32 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman